

Rural Residence

RESIDENTIAL

1862 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$344,207 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,724 ft²

LIVING AREA

2.51 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$344K

\$329K low

\$359K high

Last Sale

\$100,000 · Mar 3, 2006

Est. Owner Equity

\$211,457

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,287 (2025)
Assessed Value	\$276,180
Previous Assessed	\$247,909
Assessor Market Value	\$461,081

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.51
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Porch · 225 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2012	Quitclaim	Quit Claim Transfer			\$133K
Jan 30, 2002	Resale	Warranty Deed	\$100,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyonville School	Elementary	KG–8	2.0 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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