

Rural Residence

RESIDENTIAL

1117 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$309,864 TopHap Estimate · \$229 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,352 ft²

LIVING AREA

2.98 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$310K

\$283K low

\$337K high

Est. Owner Equity

\$149,864

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,042 (2025)
Assessed Value	\$245,582
Previous Assessed	\$238,430
Assessor Market Value	\$384,895

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.98
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 324 ft²

Shed · 132 ft²

Porch · 504 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.2 mi
South Umpqua High School	High	9–12	4.8 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.