

Single Family Residence **RESIDENTIAL**

2509 TYLERS RIVER RUN

LUTZ, FL 33559

\$1,303,690 TopHap Estimate · \$328 / ft² · confidence 90 · as of Jun 23, 2026

4
BEDS

4
BATHS

3,971 ft²
LIVING AREA

1.99 ac
LOT SIZE

2013
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$57,000 · Nov 23, 2011

Est. Owner Equity

\$849,690

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$643 (2025)

Assessed Value

\$595,563

Previous Assessed

\$578,778

Assessor Market Value

\$1,000,223

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.99
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 601 ft²

CLIMATE RISK

87 FLOOD	34 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
Nov 18, 2011	Resale	Warranty Deed	\$57,000	\$14	
Jun 28, 2005	Resale	Warranty Deed	\$189,000	\$48	
Dec 29, 2004	Resale	Grant Deed	\$1,036,000	\$261	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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