

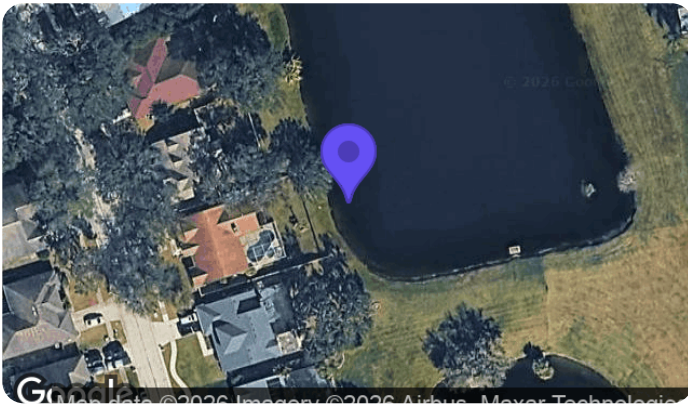
Single Family Residence

RESIDENTIAL

4518 OAK RIVER CIR

VALRICO, FL 33596

\$432,354 TopHap Estimate · \$208 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,079 ft²

LIVING AREA

0.55 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$432K

\$413K low

\$451K high

Last Sale

\$435,000 · Apr 16, 2026

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$5,028 (2025)
Assessed Value	\$264,345
Previous Assessed	\$256,895
Assessor Market Value	\$339,035

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Porch · 224 ft²

CLIMATE RISK

83
FLOOD

27
WILDFIRE

98
HEAT

76
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

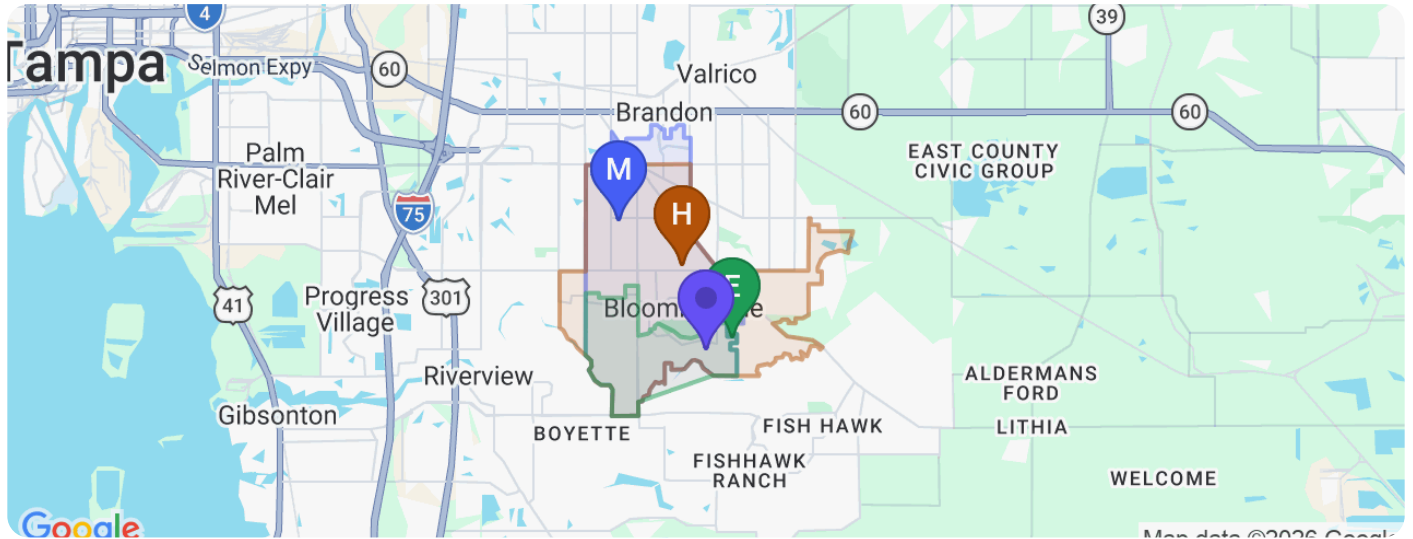
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2026	Resale	Warranty Deed	\$435,000	\$209	\$449K
Jun 26, 2020	Resale	Special Warranty Deed	\$310,000	\$149	\$290K
Aug 29, 2019	Non-arms-length	Trustees Deed	\$419,711	\$202	
Aug 27, 2001	Resale	Grant Deed	\$170,000	\$82	\$136K
Sep 3, 1998	Resale	Grant Deed	\$127,000	\$61	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.5 mi
Bloomington High School	High	9–12	1.7 mi
Burns Middle School	Middle	6–8	3.0 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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