

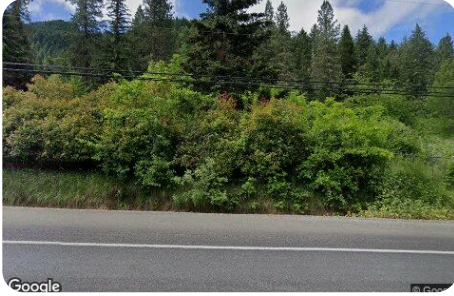
Rural Residence

RESIDENTIAL

1346 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$173,449 TopHap Estimate · \$120 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

3.03 ac

LOT SIZE

2

PARKING

VALUATION

\$173K

\$146K low

\$201K high

Est. Owner Equity

\$173,449

TAX & ASSESSMENT

Property Tax	\$800 (2025)
Assessed Value	\$90,265
Previous Assessed	\$87,636
Assessor Market Value	\$230,844

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	3.03
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 19, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.5 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.