

Single Family Residence **RESIDENTIAL**

4444 WINDING RIVER DR

VALRICO, FL 33596

\$547,677 TopHap Estimate · \$197 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,781 ft²

LIVING AREA

0.22 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$548K

\$527K low

\$569K high

Last Sale

\$234,000 · Apr 12, 2003

Est. Owner Equity

\$472,677

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$3,966 (2025)
Assessed Value	\$219,957
Previous Assessed	\$213,758
Assessor Market Value	\$441,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 533 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2003	Resale	Grant Deed	\$234,000	\$84	\$59K
Mar 25, 1997	Resale	Grant Deed	\$184,700	\$66	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 mi
Bloomington 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

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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