

Rural Residence

RESIDENTIAL

2563 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$248,773 TopHap Estimate · \$181 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,376 ft²
LIVING AREA

2.39 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$249K

\$225K low

\$272K high

Est. Owner Equity

\$248,773

TAX & ASSESSMENT

Property Tax	\$1,256 (2025)
Assessed Value	\$141,457
Previous Assessed	\$137,337
Assessor Market Value	\$245,680

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.39
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Shed · 136 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	2.4 mi
Riddle Elementary School	Elementary	KG–6	2.5 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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