

Single Family Residence **RESIDENTIAL**

4429 WINDING RIVER DR

VALRICO, FL 33596

\$384,562 TopHap Estimate · \$188 / ft² · confidence 95 · 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

\$385K

\$365K low

\$404K high

Last Sale

\$179,900 · Nov 13, 2012

Est. Owner Equity

\$384,562

TAX & ASSESSMENT

Property Tax	\$7,133 (2025)
Assessed Value	\$351,709
Previous Assessed	\$354,948
Assessor Market Value	\$351,709

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 · 422 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
Nov 9, 2017	Quitclaim	Quit Claim Transfer			
Nov 12, 2014	Financing	Grant Deed			\$769M
Nov 12, 2014	Financing	Grant Deed			\$769M
Nov 9, 2012	Resale	Warranty Deed	\$179,900	\$88	
Oct 21, 2002	Non-arms-length	Grant Deed	\$162,000	\$79	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 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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