

Rural Residence

RESIDENTIAL

2160 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$520,833 TopHap Estimate · \$274 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,904 ft²

LIVING AREA

5 ac

LOT SIZE

2016

YEAR BUILT

VALUATION

\$521K

\$463K low

\$579K high

Last Sale

\$100,000 · Jan 12, 2023

Est. Owner Equity

\$520,833

TAX & ASSESSMENT

Property Tax	\$2,213 (2025)
Assessed Value	\$266,967
Previous Assessed	\$259,192
Assessor Market Value	\$473,352

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump

Deck · 928 ft²

Patio · 144 ft²

CLIMATE RISK

29
FLOOD

61
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 10, 2023	Resale	Bargain And Sale Deed	\$100,000	\$53	
Jan 6, 2017	Financing	Intrafamily Transfer			\$129K
Oct 15, 2015	Resale	Grant Deed	\$70,000	\$37	
Jan 3, 2008	Non-arms-length	Warranty Deed	\$2,500	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Days Creek Charter School	Elementary	KG–12	3.4 mi

District: Days Creek School District 15

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.