

Single Family Residential **RESIDENTIAL**

118 RIVER LN

RUIDOSO DOWNS, NM 88346

\$130,900 TopHap Estimate · confidence 63 · as of Jul 14, 2026



0.25 ac
LOT SIZE

2000
YEAR BUILT

VALUATION

\$131K

\$82K low

\$180K high

Est. Owner Equity

\$0

Loan-to-Value

140%

TAX & ASSESSMENT

Property Tax	\$1,138 (2025)
Assessed Value	\$38,159
Previous Assessed	\$37,048
Assessor Market Value	\$114,477

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.25

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2015	Financing	Intrafamily Transfer			
Oct 24, 2008	Financing	Intrafamily Transfer			\$5K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruidoso High School	High	9–12	3.7 mi
Ruidoso Middle School	Middle	6–8	3.8 mi
Sierra Vista Primary School	Elementary	PK–2	4.4 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	Owner occupied
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