

Single Family Residence **RESIDENTIAL**

8829 RIVER RISE DR

CORDOVA, TN 38016

\$370,988 TopHap Estimate · \$118 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,143 ft²
LIVING AREA

0.24 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$371K

\$357K low

\$385K high

Last Sale

\$315,000 · Apr 13, 2020

Est. Owner Equity

\$61,694

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,871 (2025)
Assessed Value	\$106,725
Previous Assessed	\$74,775
Assessor Market Value	\$426,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 260 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2020	Resale	Warranty Deed	\$315,000	\$100	\$309K
Sep 27, 2018	Resale	Warranty Deed	\$239,000	\$76	\$215K
Sep 22, 2000	Quitclaim	Quit Claim Transfer			\$208K

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
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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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