

Rural Residence

RESIDENTIAL

1726 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$477,409 TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,376 ft²

LIVING AREA

2.01 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$477K

\$444K low

\$510K high

Est. Owner Equity

\$477,409

TAX & ASSESSMENT

Property Tax	\$3,329 (2025)
Assessed Value	\$406,463
Previous Assessed	\$394,625
Assessor Market Value	\$651,612

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.01
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 792 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.8 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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