

Single Family Residence **RESIDENTIAL**

2611 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,557,339 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026

5

BEDS

5

BATHS

5,722 ft²

LIVING AREA

0.94 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$205,000 · Apr 18, 2014

Est. Owner Equity

\$1,557,339

TAX & ASSESSMENT

Property Tax

\$16,896 (2025)

Assessed Value

\$932,284

Previous Assessed

\$906,010

Assessor Market Value

\$1,540,107

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.94
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 804 ft²

CLIMATE RISK

88 FLOOD	32 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
Apr 15, 2014	Resale	Warranty Deed	\$205,000	\$36	
Jun 2, 2008	Quitclaim	Quit Claim Transfer			
Jun 29, 2005	Resale	Warranty Deed	\$189,500	\$33	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$181	\$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	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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