

Single Family Residence **RESIDENTIAL**

4403 WINDING RIVER DR

VALRICO, FL 33596

\$480,000 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,093 ft²
LIVING AREA

0.2 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$480K

\$449K low

\$511K high

Last Sale

\$210,000 · Jun 14, 2004

Est. Owner Equity

\$480,000

TAX & ASSESSMENT

Property Tax	\$3,396 (2025)
Assessed Value	\$193,744
Previous Assessed	\$188,284
Assessor Market Value	\$384,377

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	Yes

Porch · 413 ft²

CLIMATE RISK

1 FLOOD	31 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
Feb 10, 2015	Quitclaim	Quit Claim Transfer			
Jun 14, 2004	Resale	Grant Deed	\$210,000	\$100	
Jul 6, 2000	Resale	Grant Deed	\$166,200	\$79	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.9 mi
Bloomington High School	High	9–12	1.6 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	Owner occupied
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