

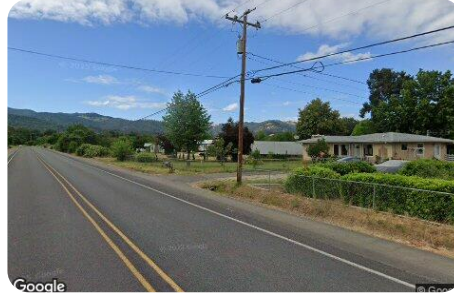
Rural Residence

RESIDENTIAL

4271 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$265,929 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,280 ft²

LIVING AREA

0.86 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$266K

\$252K low

\$280K high

Last Sale

\$180,000 · Mar 28, 2019

Est. Owner Equity

\$85,929

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,540 (2025)
Assessed Value	\$175,593
Previous Assessed	\$170,479
Assessor Market Value	\$290,423

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.86
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Shed

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2019	Non-arms-length	Personal Representative Deed	\$180,000	\$141	\$180K
Mar 9, 2011	Resale	Corporation Deed	\$99,900	\$78	\$100K
Dec 4, 2009	Non-arms-length	Trustees Deed	\$226,785	\$177	
Oct 6, 2006	Quitclaim	Quit Claim Transfer			\$212K
Dec 23, 2004	Resale	Grant Deed	\$160,000	\$125	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	0.8 mi
Riddle Elementary School	Elementary	KG–6	1.0 mi

District: Riddle School District 70

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 97469

137 CRIME INDEX	115 AIR POLLUTION	2,953 POPULATION	\$53K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------