

Single Family Residence **RESIDENTIAL**

2606 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,716,319 TopHap Estimate · \$264 / ft² · confidence 92 · as of Jul 14, 2026

5

BEDS

5

BATHS

6,512 ft²

LIVING AREA

0.91 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

7

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$80,000 · Jun 6, 2013

Est. Owner Equity

\$1,716,319

TAX & ASSESSMENT

Property Tax

\$18,065 (2025)

Assessed Value

\$996,347

Previous Assessed

\$968,267

Assessor Market Value

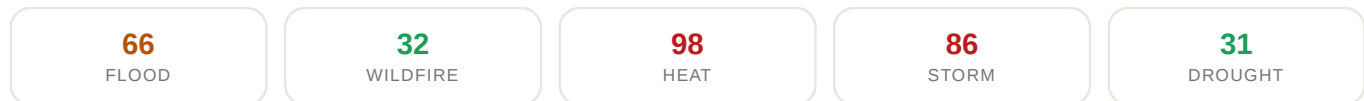
\$1,584,411

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 1,164 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2013	Foreclosure sale	Trustees Deed	\$80,000	\$12	
Jun 28, 2005	Resale	Warranty Deed	\$199,000	\$31	\$159K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$159	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.5 mi
Freedom High School	High	9–12	2.9 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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