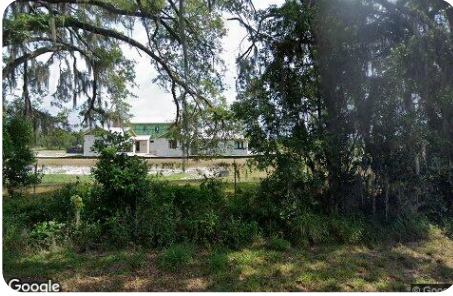


Single Family Residence **RESIDENTIAL**

2507 TYLERS RIVER RUN

LUTZ, FL 33559

\$2,155,357 TopHap Estimate · \$260 / ft² · confidence 81 · as of Jul 14, 2026



7
BEDS

7
BATHS

8,280 ft²
LIVING AREA

1.34 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

6
PARKING

VALUATION

\$2.2M

\$1.7M low

\$2.6M high

Last Sale

\$1,175,000 · Jun 18, 2021

Est. Owner Equity

\$644,357

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$35,705 (2025)
Assessed Value	\$1,951,813
Previous Assessed	\$1,936,702
Assessor Market Value	\$1,951,813

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Elevator

Patio · 187 ft²

Porch · 1,313 ft²

CLIMATE RISK

94

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
May 24, 2021	Resale	Warranty Deed	\$1,175,000	\$142	\$500K
Apr 28, 2009	Resale	Warranty Deed	\$1,260,000	\$152	\$928K
Apr 5, 2007	Resale	Warranty Deed	\$1,825,000	\$220	\$1.5M
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$125	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.3 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------