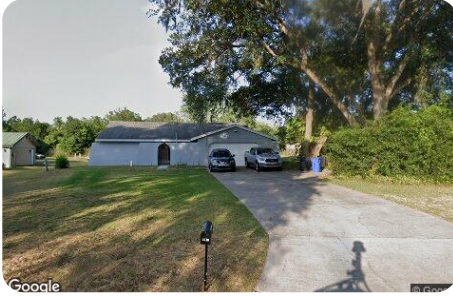


Single Family Residence **RESIDENTIAL**

2514 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,503,174 TopHap Estimate · \$323 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,654 ft²

LIVING AREA

0.72 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,400,000 · Aug 3, 2022

Est. Owner Equity

\$653,174

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$17,969 (2025)
Assessed Value	\$987,802
Previous Assessed	\$963,874
Assessor Market Value	\$987,802

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.72
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 800 ft²

CLIMATE RISK

91 FLOOD	35 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	\$/FT²	LOAN
Aug 1, 2022	Resale	Warranty Deed	\$1,400,000	\$301	\$850K
Sep 17, 2019	Resale	Grant Deed	\$911,216	\$196	
Aug 28, 2015	Resale	Warranty Deed	\$115,000	\$25	
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
Jan 25, 2012	Resale	Special Warranty Deed	\$53,000	\$11	\$37K
Aug 25, 2011	Recorded document	Trustees Deed	\$100	\$0	
Jun 30, 2005	Resale	Warranty Deed	\$209,000	\$45	\$199K
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	2.3 mi
Freedom High School	High	9–12	3.1 mi
Liberty Middle School	Middle	6–8	3.2 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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