

Single Family Residence

RESIDENTIAL

4401 WINDING RIVER DR

VALRICO, FL 33596

\$468,795 TopHap Estimate · \$217 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,164 ft²

LIVING AREA

0.24 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$469K

\$441K low

\$497K high

Last Sale

\$315,500 · Jun 16, 2006

Est. Owner Equity

\$174,972

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$750 (2025)
Assessed Value	\$196,125
Previous Assessed	\$190,598
Assessor Market Value	\$387,858

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 216 ft²

CLIMATE RISK

1 FLOOD	30 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
Jun 9, 2006	Resale	Warranty Deed	\$315,500	\$146	\$294K
Oct 13, 2003	Resale	Grant Deed	\$195,000	\$90	\$156K
Aug 22, 2000	Resale	Grant Deed	\$156,500	\$72	\$141K

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	2.8 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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