

Single Family Residence

**RESIDENTIAL**

# 4410 WINDING RIVER DR

VALRICO, FL 33596

**\$374,909** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**4**

BEDS

**2**

BATHS

**2,015 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$375K**

\$352K low

\$397K high

Last Sale

**\$23,862,401 · Jul 19, 2023**

Est. Owner Equity

**\$374,909**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,160 (2025) |
| Assessed Value        | \$353,186      |
| Previous Assessed     | \$357,810      |
| Assessor Market Value | \$353,186      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.20                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Porch · 463 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE        | \$/FT²  | LOAN |
|--------------|-------------------|-----------------------|--------------|---------|------|
| Jul 18, 2023 | Resale            | Special Warranty Deed | \$23,862,401 | \$11842 |      |
| Jul 26, 2017 | Recorded document | Grant Deed            |              |         |      |
| Apr 7, 2016  | Resale            | Warranty Deed         | \$211,000    | \$105   |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Richard Cimino Elementary School | Elementary | PK–5   | 0.8 mi   |
| Bloomington High School          | High       | 9–12   | 1.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|