

Single Family Residence **RESIDENTIAL**

8819 RIVER RISE DR

CORDOVA, TN 38016

\$375,488 TopHap Estimate · \$116 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,226 ft²

LIVING AREA

0.25 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$375K

\$361K low

\$390K high

Last Sale

\$379,900 · Apr 18, 2022

Est. Owner Equity

\$2,470

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$2,825 (2025)
Assessed Value	\$105,000
Previous Assessed	\$76,125
Assessor Market Value	\$420,000

PROPERTY FACTS

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

Patio · 502 ft²

Porch · 101 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
Apr 8, 2022	Resale	Warranty Deed	\$379,900	\$118	\$373K
Mar 21, 2019	Resale	Warranty Deed	\$175,000	\$54	\$164K
Mar 10, 1999	Quitclaim	Quit Claim Transfer			\$210K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------