

Rural Residence

RESIDENTIAL

4196 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$188,597 TopHap Estimate · \$131 / ft² · confidence 72 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.93 ac

LOT SIZE

1973

YEAR BUILT

VALUATION

\$189K

\$135K low

\$242K high

Est. Owner Equity

\$188,597

TAX & ASSESSMENT

Property Tax	\$429 (2025)
Assessed Value	\$42,109
Previous Assessed	\$40,883
Assessor Market Value	\$105,939

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.93
Foundation	Pier/Post & Beam
Roof	Metal
Heating	Forced Air

Deck · 210 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	0.8 mi
Riddle Elementary School	Elementary	KG–6	1.1 mi

District: Riddle School District 70

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.