

Single Family Residential

RESIDENTIAL

112 RIVER LN

RUIDOSO DOWNS, NM 88346

\$197,497 TopHap Estimate · \$90 / ft² · confidence 87 · as of Jul 14, 2026



2,202 ft²
LIVING AREA

0.26 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

VALUATION

\$197K

\$172K low

\$223K high

Est. Owner Equity

\$197,497

TAX & ASSESSMENT

Property Tax

\$1,182 (2025)

Assessed Value

\$37,562

Previous Assessed	\$36,468
Assessor Market Value	\$112,686

PROPERTY FACTS

Property Type	Single Family Residential
County	LINCOLN
Lot (acres)	0.26
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2019	Quitclaim	Quit Claim Transfer			
Jun 22, 2018	Quitclaim	Quit Claim Transfer			
Apr 18, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruidoso High School	High	9–12	3.8 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	Absentee owner
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