

Single Family Residence **RESIDENTIAL**

2612 TYLERS RIVER RUN

LUTZ, FL 33559

\$991,970 TopHap Estimate · \$308 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

4
BATHS

3,217 ft²
LIVING AREA

0.71 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$992K

\$905K low

\$1.1M high

Last Sale

\$582,500 · Nov 5, 2012

Est. Owner Equity

\$574,970

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$9,725 (2025)
Assessed Value	\$539,408
Previous Assessed	\$524,206
Assessor Market Value	\$930,738

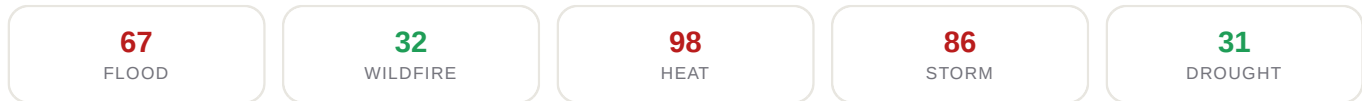
PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.71
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 814 ft²

Water feature

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2012	Resale	Warranty Deed	\$582,500	\$181	\$417K
Dec 29, 2009	Financing	Re-Recorded Document			\$374K
Jun 23, 2006	Financing	Trustees Deed			\$705K
Jun 23, 2006	Financing	Trustees Deed			\$94K
Jul 8, 2005	Resale	Warranty Deed	\$295,000	\$92	\$280K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$322	\$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

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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