

Single Family Residence **RESIDENTIAL**

8840 RIVER RISE DR

CORDOVA, TN 38016

\$516,568 TopHap Estimate · \$86 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

5,975 ft²
LIVING AREA

0.5 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

12
ROOMS

2
PARKING

VALUATION

\$517K

\$480K low

\$553K high

Last Sale

\$374,000 · Dec 27, 2019

Est. Owner Equity

\$59,068

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,738 (2025)
Assessed Value	\$138,950
Previous Assessed	\$110,325
Assessor Market Value	\$555,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.50
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 495 ft²

Porch · 190 ft²

CLIMATE RISK

1 FLOOD	38 WILDFIRE	33 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2019	Resale	Warranty Deed	\$374,000	\$63	\$374K
Apr 9, 2019	Quitclaim	Quit Claim Transfer			
Apr 3, 2019	Quitclaim	Quit Claim Transfer	\$153,500	\$26	
Sep 2, 2016	Quitclaim	Quit Claim Transfer			
Oct 10, 2014	Non-arms-length	Trustees Deed	\$220,150	\$37	
Dec 30, 2013	Quitclaim	Quit Claim Transfer			
Dec 20, 2013	Quitclaim	Quit Claim Transfer			
Dec 20, 2013	Quitclaim	Quit Claim Transfer			

Dec 20, 2013	Quitclaim	Quit Claim Transfer			
Oct 26, 2011	Non-arms-length	Grant Deed	\$390,000	\$65	
Feb 15, 2008	Resale	Grant Deed	\$390,000	\$65	\$371K
Nov 1, 2007	Non-arms-length	Trustees Deed	\$311,535	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverwood Elementary School	Elementary	PK–5	0.5 mi
Cordova Middle School	Middle	6–8	1.0 mi
Cordova High School	High	9–12	1.1 mi

District: Memphis-Shelby County Schools

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 38016

62 CRIME INDEX	99 AIR POLLUTION	44,812 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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