

Single Family Residence **RESIDENTIAL**

2505 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,415,239 TopHap Estimate · \$366 / ft² · confidence 83 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,871 ft²

LIVING AREA

1.39 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$1.4M

\$1.2M low

\$1.7M high

Last Sale

\$252,000 · Dec 10, 2020

Est. Owner Equity

\$482,040

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$19,528 (2025)
Assessed Value	\$1,076,486
Previous Assessed	\$1,046,148
Assessor Market Value	\$1,085,806

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

93 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	\$/FT ²	LOAN
Dec 4, 2020	Resale	Warranty Deed	\$252,000	\$65	
Jul 1, 2005	Resale	Warranty Deed	\$187,000	\$48	\$168K
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$268	\$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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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