

Single Family Residence **RESIDENTIAL**

4420 WINDING RIVER DR

VALRICO, FL 33596

\$485,272 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,149 ft²

LIVING AREA

0.27 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$485K

\$466K low

\$504K high

Last Sale

\$57,000 · Sep 24, 2004

Est. Owner Equity

\$256,197

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,920 (2025)
Assessed Value	\$214,957
Previous Assessed	\$208,899
Assessor Market Value	\$450,899

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	Pool W/Hot Tub/Spa

Porch · 535 ft²

CLIMATE RISK

81
FLOOD

33
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2003	Resale	Grant Deed	\$188,500	\$88	\$179K
Nov 12, 1997	Resale	Grant Deed	\$157,500	\$73	\$162K

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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