

Single Family Residence **RESIDENTIAL**

2502 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,353,206 TopHap Estimate · \$291 / ft² · confidence 86 · as of Jun 23, 2026



5
BEDS

5
BATHS

4,648 ft²
LIVING AREA

0.57 ac
LOT SIZE

2019
YEAR BUILT

2
STORIES

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Last Sale

\$85,000 · Apr 24, 2017

Est. Owner Equity

\$803,206

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$13,210 (2025)
Assessed Value	\$730,345
Previous Assessed	\$709,762
Assessor Market Value	\$1,038,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.57
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 510 ft²

CLIMATE RISK

45
FLOOD

34
WILDFIRE

98
HEAT

86
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2025	Financing	Intrafamily Transfer			
Apr 17, 2017	Resale	Special Warranty Deed	\$85,000	\$18	\$77K
Dec 5, 2016	Non-arms-length	Trustees Deed	\$2,000	\$0	
Jun 29, 2007	Resale	Grant Deed	\$2,266,400	\$488	
Aug 30, 2005	Non-arms-length	Warranty Deed	\$1,276,600	\$275	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$223	\$2.2M

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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