

Single Family Residence **RESIDENTIAL**

4432 WINDING RIVER DR

VALRICO, FL 33596

\$522,325 TopHap Estimate · \$214 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,438 ft²
LIVING AREA

0.37 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$522K

\$507K low

\$538K high

Last Sale

\$237,000 · Jan 9, 2016

Est. Owner Equity

\$294,758

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,205 (2025)
Assessed Value	\$287,838
Previous Assessed	\$279,726
Assessor Market Value	\$431,918

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 330 ft²

CLIMATE RISK

35 FLOOD	35 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
Dec 29, 2015	Resale	Special Warranty Deed	\$237,000	\$97	\$233K
Jul 7, 2015	Non-arms-length	Trustees Deed	\$189,100	\$78	
Mar 16, 2015	Foreclosure sale	Trustees Deed	\$10,000	\$4	
May 17, 2002	Resale	Grant Deed	\$190,000	\$78	\$181K
May 27, 1998	Resale	Grant Deed	\$180,000	\$74	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 mi
Bloomingtondale 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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