

Single Family Residence **RESIDENTIAL**

8804 RIVER RISE DR

CORDOVA, TN 38016

\$468,754 TopHap Estimate · \$118 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,976 ft²
LIVING AREA

0.47 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$469K

\$427K low

\$510K high

Last Sale

\$455,000 · Sep 16, 1999

Est. Owner Equity

\$178,481

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,345 (2025)
Assessed Value	\$124,350
Previous Assessed	\$94,150
Assessor Market Value	\$497,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.47
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 591 ft²

Porch · 53 ft²

CLIMATE RISK

1

FLOOD

39

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 1999	Resale	Grant Deed	\$455,000	\$114	\$364K

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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