

Single Family Residence **RESIDENTIAL**

4416 WINDING RIVER DR

VALRICO, FL 33596

\$452,947 TopHap Estimate · \$216 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,101 ft²
LIVING AREA

0.29 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$453K

\$443K low

\$463K high

Last Sale

\$147,000 · Feb 5, 2001

Est. Owner Equity

\$19,147

Loan-to-Value

99%

TAX & ASSESSMENT

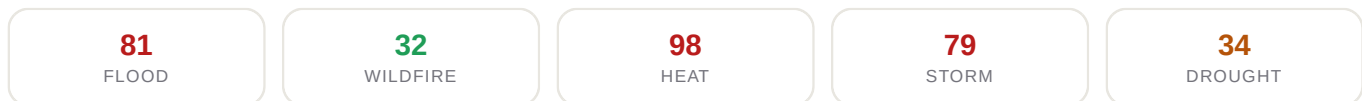
Property Tax	\$2,982 (2025)
Assessed Value	\$166,072
Previous Assessed	\$161,392
Assessor Market Value	\$370,993

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 315 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2001	Resale	Grant Deed	\$147,000	\$70	\$118K
Feb 17, 1997	Resale	Grant Deed	\$134,700	\$64	\$128K

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	Owner occupied
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