

Single Family Residence **RESIDENTIAL**

4408 WINDING RIVER DR

VALRICO, FL 33596

\$453,126 TopHap Estimate · \$195 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,324 ft²

LIVING AREA

0.2 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$453K

\$410K low

\$497K high

Last Sale

\$455,000 · May 29, 2026

Est. Owner Equity

\$89,126

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,774 (2025)
Assessed Value	\$265,516
Previous Assessed	\$258,033
Assessor Market Value	\$369,002

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	No

Porch · 491 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Warranty Deed	\$455,000	\$196	\$364K

ASSIGNED SCHOOLS

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

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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