

Single Family Residence **RESIDENTIAL**

4424 WINDING RIVER DR

VALRICO, FL 33596

\$463,620 TopHap Estimate · \$223 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,079 ft²

LIVING AREA

0.28 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$464K

\$450K low

\$478K high

Last Sale

\$179,000 · Feb 28, 2000

Est. Owner Equity

\$263,620

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,373 (2025)
Assessed Value	\$184,976
Previous Assessed	\$179,763
Assessor Market Value	\$419,739

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 412 ft²

CLIMATE RISK

81 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2000	Resale	Grant Deed	\$179,000	\$86	\$143K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------