

Single Family Residential

**RESIDENTIAL**

# 1040 MECHEM DR

RUIDOSO, NM 88345

**\$570,540** TopHap Estimate · confidence 70 · as of Jul 14, 2026



**759 ft²**  
LOT SIZE

**1980**  
YEAR BUILT

## VALUATION

**\$571K**

\$401K low

\$741K high

Est. Owner Equity

**\$570,540**

## TAX & ASSESSMENT

Property Tax

**\$824 (2025)**

Assessed Value

**\$27,297**

|                       |          |
|-----------------------|----------|
| Previous Assessed     | \$27,297 |
| Assessor Market Value | \$81,891 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Lincoln                   |
| Lot (acres)   | 0.02                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                         | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------------------------------|-------|--------------------|------|
| Mar 21, 2022 | Financing | Personal Representative Deed |       |                    |      |
| Jan 31, 2017 | Financing | Special Warranty Deed        |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Sierra Vista Primary School | Elementary | PK–2   | 0.6 mi   |
| Ruidoso Middle School       | Middle     | 6–8    | 1.2 mi   |
| Ruidoso High School         | High       | 9–12   | 1.2 mi   |

District: Ruidoso Municipal Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 88345

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 104<br>CRIME INDEX | 96<br>AIR POLLUTION | 8,198<br>POPULATION | \$49K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 74%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

Occupancy

**Owner occupied**