

Single Family Residence **RESIDENTIAL**

2504 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,350,040 TopHap Estimate · \$247 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

5

BATHS

5,463 ft²

LIVING AREA

0.8 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Last Sale

\$156,000 · Sep 24, 2015

Est. Owner Equity

\$470,040

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$10,368 (2025)
Assessed Value	\$565,089
Previous Assessed	\$549,163
Assessor Market Value	\$1,035,784

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.80
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Pool	No

Porch · 1,100 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

98
HEAT

86
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$190	\$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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