

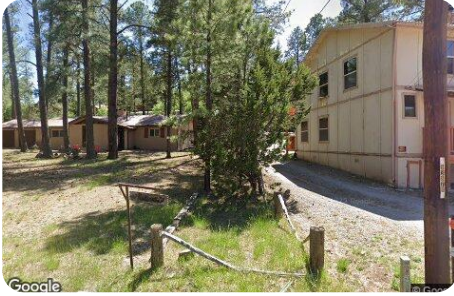
Single Family Residential

RESIDENTIAL

1042 MECHEM DR

RUIDOSO, NM 88345

\$638,215 TopHap Estimate · confidence 74 · as of Jul 14, 2026



755 ft²
LOT SIZE

1980
YEAR BUILT

VALUATION

\$638K

\$474K low

\$802K high

Est. Owner Equity

\$547,215

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$717 (2025)
Assessed Value	\$23,740
Previous Assessed	\$23,049
Assessor Market Value	\$71,220

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2026	Resale	Warranty Deed	\$121,030		\$91K
Sep 27, 2024	Financing	Intrafamily Transfer			
Jan 17, 2017	Financing	Intrafamily Transfer			

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 CRIME INDEX	96 AIR POLLUTION	8,198 POPULATION	\$49K MEDIAN IN- COME	50°F AVG TEMP	74% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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