

Rural Residence

RESIDENTIAL

2944 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$329,719 TopHap Estimate · \$188 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,752 ft²

LIVING AREA

1.8 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$330K

\$292K low

\$368K high

Last Sale

\$200,000 · May 27, 2016

Est. Owner Equity

\$115,678

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,695 (2025)
Assessed Value	\$194,303
Previous Assessed	\$188,644
Assessor Market Value	\$345,255

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.80
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 796 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2016	Resale	Warranty Deed	\$200,000	\$114	\$196K
Jan 31, 2013	Quitclaim	Quit Claim Transfer			
Jul 13, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	2.1 mi
Riddle Elementary School	Elementary	KG–6	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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