

Rural Residence

RESIDENTIAL

2916 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$291,397 TopHap Estimate · \$158 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,848 ft²

LIVING AREA

1.27 ac

LOT SIZE

1977

YEAR BUILT

VALUATION

\$291K

\$277K low

\$306K high

Last Sale

\$190,000 · Sep 6, 2019

Est. Owner Equity

\$111,397

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$885 (2025)
Assessed Value	\$96,947
Previous Assessed	\$94,124
Assessor Market Value	\$181,832

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.27
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Yes - Type Unknown

Deck · 96 ft²

Shed · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2019	Resale	Warranty Deed	\$190,000	\$103	\$180K
Aug 4, 2016	Resale	Grant Deed	\$20,000	\$11	
Mar 16, 2016	Resale	Warranty Deed	\$150,000	\$81	\$133K

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.