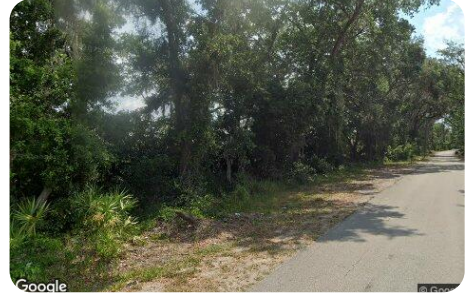
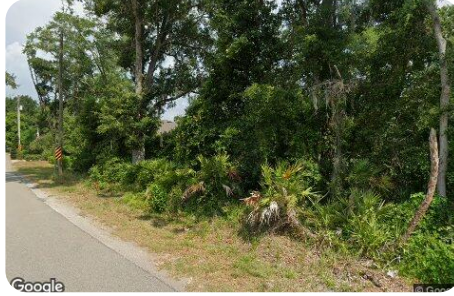


Single Family Residence **RESIDENTIAL**

2506 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,332,594 TopHap Estimate · \$325 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,099 ft²
LIVING AREA

0.91 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

7
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$1,332,594

TAX & ASSESSMENT

Property Tax	\$9,988 (2025)
Assessed Value	\$548,462
Previous Assessed	\$533,005
Assessor Market Value	\$1,083,882

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 1,050 ft²

CLIMATE RISK

1

FLOOD

34

WILDFIRE

98

HEAT

86

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.2 mi
Freedom High School	High	9–12	3.0 mi
Liberty Middle School	Middle	6–8	3.1 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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