

Single Family Residence **RESIDENTIAL**

2619 TYLERS RIVER RUN

LUTZ, FL 33559

\$2,193,312 TopHap Estimate · \$519 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

4

BATHS

4,224 ft²

LIVING AREA

1.02 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$2.2M

\$2M low

\$2.4M high

Last Sale

\$140,000 · May 18, 2016

Est. Owner Equity

\$2,193,312

TAX & ASSESSMENT

Property Tax	\$19,954 (2025)
Assessed Value	\$1,102,366
Previous Assessed	\$1,071,298
Assessor Market Value	\$1,682,763

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	1.02
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 678 ft²

CLIMATE RISK

87
FLOOD

32
WILDFIRE

98
HEAT

86
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2025	Financing	Intrafamily Transfer			
May 13, 2016	Resale	Warranty Deed	\$140,000	\$33	
Aug 12, 2009	Resale	Grant Deed	\$60,000	\$14	
Oct 6, 2008	Recorded document	Trustees Deed			
Jun 28, 2005	Resale	Warranty Deed	\$194,000	\$46	\$175K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$245	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.4 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

73 CRIME INDEX	133 AIR POLLUTION	19,859 POPULATION	\$84K 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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