

Residential - Vacant Land

RESIDENTIAL

2622 TYLERS RIVER RUN

LUTZ, FL 33559



1.17 ac

LOT SIZE

VALUATION

Last Sale

\$310,000 · May 27, 2021

TAX & ASSESSMENT

Property Tax	\$6,075 (2025)
Assessed Value	\$341,206
Previous Assessed	\$298,573
Assessor Market Value	\$341,206

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	1.17
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	98 HEAT	86 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2021	Resale	Warranty Deed	\$310,000		
Jun 6, 2008	Resale	Warranty Deed	\$170,000		\$102K
Jun 28, 2005	Resale	Warranty Deed	\$222,000		
Dec 29, 2004	Resale	Grant Deed	\$1,036,000		\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.4 mi
Freedom High School	High	9–12	2.8 mi
Liberty Middle School	Middle	6–8	2.9 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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