

Single Family Residence **RESIDENTIAL**

461 WESTVIEW DR

RICHFIELD, UT 84701

\$378,069 TopHap Estimate · \$204 / ft² · confidence 86 · as of Jul 14, 2026



1,857 ft²
LIVING AREA

0.32 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$378K

\$326K low

\$430K high

Est. Owner Equity **\$0**

Loan-to-Value **100%**

TAX & ASSESSMENT

Property Tax	\$2,520 (2025)
Assessed Value	\$259,534
Previous Assessed	\$255,332
Assessor Market Value	\$471,880

PROPERTY FACTS

Property Type	Single Family Residence
County	Sevier
Lot (acres)	0.32
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

22 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
May 27, 2021	Financing	Warranty Deed			\$380K
Nov 1, 2017	Financing	Warranty Deed			\$232K
Oct 29, 2015	Financing	Warranty Deed			\$95K
Dec 23, 2005	Financing	Intrafamily Transfer			
Jul 7, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashman School	Elementary	KG–2	0.9 mi
Richfield High School	High	9–12	0.9 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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