

Rural Residence **RESIDENTIAL**

753 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$458,701 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,444 ft²
LIVING AREA

5 ac
LOT SIZE

1971
YEAR BUILT

1
PARKING

VALUATION

\$459K

\$433K low

\$484K high

Last Sale	\$285,000 · Mar 1, 2006
Est. Owner Equity	\$401,201
Loan-to-Value	14%

TAX & ASSESSMENT

Property Tax	\$2,161 (2025)
Assessed Value	\$260,416
Previous Assessed	\$252,832
Assessor Market Value	\$529,348

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached

Deck · 120 ft²

Shed · 192 ft²

CLIMATE RISK

29
FLOOD

61
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2022	Financing	Intrafamily Transfer			
Jan 25, 2007	Quitclaim	Quit Claim Transfer			
Feb 28, 2006	Resale	Warranty Deed	\$285,000	\$197	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Days Creek Charter School	Elementary	KG–12	3.4 mi

District: Days Creek School District 15

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.