

Rural Residence

RESIDENTIAL

2081 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$245,646 TopHap Estimate · \$256 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

960 ft²

LIVING AREA

5 ac

LOT SIZE

1940

YEAR BUILT

VALUATION

\$246K

\$218K low

\$273K high

Est. Owner Equity

\$102,646

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,284 (2025)
Assessed Value	\$160,587
Previous Assessed	\$155,910
Assessor Market Value	\$288,399

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes

Deck · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2005	Financing	Intrafamily Transfer			\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.9 mi
South Umpqua High School	High	9–12	4.4 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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