

Single Family Residence

RESIDENTIAL

4428 WINDING RIVER DR

VALRICO, FL 33596

\$460,000 TopHap Estimate · \$234 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,965 ft²
LIVING AREA

0.3 ac
LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$460K

\$445K low

\$475K high

Last Sale

\$365,000 · Jul 30, 2021

Est. Owner Equity

\$444,264

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$8,250 (2024)
Assessed Value	\$438,647
Previous Assessed	\$443,002
Assessor Market Value	\$438,647

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck

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 15, 2026	Financing	Mortgage			\$16K
Jul 28, 2021	Resale	Warranty Deed	\$365,000	\$186	\$358K
Sep 23, 2005	Resale	Warranty Deed	\$307,900	\$157	\$246K
Mar 11, 2004	Resale	Grant Deed	\$229,000	\$117	\$149K
Sep 17, 2003	Resale	Grant Deed	\$213,500	\$109	
May 17, 2000	Resale	Grant Deed	\$184,100	\$94	\$184K

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

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

OWNERSHIP

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