

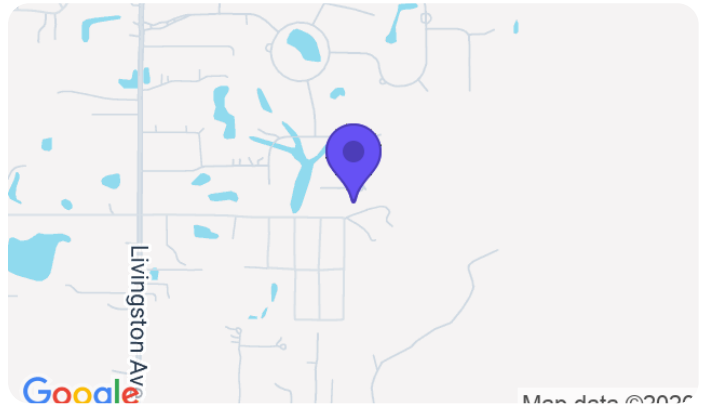
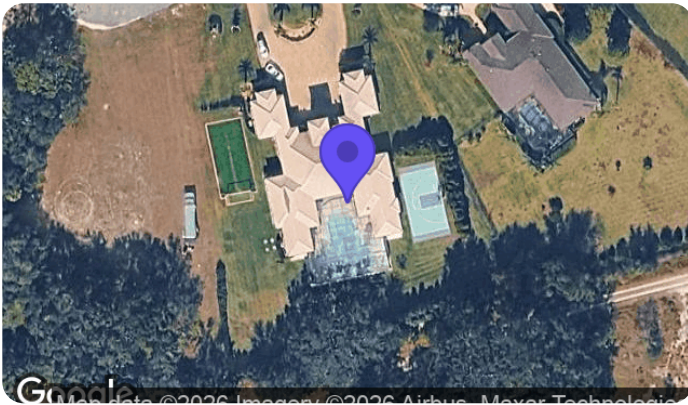
Single Family Residence

RESIDENTIAL

2620 TYLERS RIVER RUN

LUTZ, FL 33559

\$2,553,341 TopHap Estimate · \$513 / ft² · confidence 72 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,974 ft²

LIVING AREA

1.19 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$2.6M

\$1.9M low

\$3.3M high

Last Sale

\$2,550,000 · Jun 2, 2026

Est. Owner Equity

\$683,341

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$16,394 (2025)
Assessed Value	\$890,796
Previous Assessed	\$865,691
Assessor Market Value	\$1,351,895

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	1.19
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 1,405 ft²

Sports court

CLIMATE RISK

1
FLOOD

32
WILDFIRE

98
HEAT

86
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2026	Resale	Warranty Deed	\$2,550,000	\$513	\$1.9M
Jun 28, 2005	Resale	Warranty Deed	\$215,000	\$43	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$208	\$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

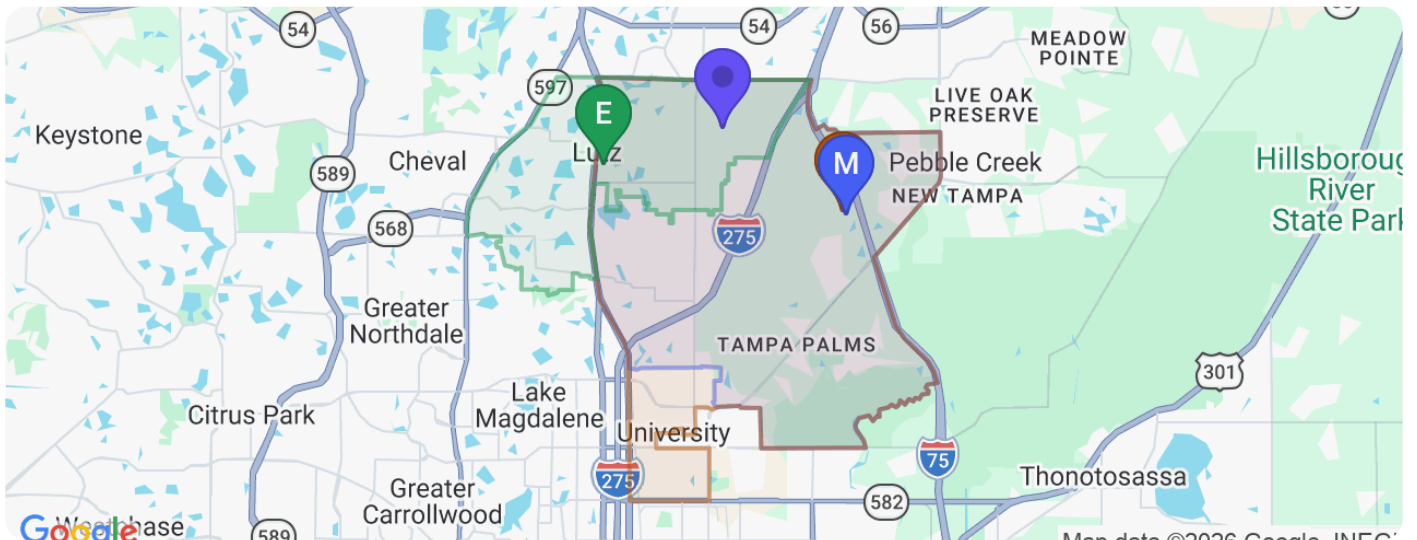
Liberty Middle School

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

Owner occupied