

Single Family Residence **RESIDENTIAL**

# 449 RICHARDSON ST

RIGBY, ID 83442

**\$487,168** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**5**  
BEDS

**4**  
BATHS

**1,874 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2018**  
YEAR BUILT

## VALUATION

**\$487K**

\$412K low

\$562K high

Est. Owner Equity

**\$487,168**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,191 (2025) |
| Assessed Value        | \$458,403      |
| Previous Assessed     | \$453,170      |
| Assessor Market Value | \$458,403      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Jefferson               |
| Lot (acres)   | 0.25                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Mar 7, 2026  | Financing | Mortgage             |       |                    | \$350K |
| Jul 17, 2025 | Financing | Warranty Deed        |       |                    | \$333K |
| Dec 22, 2023 | Financing | Intrafamily Transfer |       |                    | \$62K  |
| Mar 18, 2019 | Financing | Warranty Deed        |       |                    | \$290K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rigby High School           | High       | 9–12   | 1.0 mi   |
| Rigby Middle School         | Middle     | 6–8    | 1.0 mi   |
| Jefferson Elementary School | Elementary | KG–5   | 1.8 mi   |

District: Jefferson County Joint School District 251

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 83442

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>26,960</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|