

Single Family Residence **RESIDENTIAL**

2618 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,020,759 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,439 ft²

LIVING AREA

1 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$947K low

\$1.1M high

Last Sale

\$650,000 · Sep 16, 2015

Est. Owner Equity

\$512,759

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$8,805 (2025)
Assessed Value	\$516,945
Previous Assessed	\$502,376
Assessor Market Value	\$841,696

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 750 ft²

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
Apr 18, 2025	Financing	Intrafamily Transfer			
Aug 27, 2015	Resale	Warranty Deed	\$650,000	\$189	\$508K
Oct 11, 2011	Quitclaim	Quit Claim Transfer	\$209,200	\$61	\$417K
Jun 28, 2005	Resale	Warranty Deed	\$225,000	\$65	\$203K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$301	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.5 mi
Freedom High School	High	9–12	2.7 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
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