

Single Family Residence **RESIDENTIAL**

2521 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,804,996 TopHap Estimate · \$366 / ft² · confidence 88 · as of Jun 23, 2026

5

BEDS

8

BATHS

4,933 ft²

LIVING AREA

0.82 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.8M

\$1.6M low

\$2M high

Last Sale

\$120,000 · Jun 6, 2013

Est. Owner Equity

\$813,264

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$16,121 (2025)

Assessed Value

\$889,826

Previous Assessed

\$864,748

Assessor Market Value

\$1,384,837

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.82
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 168 ft²

Porch · 1,457 ft²

CLIMATE RISK

71 FLOOD	33 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 17, 2014	Quitclaim	Quit Claim Transfer			
Apr 29, 2014	Quitclaim	Quit Claim Transfer			
May 31, 2013	Resale	Warranty Deed	\$120,000	\$24	
Jun 18, 2012	Foreclosure sale	Trustees Deed	\$62,700	\$13	
Jul 5, 2005	Resale	Warranty Deed	\$215,000	\$44	\$204K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$210	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lutz K-8 School	Elementary	PK–5	2.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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