

Single Family Residential **RESIDENTIAL**

# 428 BARCUS RD

RUIDOSO, NM 88345

**\$410,329** TopHap Estimate · confidence 77 · as of Jul 14, 2026



**0.25 ac**  
LOT SIZE

**1981**  
YEAR BUILT

## VALUATION

**\$410K**

\$316K low

\$504K high

Est. Owner Equity

**\$410,329**

## TAX & ASSESSMENT

Property Tax **\$2,901 (2025)**

Assessed Value **\$96,073**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$93,275  |
| Assessor Market Value | \$288,219 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Lincoln                   |
| Lot (acres)   | 0.25                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-------|--------------------|--------|
| Apr 17, 2025 | Financing | Intrafamily Transfer   |       |                    |        |
| Jan 15, 2021 | Financing | Transfer On Death Deed |       |                    |        |
| Aug 21, 2020 | Financing | Warranty Deed          |       |                    | \$222K |
| Aug 28, 2020 | Financing | Intrafamily Transfer   |       |                    |        |
| Sep 5, 2018  | Financing | Intrafamily Transfer   |       |                    |        |
| Mar 15, 2018 | Financing | Intrafamily Transfer   |       |                    | \$160K |
| Aug 15, 2017 | Financing | Warranty Deed          |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Sierra Vista Primary School | Elementary | PK–2   | 1.4 mi   |
| Ruidoso High School         | High       | 9–12   | 1.5 mi   |
| Ruidoso Middle School       | Middle     | 6–8    | 1.7 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|