

Residential - Vacant Land

RESIDENTIAL

2604 TYLERS RIVER RUN

LUTZ, FL 33559

1.21 ac

LOT SIZE

VALUATION

Last Sale

\$320,000 · Aug 8, 2025

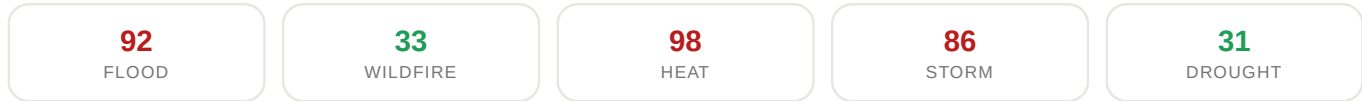
TAX & ASSESSMENT

Property Tax	\$4,647 (2025)
Assessed Value	\$260,977
Previous Assessed	\$228,408
Assessor Market Value	\$260,977

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	1.21
Heating	None
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2025	Resale	Warranty Deed	\$320,000		
Jun 4, 2021	Resale	Warranty Deed	\$189,990		
Sep 19, 2017	Resale	Grant Deed	\$100,000		
Aug 29, 2017	Quitclaim	Quit Claim Transfer			
Jan 8, 2016	Quitclaim	Quit Claim Transfer	\$65,000		
Jun 22, 2015	Resale	Warranty Deed	\$126,000		
Sep 28, 2006	Resale	Warranty Deed	\$290,000		\$261K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000		\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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