

Single Family Residence

RESIDENTIAL

4425 WINDING RIVER DR

VALRICO, FL 33596

\$375,704 TopHap Estimate · \$184 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,046 ft²

LIVING AREA

0.2 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$376K

\$353K low

\$398K high

Last Sale

\$350,000 · Aug 20, 2021

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$7,227 (2025)
Assessed Value	\$356,885
Previous Assessed	\$356,885
Assessor Market Value	\$356,885

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 327 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2024	Financing	Intrafamily Transfer			
Jul 19, 2021	Resale	Warranty Deed	\$350,000	\$171	
Feb 10, 2020	Quitclaim	Quit Claim Transfer			
Jan 9, 2020	Quitclaim	Quit Claim Transfer			
Nov 25, 2019	Quitclaim	Quit Claim Transfer	\$100	\$0	
May 30, 2014	Quitclaim	Quit Claim Transfer			
Aug 20, 2012	Quitclaim	Quit Claim Transfer			
Mar 5, 2004	Resale	Grant Deed	\$170,000	\$83	\$110K
Nov 5, 1998	Resale	Grant Deed	\$112,000	\$55	

Oct 29, 1996	Resale	Grant Deed	\$123,900	\$61	\$118K
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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	2.9 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	Absentee owner
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