

Single Family Residence **RESIDENTIAL**

# 11806 RIVE ISLE RUN

PARRISH, FL 34219

**\$1,123,192** TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026

**3**  
BEDS

**3**  
BATHS

**2,813 ft<sup>2</sup>**  
LIVING AREA

**0.54 ac**  
LOT SIZE

**2012**  
YEAR BUILT

**1**  
STORIES

**4**  
PARKING

## VALUATION

**\$1.1M**

\$937K low

\$1.3M high

Last Sale

\$925,000 · Aug 31, 2020

Est. Owner Equity

\$202,692

Loan-to-Value

83%

## TAX & ASSESSMENT

Assessed Value

\$726,714

Previous Assessed

\$707,609

Assessor Market Value

\$1,151,774

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | MANATEE                               |
| Lot (acres)   | 0.54                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Concrete                              |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |
| View          | Lake                                  |

Porch · 721 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 61<br>FLOOD | 36<br>WILDFIRE | 98<br>HEAT | 81<br>STORM | 31<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 24, 2020 | Resale    | Warranty Deed       | \$925,000 | \$329  | \$740K |
| Jan 23, 2016 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 22, 2011 | Financing | Trustees Deed       |           |        | \$534K |
| Jun 30, 2011 | Resale    | Warranty Deed       | \$175,000 | \$62   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Annie Lucy Williams Elementary School | Elementary | PK–5   | 1.5 mi   |
| Parrish Community High School         | High       | 9–12   | 3.9 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 | Owner occupied |
|-----------|----------------|