

Rural Residence

RESIDENTIAL

4026 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$218,570 TopHap Estimate · \$190 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,152 ft²

LIVING AREA

0.49 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$219K

\$170K low

\$267K high

Last Sale

\$181,200 · Jul 14, 2020

Est. Owner Equity

\$35,540

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$847 (2025)
Assessed Value	\$92,357
Previous Assessed	\$89,667
Assessor Market Value	\$187,100

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.49
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
View	Yes - Type Unknown

Deck · 158 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2020	Resale	Warranty Deed	\$181,200	\$157	\$183K
Jul 28, 2014	Resale	Warranty Deed	\$99,500	\$86	\$102K
Mar 22, 2011	Resale	Grant Deed	\$47,000	\$41	
Sep 29, 2010	Non-arms-length	Trustees Deed	\$62,000	\$54	
Jun 7, 2005	Resale	Warranty Deed	\$98,000	\$85	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	1.0 mi
Riddle Elementary School	Elementary	KG–6	1.2 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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