

Rural Residence

RESIDENTIAL

3565 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$348,972 TopHap Estimate · \$196 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,780 ft²

LIVING AREA

2.66 ac

LOT SIZE

2012

YEAR BUILT

1

PARKING

VALUATION

\$349K

\$332K low

\$366K high

Last Sale

\$101,000 · Mar 17, 2004

Est. Owner Equity

\$265,372

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,289 (2025)
Assessed Value	\$265,657
Previous Assessed	\$257,920
Assessor Market Value	\$442,629

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.66
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 396 ft²

Shed · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2004	Resale	Warranty Deed	\$101,000	\$57	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riddle Jr. / Sr. High School	Middle	7–12	1.4 mi
Riddle Elementary School	Elementary	KG–6	1.6 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.

| 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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