

Single Family Residence **RESIDENTIAL**

4440 WINDING RIVER DR

VALRICO, FL 33596

\$461,491 TopHap Estimate · \$193 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,393 ft²
LIVING AREA

0.21 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$461K

\$447K low

\$476K high

Last Sale

\$144,500 · Jul 31, 1996

Est. Owner Equity

\$461,491

TAX & ASSESSMENT

Property Tax	\$6,522 (2025)
Assessed Value	\$360,039
Previous Assessed	\$363,319
Assessor Market Value	\$360,039

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 140 ft²

Porch · 460 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 mi
Bloomington High School	High	9–12	1.8 mi
Burns Middle School	Middle	6–8	2.9 mi

District: Hillsborough County 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K MEDIAN IN-COME	73°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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