

Residential (General/Single)

RESIDENTIAL

1260 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$310,007 TopHap Estimate · \$214 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,452 ft²

LIVING AREA

1.53 ac

LOT SIZE

1969

YEAR BUILT

2

PARKING

VALUATION

\$310K

\$275K low

\$345K high

Last Sale

\$292,100 · May 15, 2025

Est. Owner Equity

\$310,007

TAX & ASSESSMENT

Property Tax	\$1,516 (2025)
Assessed Value	\$179,841
Previous Assessed	\$174,603
Assessor Market Value	\$322,704

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.53
Roof	Composition Shingle
Heating	Baseboard
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

Shed

Porch · 130 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2025	Resale	Warranty Deed	\$292,100	\$201	
Jun 24, 2016	Resale	Warranty Deed	\$167,500	\$115	\$118K
Mar 31, 2015	Quitclaim	Quit Claim Transfer			
Mar 31, 2015	Recorded document	Affidavit Of Death			
Jun 24, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.4 mi
South Umpqua High School	High	9–12	4.8 mi

District: South Umpqua School District 19

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	Absentee owner
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