

Single Family Residence

RESIDENTIAL

2610 TYLERS RIVER RUN

LUTZ, FL 33559

\$987,166 TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,508 ft²

LIVING AREA

0.87 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$987K

\$927K low

\$1M high

Last Sale

\$80,500 · Jun 6, 2013

Est. Owner Equity

\$440,166

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$9,623 (2025)

Assessed Value

\$533,821

Previous Assessed

\$518,776

Assessor Market Value

\$809,764

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.87
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Pool	No

Porch · 797 ft²

CLIMATE RISK

67 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	\$/FT ²	LOAN
Dec 26, 2017	Quitclaim	Quit Claim Transfer			
Jan 20, 2016	Quitclaim	Quit Claim Transfer			
May 16, 2013	Non-arms-length	Trustees Deed	\$80,500	\$23	
Jun 29, 2005	Resale	Warranty Deed	\$303,500	\$87	\$288K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$295	\$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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