

Single Family Residence **RESIDENTIAL**

4404 WINDING RIVER DR

VALRICO, FL 33596

\$459,143 TopHap Estimate · \$187 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,460 ft²
LIVING AREA

0.2 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$459K

\$408K low

\$510K high

Last Sale

\$475,000 · Nov 6, 2024

Est. Owner Equity

\$389,578

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$7,394 (2025)
Assessed Value	\$405,288
Previous Assessed	\$289,577
Assessor Market Value	\$405,291

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 510 ft²

Patio · 510 ft²

Porch · 202 ft²

CLIMATE RISK

1
FLOOD

31
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2026	Financing	Mortgage			\$70K
Nov 6, 2024	Resale	Warranty Deed	\$475,000	\$193	\$360K
Feb 3, 2021	Financing	Intrafamily Transfer			\$284K
Feb 3, 2021	Financing	Intrafamily Transfer			\$284K
Feb 5, 2018	Resale	Warranty Deed	\$290,000	\$118	\$247K
Apr 23, 2012	Quitclaim	Quit Claim Transfer			
Feb 4, 2002	Resale	Grant Deed	\$174,700	\$71	\$140K
Mar 13, 2001	Resale	Grant Deed	\$140,000	\$57	

Jul 20, 1998 Resale Grant Deed \$27,000 \$11

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 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

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

OWNERSHIP

Occupancy

Absentee owner