

Residential (General/Single) **RESIDENTIAL**

2840 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$415,532 TopHap Estimate · \$276 / ft² · confidence 80 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,508 ft²
LIVING AREA

1.5 ac
LOT SIZE

1999
YEAR BUILT

1
PARKING

VALUATION

\$416K

\$333K low

\$498K high

Last Sale

\$165,000 · Nov 22, 2023

Est. Owner Equity

\$120,532

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$1,432 (2025)
Assessed Value	\$162,615
Previous Assessed	\$131,990
Assessor Market Value	\$328,416

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.50
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2025	Resale	Warranty Deed	\$395,000	\$262	\$295K
Nov 21, 2023	Resale	Warranty Deed	\$165,000	\$109	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	2.1 mi
Riddle Elementary School	Elementary	KG–6	2.3 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	Absentee owner
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