

Single Family Residence

**RESIDENTIAL**

# 4446 WINDING RIVER DR

VALRICO, FL 33596

**\$469,431** TopHap Estimate · \$230 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,045 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$469K**

\$421K low

\$518K high

Last Sale

**\$485,000 · Dec 31, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$714 (2025) |
| Assessed Value        | \$430,924    |
| Previous Assessed     | \$413,015    |
| Assessor Market Value | \$430,924    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 104 ft²

Porch · 476 ft²

## CLIMATE RISK

1

FLOOD

33

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 30, 2024 | Resale | Warranty Deed | \$485,000 | \$237  | \$485K |
| Apr 29, 2020 | Resale | Warranty Deed | \$300,000 | \$147  | \$285K |
| Mar 16, 2018 | Resale | Warranty Deed | \$270,000 | \$132  | \$243K |
| Aug 6, 2007  | Resale | Warranty Deed | \$262,000 | \$128  | \$236K |
| Jul 22, 2004 | Resale | Grant Deed    | \$195,500 | \$96   | \$156K |
| Apr 1, 1997  | Resale | Grant Deed    | \$143,400 | \$70   | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Richard Cimino Elementary School | Elementary | PK–5   | 1.0 mi   |
| Bloomingtondale High School      | High       | 9–12   | 1.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|