

Single Family Residence **RESIDENTIAL**

4426 WINDING RIVER DR

VALRICO, FL 33596

\$496,489 TopHap Estimate · \$206 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,413 ft²

LIVING AREA

0.27 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$496K

\$477K low

\$516K high

Last Sale

\$479,500 · Dec 2, 2022

Est. Owner Equity

\$496,489

TAX & ASSESSMENT

Property Tax	\$3,404 (2025)
Assessed Value	\$189,177
Previous Assessed	\$183,845
Assessor Market Value	\$420,438

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 140 ft²

Porch · 320 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
Apr 12, 2024	Financing	Intrafamily Transfer			
Dec 1, 2022	Resale	Warranty Deed	\$479,500	\$199	
Jun 17, 2022	Resale	Warranty Deed	\$502,500	\$208	
Mar 19, 1999	Resale	Grant Deed	\$152,128	\$63	\$156K

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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