

Single Family Residence **RESIDENTIAL**

4431 WINDING RIVER DR

VALRICO, FL 33596

\$466,251 TopHap Estimate · \$233 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,004 ft²

LIVING AREA

0.22 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$466K

\$454K low

\$479K high

Last Sale

\$199,900 · Apr 17, 2004

Est. Owner Equity

\$466,251

TAX & ASSESSMENT

Property Tax	\$3,476 (2025)
Assessed Value	\$191,157
Previous Assessed	\$185,770
Assessor Market Value	\$378,998

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 · 450 ft²

CLIMATE RISK

1 FLOOD	34 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
Apr 17, 2004	Resale	Grant Deed	\$199,900	\$100	\$60K
Apr 17, 2004	Resale	Grant Deed	\$199,900	\$100	
Jul 6, 2001	Resale	Grant Deed	\$167,500	\$84	\$151K
Sep 9, 1997	Resale	Grant Deed	\$155,800	\$78	\$125K

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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