

Single Family Residence **RESIDENTIAL**

2623 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,780,494 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

5,884 ft²
LIVING AREA

0.76 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$1.8M

\$1.6M low

\$1.9M high

Last Sale

\$1,060,000 · Jan 16, 2015

Est. Owner Equity

\$966,494

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$18,032 (2025)
Assessed Value	\$994,533
Previous Assessed	\$966,504
Assessor Market Value	\$1,653,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.76
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 434 ft²

Pool house

Porch · 1,126 ft²

CLIMATE RISK

91
FLOOD

33
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
Mar 5, 2020	Quitclaim	Quit Claim Transfer	\$125,000	\$21	
Jan 15, 2015	Resale	Warranty Deed	\$1,060,000	\$180	\$943K
Feb 26, 2007	Resale	Warranty Deed	\$235,000	\$40	
Jul 1, 2005	Resale	Warranty Deed	\$190,000	\$32	\$181K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$176	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.4 mi
Freedom High School	High	9–12	2.9 mi
Liberty 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 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	Owner occupied
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