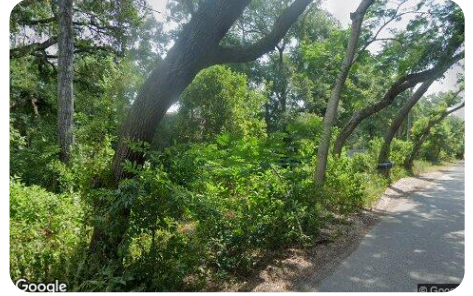


Single Family Residence **RESIDENTIAL**

2625 TYLERS RIVER RUN

LUTZ, FL 33559

\$412,667 TopHap Estimate · \$60 / ft² · confidence 85 · as of Jun 23, 2026



6

BEDS

8

BATHS

6,891 ft²

LIVING AREA

2.64 ac

LOT SIZE

2025

YEAR BUILT

2

STORIES

VALUATION

\$413K

\$351K low

\$475K high

Last Sale

\$310,000 · Jun 9, 2021

Est. Owner Equity

\$0

Loan-to-Value

577%

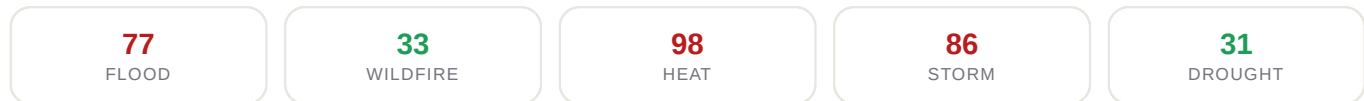
TAX & ASSESSMENT

Property Tax	\$6,666 (2025)
Assessed Value	\$316,608
Previous Assessed	\$277,200
Assessor Market Value	\$316,608

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	2.64
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

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
Jun 7, 2021	Resale	Warranty Deed	\$310,000	\$45	
Jun 28, 2005	Resale	Warranty Deed	\$220,000	\$32	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$150	\$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	Absentee owner
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