

Rural Residence

RESIDENTIAL

1856 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$240,042 TopHap Estimate · \$137 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,758 ft²

LIVING AREA

1.46 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

VALUATION

\$240K

\$224K low

\$256K high

Last Sale

\$209,000 · Nov 29, 2021

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$969 (2025)
Assessed Value	\$111,395
Previous Assessed	\$108,151
Assessor Market Value	\$251,762

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.46
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
View	Yes - Type Unknown

Deck · 204 ft²

Shed · 432 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2021	Resale	Warranty Deed	\$209,000	\$119	\$199K

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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------