

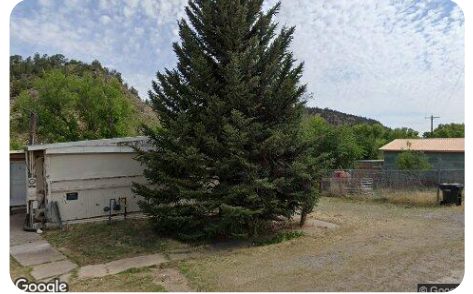
Single Family Residential

RESIDENTIAL

170 RIVER LN

RUIDOSO DOWNS, NM 88346

\$128,138 TopHap Estimate · confidence 63 · as of Jul 14, 2026



0.26 ac
LOT SIZE

1999
YEAR BUILT

VALUATION

\$128K

\$80K low

\$176K high

Est. Owner Equity

\$128,138

TAX & ASSESSMENT

Property Tax

\$1,421 (2025)

Assessed Value

\$45,167

Previous Assessed	\$43,852
Assessor Market Value	\$135,501

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.26

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2025	Financing	Transfer On Death Deed			
Apr 26, 2022	Financing	Transfer On Death Deed			
Aug 30, 2016	Financing	Warranty Deed			\$79K
Jul 13, 2010	Financing	Warranty Deed			
Jul 14, 2010	Financing	Intrafamily Transfer			
Jul 16, 2010	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruidoso High School	High	9–12	3.4 mi
Ruidoso Middle School	Middle	6–8	3.5 mi
Sierra Vista Primary School	Elementary	PK–2	4.1 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 88346

161 CRIME INDEX	93 AIR POLLUTION	3,083 POPULATION	\$35K MEDIAN IN- COME	53°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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