

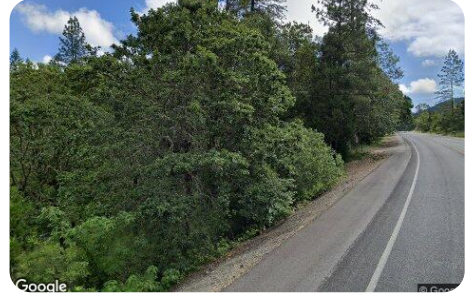
Rural Residence

RESIDENTIAL

1291 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$328,855 TopHap Estimate · \$246 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,338 ft²

LIVING AREA

2.26 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$329K

\$303K low

\$354K high

Last Sale

\$156,000 · Jan 23, 2013

Est. Owner Equity

\$303,855

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$1,685 (2025)
Assessed Value	\$200,965
Previous Assessed	\$195,112
Assessor Market Value	\$367,850

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.26
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2025	Financing	Intrafamily Transfer			
Jan 22, 2013	Resale	Warranty Deed	\$156,000	\$117	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.4 mi
South Umpqua High School	High	9–12	4.7 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.