

Single Family Residence **RESIDENTIAL**

## 2615 TYLERS RIVER RUN

LUTZ, FL 33559

**\$1,587,602** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**5**

BEDS

**6**

BATHS

**5,473 ft<sup>2</sup>**

LIVING AREA

**0.95 ac**

LOT SIZE

**2019**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$1.6M**

\$1.5M low

\$1.7M high

Last Sale

**\$1,150,000 · Jul 18, 2019**

Est. Owner Equity

**\$610,102**

Loan-to-Value

**60%**

### TAX & ASSESSMENT

Property Tax

**\$18,376 (2025)**

Assessed Value

**\$1,013,393**

Previous Assessed

**\$984,833**

Assessor Market Value

**\$1,525,214**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.95                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Tile                                  |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Pool W/Hot Tub/Spa                    |

Porch · 943 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 89<br>FLOOD | 32<br>WILDFIRE | 98<br>HEAT | 86<br>STORM | 31<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-------------|--------------------|--------|
| Feb 28, 2017 | Resale            | Warranty Deed | \$135,000   | \$25               |        |
| Feb 6, 2015  | Resale            | Warranty Deed | \$148,000   | \$27               |        |
| Mar 21, 2012 | Resale            | Warranty Deed | \$65,000    | \$12               |        |
| May 10, 2011 | Resale            | Grant Deed    | \$47,500    | \$9                |        |
| Sep 8, 2010  | Recorded document | Trustees Deed |             |                    |        |
| Jun 28, 2005 | Resale            | Warranty Deed | \$191,000   | \$35               | \$153K |
| Dec 29, 2004 | Resale            | Grant Deed    | \$1,036,000 | \$189              | \$2.2M |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Lutz K-8 School       | Elementary | PK–5   | 2.5 mi   |
| Freedom High School   | High       | 9–12   | 2.8 mi   |
| Liberty 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 33559

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>19,859</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|