

Single Family Residence **RESIDENTIAL**

21606 ROSEWOOD CT

LUTZ, FL 33549

\$311,840 TopHap Estimate · \$224 / ft² · confidence 91 · as of Jun 23, 2026



2

BATHS

1,393 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$312K

\$284K low

\$340K high

Last Sale

\$320,000 · Apr 10, 2026

Est. Owner Equity

\$311,840

TAX & ASSESSMENT

Property Tax	\$4,202 (2025)
Assessed Value	\$281,235
Previous Assessed	\$281,235
Assessor Market Value	\$344,091

PROPERTY FACTS

Property Type	Single Family Residence
County	PASCO
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Waterfront

Patio · 228 ft²

Porch · 388 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2026	Resale	Warranty Deed	\$320,000	\$230	
Apr 7, 2026	Resale	Warranty Deed	\$320,000	\$230	
Apr 3, 2026	Financing	Affidavit			
Sep 24, 2025	Financing	Intrafamily Transfer			
May 1, 2017	Quitclaim	Quit Claim Transfer			
Nov 20, 2009	Resale	Warranty Deed	\$165,000	\$118	\$70K
Sep 28, 2004	Resale	Warranty Deed	\$147,500	\$106	\$118K
May 20, 1999	Resale	Grant Deed	\$25,500	\$18	\$60K
May 20, 1999	Resale	Trustees Deed	\$22,500	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Myrtle Elementary School	Elementary	KG–5	1.6 mi
Charles Rushe Middle School	Middle	6–8	3.2 mi
Sunlake High School	High	9–12	3.2 mi

District: Pasco 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 33549

70 CRIME INDEX	132 AIR POLLUTION	20,447 POPULATION	\$81K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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