

Single Family Residence **RESIDENTIAL**

399 WESTVIEW DR

RICHFIELD, UT 84701

\$573,500 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.34 ac
LOT SIZE

VALUATION

\$574K

\$528K low

\$619K high

Est. Owner Equity

\$200,000

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,424 (2025)
Assessed Value	\$249,674
Previous Assessed	\$249,674
Assessor Market Value	\$453,953

PROPERTY FACTS

Property Type	Single Family Residence
County	Sevier
Lot (acres)	0.34

CLIMATE RISK

22 FLOOD	70 WILDFIRE	53 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2021	Financing	Warranty Deed			\$374K
Dec 28, 2016	Financing	Warranty Deed			\$180K
Dec 24, 2009	Financing	Special Warranty Deed			\$218K
Aug 27, 2007	Financing	Warranty Deed			\$200K
Mar 1, 2006	Financing	Warranty Deed			\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashman School	Elementary	KG–2	0.8 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	Absentee owner
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