

Single Family Residence

RESIDENTIAL

4402 WINDING RIVER DR

VALRICO, FL 33596

\$523,737 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,771 ft²

LIVING AREA

0.24 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$524K

\$504K low

\$543K high

Last Sale

\$212,000 · Jul 21, 2011

Est. Owner Equity

\$354,137

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$8,890 (2025)
Assessed Value	\$446,024
Previous Assessed	\$449,913
Assessor Market Value	\$446,024

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 · 202 ft²

CLIMATE RISK

1 FLOOD	29 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 30, 2011	Resale	Warranty Deed	\$212,000	\$77	\$170K
Jul 6, 2006	Resale	Warranty Deed	\$387,500	\$140	\$284K
May 30, 2001	Resale	Grant Deed	\$210,000	\$76	\$150K
Apr 19, 1999	Resale	Grant Deed	\$212,000	\$77	\$191K
Jul 20, 1998	Resale	Grant Deed	\$27,000	\$10	

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

OWNERSHIP

Occupancy	Owner occupied
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