

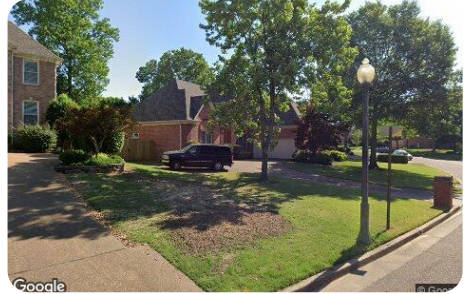
Single Family Residence

RESIDENTIAL

8797 RIVER RISE DR

CORDOVA, TN 38016

\$419,706 TopHap Estimate · \$113 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,706 ft²

LIVING AREA

0.25 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$420K

\$414K low

\$425K high

Last Sale

\$420,000 · May 15, 2026

Est. Owner Equity

\$62,706

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,966 (2025)
Assessed Value	\$110,275
Previous Assessed	\$76,225
Assessor Market Value	\$441,100

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 · 276 ft²

Porch · 44 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2026	Resale	Warranty Deed	\$420,000	\$113	\$357K
Oct 4, 2002	Resale	Grant Deed	\$270,000	\$73	
Oct 4, 2002	Resale	Grant Deed	\$270,000	\$73	\$100K

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	1.1 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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