

Single Family Residential **RESIDENTIAL**

316 BARCUS RD

RUIDOSO, NM 88345

**\$397,672** TopHap Estimate · confidence 77 · as of Jul 14, 2026



**0.18 ac**  
LOT SIZE

**1994**  
YEAR BUILT

VALUATION

**\$398K**

\$307K low

\$489K high

Est. Owner Equity **\$241,672**

Loan-to-Value **44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,569 (2025) |
| Assessed Value        | \$85,069       |
| Previous Assessed     | \$82,591       |
| Assessor Market Value | \$255,207      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Lincoln                   |
| Lot (acres)   | 0.18                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-------|--------------------|--------|
| Sep 25, 2024 | Financing | Transfer On Death Deed             |       |                    |        |
| Oct 14, 2014 | Financing | Warranty Deed                      |       |                    | \$156K |
| Oct 14, 2014 | Financing | Affidavit Of Death Of Joint Tenant |       |                    |        |
| Apr 26, 2012 | Financing | Warranty Deed                      |       |                    | \$145K |
| Sep 16, 2005 | Financing | Warranty Deed                      |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruidoso High School         | High       | 9–12   | 1.3 mi   |
| Sierra Vista Primary School | Elementary | PK–2   | 1.3 mi   |
| Ruidoso Middle School       | Middle     | 6–8    | 1.5 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> |
|-----------|-----------------------|