

Single Family Residence **RESIDENTIAL**

# 4407 WINDING RIVER DR

VALRICO, FL 33596

**\$459,306** TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,187 ft²**

LIVING AREA

**0.2 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$459K**

\$441K low

\$477K high

Last Sale

**\$159,900 · Apr 23, 2001**

Est. Owner Equity

**\$359,306**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$714 (2025) |
| Assessed Value        | \$369,105    |
| Previous Assessed     | \$372,569    |
| Assessor Market Value | \$369,105    |

## 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                                    |

Patio · 63 ft²

Porch · 256 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 23, 2001 | Resale | Grant Deed | \$159,900 | \$73   | \$100K |
| Dec 20, 1999 | Resale | Grant Deed | \$142,300 | \$65   | \$82K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Richard Cimino Elementary School | Elementary | PK–5   | 0.9 mi   |
| Bloomington High School          | High       | 9–12   | 1.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|