

Rural Residence

RESIDENTIAL

1825 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$223,069 TopHap Estimate · \$232 / ft² · confidence 94 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

2.85 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$223K

\$209K low

\$237K high

Last Sale

\$140,000 · Sep 21, 2020

Est. Owner Equity

\$223,069

TAX & ASSESSMENT

Property Tax	\$1,234 (2025)
Assessed Value	\$144,546
Previous Assessed	\$140,336
Assessor Market Value	\$236,476

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.85
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	None
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 160 ft²

Shed · 81 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2021	Recorded document	Correction Deed			
Sep 17, 2020	Resale	Warranty Deed	\$140,000	\$146	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	1.9 mi
South Umpqua High School	High	9–12	4.5 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	Absentee owner
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