

Residential - Vacant Land

RESIDENTIAL

2503 TYLERS RIVER RUN

LUTZ, FL 33559



2.97 ac

LOT SIZE

VALUATION

Last Sale

\$255,000 · Apr 19, 2021

TAX & ASSESSMENT

Property Tax	\$4,693 (2025)
Assessed Value	\$255,969
Previous Assessed	\$224,188
Assessor Market Value	\$255,969

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	2.97
Heating	None
Pool	No

CLIMATE RISK

96 FLOOD	34 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
Oct 15, 2021	Non-arms-length	Warranty Deed	\$285,000		
Apr 13, 2021	Resale	Warranty Deed	\$255,000		
Apr 13, 2021	Resale	Warranty Deed	\$255,000		
Jul 1, 2005	Resale	Warranty Deed	\$217,500		
Dec 29, 2004	Resale	Grant Deed	\$1,036,000		\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.3 mi
Freedom High School	High	9–12	2.9 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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