

Single Family Residential **RESIDENTIAL**

164 RIVER LN

RUIDOSO DOWNS, NM 88346

\$152,711 TopHap Estimate · confidence 78 · as of Jul 14, 2026



0.75 ac
LOT SIZE

1974
YEAR BUILT

VALUATION

\$153K

\$119K low

\$187K high

Est. Owner Equity

\$152,711

TAX & ASSESSMENT

Property Tax **\$1,389 (2025)**

Assessed Value **\$44,135**

Previous Assessed	\$44,135
Assessor Market Value	\$132,405

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.75

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2022	Financing	Warranty Deed			
Sep 27, 2022	Quitclaim	Quit Claim Transfer			
Aug 8, 2018	Financing	Special Warranty Deed			
Oct 19, 2021	Financing	Intrafamily Transfer			
Jul 30, 2018	Financing	Intrafamily Transfer			
Jul 23, 2018	Financing	Intrafamily Transfer			
Jul 24, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruidoso High School	High	9–12	3.5 mi
Ruidoso Middle School	Middle	6–8	3.5 mi
Sierra Vista Primary School	Elementary	PK–2	4.2 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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