

Single Family Residence **RESIDENTIAL**

8828 RIVER RISE DR

CORDOVA, TN 38016

\$412,315 TopHap Estimate · \$110 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,756 ft²

LIVING AREA

0.33 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$412K

\$375K low

\$450K high

Last Sale

\$300,000 · Jul 9, 2009

Est. Owner Equity

\$212,315

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,938 (2025)
Assessed Value	\$109,225
Previous Assessed	\$82,525
Assessor Market Value	\$436,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.34
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 220 ft²

Patio · 66 ft²

Porch · 221 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

33
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2009	Resale	Warranty Deed	\$300,000	\$80	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverwood Elementary School	Elementary	PK–5	0.4 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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