

Single Family Residence **RESIDENTIAL**

2603 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,820,889 TopHap Estimate · \$370 / ft² · confidence 79 · as of Jun 23, 2026

5

BEDS

5

BATHS

4,926 ft²

LIVING AREA

1.54 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

\$1.8M

\$1.4M low

\$2.2M high

Last Sale

\$204,000 · Jan 12, 2021

Est. Owner Equity

\$1,820,889

TAX & ASSESSMENT

Property Tax

\$23,218 (2025)

Assessed Value

\$1,278,658

Previous Assessed

\$1,242,622

Assessor Market Value

\$1,397,031

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	1.54
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

90 FLOOD	33 WILDFIRE	98 HEAT	86 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2026	Financing	Warranty Deed			
Dec 17, 2020	Resale	Warranty Deed	\$204,000	\$41	\$184K
Dec 14, 2006	Recorded document	Warranty Deed			
Jun 28, 2005	Resale	Warranty Deed	\$194,000	\$39	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$210	\$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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