

Rural Residence

RESIDENTIAL

1858 CANYONVILLE RIDDLE RD

RIDDLE, OR 97469

\$440,750 TopHap Estimate · \$157 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,800 ft²

LIVING AREA

2.01 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$441K

\$420K low

\$462K high

Last Sale

\$54,000 · May 23, 1994

Est. Owner Equity

\$172,210

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,287 (2025)
Assessed Value	\$276,164
Previous Assessed	\$268,121
Assessor Market Value	\$593,631

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.01
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Mixed

Deck · 370 ft²

Shed · 224 ft²

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	Owner occupied
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