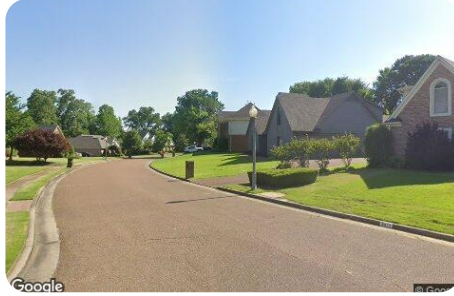


Single Family Residence **RESIDENTIAL**

8813 RIVER RISE DR

CORDOVA, TN 38016

\$389,253 TopHap Estimate · \$87 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,463 ft²
LIVING AREA

0.26 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$389K

\$364K low

\$414K high

Last Sale

\$272,500 · Jan 16, 2013

Est. Owner Equity

\$26,006

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$2,928 (2025)
Assessed Value	\$108,850
Previous Assessed	\$89,175
Assessor Market Value	\$435,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 84 ft²

Porch · 391 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2012	Resale	Warranty Deed	\$272,500	\$61	\$268K
Oct 29, 1998	Resale	Grant Deed	\$318,000	\$71	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverwood Elementary School	Elementary	PK–5	0.4 mi
Cordova Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	1.2 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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