

Single Family Residence

RESIDENTIAL

# 11803 RIVE ISLE RUN

PARRISH, FL 34219

**\$1,627,256** TopHap Estimate · \$337 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

5

BEDS

5

BATHS

4,822 ft<sup>2</sup>

LIVING AREA

0.59 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

4

PARKING

## VALUATION

\$1.6M

\$1.5M low

\$1.8M high

Last Sale

\$2,175,000 · Nov 15, 2023

Est. Owner Equity

\$1,627,256

## TAX & ASSESSMENT

Assessed Value

\$1,696,720

Previous Assessed

\$1,373,818

Assessor Market Value

\$2,113,244

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | MANATEE                               |
| Lot (acres)   | 0.59                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Concrete                              |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |

Porch · 1,100 ft<sup>2</sup>

## CLIMATE RISK

|                     |                       |                   |                    |                      |
|---------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>100</b><br>FLOOD | <b>36</b><br>WILDFIRE | <b>98</b><br>HEAT | <b>81</b><br>STORM | <b>31</b><br>DROUGHT |
|---------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                     | PRICE       | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------------------------------------|-------------|--------------------|-------|
| Oct 6, 2025  | Financing | Intrafamily Transfer                     |             |                    |       |
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| Nov 14, 2023 | Resale    | Warranty Deed                            | \$2,175,000 | \$451              |       |
| Jan 4, 2023  | Financing | Divorce/Dissolution of Marriage Transfer |             |                    |       |
| Sep 15, 2021 | Resale    | Warranty Deed                            | \$1,850,000 | \$384              |       |
| Jun 5, 2015  | Quitclaim | Quit Claim Transfer                      |             |                    |       |
| May 18, 2012 | Resale    | Warranty Deed                            | \$400,000   | \$83               |       |
| Feb 25, 2010 | Financing | Loan Modification                        |             |                    | \$19M |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Annie Lucy Williams Elementary School | Elementary | PK–5   | 1.5 mi   |
| Parrish Community High School         | High       | 9–12   | 4.0 mi   |
| Buffalo Creek Middle School           | Middle     | 6–8    | 4.9 mi   |

District: Manatee 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 34219

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 31<br>CRIME INDEX | 134<br>AIR POLLUTION | 32,555<br>POPULATION | \$102K<br>MEDIAN IN-COME | 72°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|