

Rural Residence

**RESIDENTIAL**

# 4134 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

**\$159,959** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**992 ft<sup>2</sup>**

LIVING AREA

**0.9 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$160K**

\$139K low

\$181K high

Est. Owner Equity

**\$159,959**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,173 (2025) |
| Assessed Value        | \$131,491      |
| Previous Assessed     | \$127,662      |
| Assessor Market Value | \$230,176      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Douglas                    |
| Lot (acres)   | 0.90                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Heat Pump                  |
| Fireplace     | Yes                        |
| Garage        | Carport (Unspecified)      |
| View          | Yes - Type Unknown         |

Shed · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Oct 10, 2019 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riddle Jr. / Sr. High School | Middle     | 7–12   | 0.9 mi   |
| Riddle Elementary School     | Elementary | KG–6   | 1.1 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**

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

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