

Single Family Residence **RESIDENTIAL**

2614 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,737,081 TopHap Estimate · \$357 / ft² · confidence 76 · as of Jun 23, 2026

4
BEDS

6
BATHS

4,862 ft²
LIVING AREA

0.66 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

VALUATION

\$1.7M

\$1.3M low

\$2.2M high

Last Sale

\$117,000 · Apr 4, 2017

Est. Owner Equity

\$562,381

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$20,918 (2025)

Assessed Value

\$1,152,643

Previous Assessed

\$1,120,158

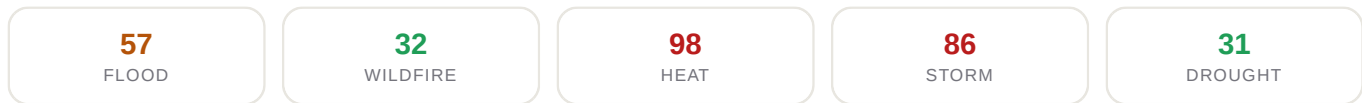
Assessor Market Value

\$1,332,731

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.66
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

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
Jan 3, 2017	Resale	Trustees Deed	\$77,600	\$16	
Jun 29, 2007	Resale	Grant Deed	\$2,266,400	\$466	
Aug 30, 2005	Resale	Warranty Deed	\$1,276,600	\$263	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$213	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.5 mi
Freedom High School	High	9–12	2.8 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
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