

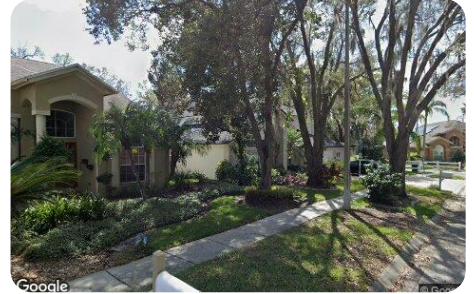
Single Family Residence

RESIDENTIAL

4430 WINDING RIVER DR

VALRICO, FL 33596

\$579,443 TopHap Estimate · \$209 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,777 ft²

LIVING AREA

0.34 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$579K

\$547K low

\$612K high

Last Sale

\$415,000 · Oct 23, 2020

Est. Owner Equity

\$205,943

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,053 (2025)
Assessed Value	\$389,128
Previous Assessed	\$378,161
Assessor Market Value	\$499,978

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 72 ft²

Porch · 546 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2020	Resale	Warranty Deed	\$415,000	\$149	\$374K
Jul 29, 2005	Resale	Warranty Deed	\$375,000	\$135	\$300K
May 9, 1997	Resale	Grant Deed	\$256,500	\$92	\$205K

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	3.0 mi
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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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