

Residential (General/Single)

RESIDENTIAL

1400 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$404,941 TopHap Estimate · \$339 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,196 ft²

LIVING AREA

5 ac

LOT SIZE

1980

YEAR BUILT

1

PARKING

VALUATION

\$405K

\$363K low

\$447K high

Last Sale

\$390,000 · Oct 20, 2025

Est. Owner Equity

\$84,941

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$1,755 (2025)
Assessed Value	\$209,666
Previous Assessed	\$203,560
Assessor Market Value	\$401,564

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	5.00
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 168 ft²

Shed · 660 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2025	Resale	Warranty Deed	\$390,000	\$326	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.6 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.

| OWNERSHIP

Occupancy	Owner occupied
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