

Rural Residence

RESIDENTIAL

1259 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$293,448 TopHap Estimate · \$151 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,949 ft²

LIVING AREA

1 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

VALUATION

\$293K

\$276K low

\$311K high

Last Sale

\$145,000 · May 15, 2015

Est. Owner Equity

\$21,267

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,761 (2025)
Assessed Value	\$210,450
Previous Assessed	\$204,321
Assessor Market Value	\$389,663

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
View	Yes - Type Unknown

Deck · 372 ft²

Shed · 240 ft²

Porch · 624 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2015	Resale	Warranty Deed	\$145,000	\$74	
Oct 13, 2009	Resale	Warranty Deed	\$155,000	\$80	\$125K
Sep 4, 2007	Financing	Trustees Deed			\$160K
Jun 22, 2007	Resale	Warranty Deed	\$106,000	\$54	\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.4 mi
South Umpqua High School	High	9–12	4.7 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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