

Single Family Residence **RESIDENTIAL**

4413 WINDING RIVER DR

VALRICO, FL 33596

\$501,482 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,004 ft²

LIVING AREA

0.31 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$501K

\$471K low

\$532K high

Last Sale

\$470,000 · Jun 24, 2022

Est. Owner Equity

\$501,482

TAX & ASSESSMENT

Property Tax	\$8,297 (2025)
Assessed Value	\$414,901
Previous Assessed	\$414,901
Assessor Market Value	\$414,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.31
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 444 ft²

CLIMATE RISK

81
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2022	Resale	Warranty Deed	\$470,000	\$235	
Jun 15, 2022	Resale	Warranty Deed	\$396,500	\$198	
Jun 5, 2004	Resale	Grant Deed	\$215,300	\$107	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.9 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	Absentee owner
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