

Rural Residence

**RESIDENTIAL**

# 4359 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

**\$475,000** TopHap Estimate · \$460 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,032 ft<sup>2</sup>**

LIVING AREA

**3.78 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$475K**

\$404K low

\$546K high

Last Sale

**\$350,000 · May 24, 2019**

Est. Owner Equity

**\$455,750**

Loan-to-Value

**4%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,264 (2025) |
| Assessed Value        | \$142,522      |
| Previous Assessed     | \$138,371      |
| Assessor Market Value | \$330,434      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Douglas                    |
| Lot (acres)   | 3.78                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | None                       |
| Fireplace     | Yes                        |
| Garage        | Carport (Unspecified)      |
| View          | Yes - Type Unknown         |

Shed

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 21, 2019 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 22, 2019 | Resale    | Warranty Deed       | \$350,000 | \$339              | \$19K  |
| Oct 7, 2016  | Resale    | Warranty Deed       | \$340,000 | \$329              | \$290K |
| May 25, 2006 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riddle Jr. / Sr. High School | Middle     | 7–12   | 0.8 mi   |
| Riddle Elementary School     | Elementary | KG–6   | 0.9 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|