

Rural Residence

RESIDENTIAL

4004 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$267,272 TopHap Estimate · \$206 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

0.97 ac

LOT SIZE

2012

YEAR BUILT

4

PARKING

VALUATION

\$267K

\$253K low

\$281K high

Last Sale

\$110,000 · Nov 4, 2004

Est. Owner Equity

\$172,272

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,741 (2025)
Assessed Value	\$199,759
Previous Assessed	\$193,941
Assessor Market Value	\$239,534

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.97
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached

Deck · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2021	Quitclaim	Quit Claim Transfer			
Nov 2, 2004	Resale	Warranty Deed	\$110,000	\$85	\$70K

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	Owner occupied
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