

Single Family Residence **RESIDENTIAL**

4422 WINDING RIVER DR

VALRICO, FL 33596

\$468,496 TopHap Estimate · \$229 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,044 ft²
LIVING AREA

0.3 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$468K

\$456K low

\$481K high

Last Sale

\$207,000 · Sep 6, 2002

Est. Owner Equity

\$125,355

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,494 (2025)
Assessed Value	\$194,092
Previous Assessed	\$188,622
Assessor Market Value	\$430,638

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 264 ft²

Porch · 478 ft²

CLIMATE RISK

81 FLOOD	34 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
Sep 6, 2002	Resale	Grant Deed	\$207,000	\$101	\$166K
Sep 25, 2000	Resale	Grant Deed	\$184,800	\$90	\$185K

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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