

Single Family Residence **RESIDENTIAL**

4418 WINDING RIVER DR

VALRICO, FL 33596

\$556,081 TopHap Estimate · \$191 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,907 ft²

LIVING AREA

0.29 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$556K

\$536K low

\$576K high

Last Sale

\$168,900 · Oct 1, 1997

Est. Owner Equity

\$81,681

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,646 (2025)
Assessed Value	\$202,466
Previous Assessed	\$196,760
Assessor Market Value	\$468,718

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 310 ft² Shed · 100 ft² Patio · 310 ft² Porch · 460 ft²

CLIMATE RISK

81 FLOOD	32 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2016	Quitclaim	Quit Claim Transfer			
Oct 1, 1997	Resale	Grant Deed	\$168,900	\$58	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.9 mi
Bloomington High School	High	9–12	1.8 mi
Burns Middle School	Middle	6–8	3.0 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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