

Single Family Residence **RESIDENTIAL**

460 WESTVIEW DR

RICHFIELD, UT 84701

\$601,698 TopHap Estimate · \$191 / ft² · confidence 91 · as of Jul 14, 2026



3,145 ft²
LIVING AREA

0.39 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$602K

\$547K low

\$656K high

Est. Owner Equity

\$239,298

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,738 (2025)
Assessed Value	\$282,056
Previous Assessed	\$282,056
Assessor Market Value	\$512,829

PROPERTY FACTS

Property Type	Single Family Residence
County	Sevier
Lot (acres)	0.39
Fireplace	Yes
Garage	Garage, Built-in

CLIMATE RISK

10 FLOOD	72 WILDFIRE	53 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2023	Financing	Warranty Deed			\$362K
May 9, 2018	Financing	Warranty Deed			
Apr 10, 2017	Financing	Intrafamily Transfer			\$200K
Nov 7, 2014	Financing	Warranty Deed			\$202K
Sep 25, 2012	Financing	Warranty Deed			
Jul 29, 2008	Financing	Warranty Deed			\$80K
Mar 17, 2006	Financing	Special Warranty Deed			\$156K
Aug 2, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashman School	Elementary	KG–2	0.9 mi
Richfield High School	High	9–12	1.0 mi
Red Hills Middle School	Middle	6–8	1.3 mi

District: Sevier School District

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 84701

126 CRIME INDEX	92 AIR POLLUTION	9,852 POPULATION	\$74K MEDIAN IN-COME	42°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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