

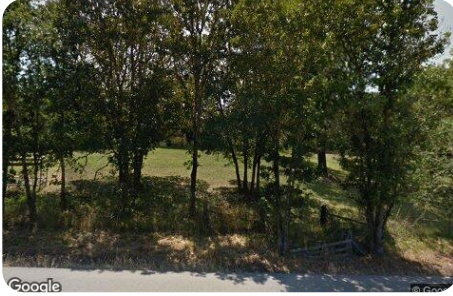
Rural Residence

RESIDENTIAL

2682 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$175,671 TopHap Estimate · \$131 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,338 ft²

LIVING AREA

0.72 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

VALUATION

\$176K

\$150K low

\$202K high

Est. Owner Equity

\$175,671

TAX & ASSESSMENT

Property Tax	\$906 (2025)
Assessed Value	\$99,414
Previous Assessed	\$96,519
Assessor Market Value	\$201,928

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.72
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
View	Yes - Type Unknown

Deck · 164 ft²

Shed · 340 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2024	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	2.3 mi
Riddle Elementary School	Elementary	KG–6	2.4 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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