

Rural Residence

RESIDENTIAL

1778 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$450,524 TopHap Estimate · \$184 / ft² · confidence 93 · as of Jun 25, 2026



3

BEDS

3

BATHS

2,448 ft²

LIVING AREA

1.04 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$451K

\$418K low

\$483K high

Last Sale

\$52,000 · Jul 12, 2004

Est. Owner Equity

\$450,524

TAX & ASSESSMENT

Property Tax	\$2,912 (2025)
Assessed Value	\$354,299
Previous Assessed	\$343,980
Assessor Market Value	\$599,876

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.04
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2020	Quitclaim	Quit Claim Transfer			
Mar 12, 2010	Recorded document	Grant Deed			
Jan 29, 2007	Recorded document	Grant Deed			
Jun 28, 2004	Resale	Warranty Deed	\$52,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.9 mi
South Umpqua High School	High	9–12	4.6 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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