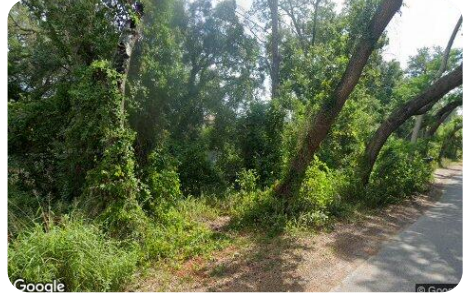


Single Family Residence **RESIDENTIAL**

2626 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,717,413 TopHap Estimate · \$412 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,172 ft²

LIVING AREA

1.35 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

8

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Est. Owner Equity

\$1,717,413

TAX & ASSESSMENT

Property Tax	\$27,021 (2025)
Assessed Value	\$1,480,310
Previous Assessed	\$1,438,591
Assessor Market Value	\$1,487,306

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	Yes

Patio · 808 ft²

Porch · 1,175 ft²

CLIMATE RISK

95 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	\$/FT²	LOAN
Sep 11, 2024	Financing	Intrafamily Transfer			
Sep 9, 2024	Financing	Divorce/Dissolution of Marriage Transfer			
Oct 12, 2021	Financing	Correction Deed			
Jul 29, 2021	Resale	Warranty Deed	\$1,380,000	\$331	
Sep 29, 2015	Quitclaim	Quit Claim Transfer			
Sep 15, 2010	Quitclaim	Quit Claim Transfer			
Jun 28, 2005	Resale	Warranty Deed	\$249,000	\$60	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$248	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.3 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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