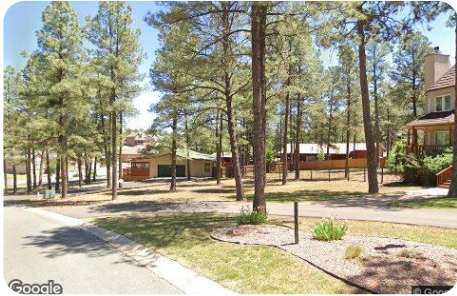


Single Family Residential **RESIDENTIAL**

103 PAT WILLINGHAM CT

RUIDOSO, NM 88345

\$562,297 TopHap Estimate · confidence 70 · as of Jul 14, 2026



0.99 ac
LOT SIZE

1999
YEAR BUILT

VALUATION

\$562K

\$395K low

\$730K high

Est. Owner Equity **\$317,297**

Loan-to-Value **49%**

TAX & ASSESSMENT

Property Tax	\$6,839 (2025)
Assessed Value	\$226,496
Previous Assessed	\$219,899
Assessor Market Value	\$679,488

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.99

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	1.2 mi
Ruidoso Middle School	Middle	6–8	1.3 mi
Ruidoso High School	High	9–12	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

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

Owner occupied