

Single Family Residence **RESIDENTIAL**

8825 RIVER RISE DR

CORDOVA, TN 38016

\$403,038 TopHap Estimate · \$108 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,729 ft²

LIVING AREA

0.25 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$403K

\$378K low

\$428K high

Last Sale

\$270,000 · Apr 28, 1998

Est. Owner Equity

\$88,160

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,043 (2025)
Assessed Value	\$113,125
Previous Assessed	\$78,600
Assessor Market Value	\$452,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 284 ft²

Porch · 103 ft²

CLIMATE RISK

1

FLOOD

30

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2024	Financing	Intrafamily Transfer			
Apr 28, 1998	Resale	Grant Deed	\$270,000	\$72	\$216K

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	Absentee owner
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