

Single Family Residential **RESIDENTIAL**

312 RIVER TRL

RUIDOSO, NM 88345

\$193,515 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.28 ac
LOT SIZE

2017
YEAR BUILT

VALUATION

\$194K

\$158K low

\$229K high

Est. Owner Equity

\$193,515

TAX & ASSESSMENT

Property Tax

\$2,061 (2025)

Assessed Value

\$68,256

Previous Assessed	\$66,268
Assessor Market Value	\$204,768

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.28

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2024	Financing	Intrafamily Transfer			
Oct 26, 2016	Financing	Warranty Deed			
Nov 25, 2009	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruidoso High School	High	9–12	1.5 mi
Ruidoso Middle School	Middle	6–8	1.9 mi
Sierra Vista Primary School	Elementary	PK–2	1.9 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.