

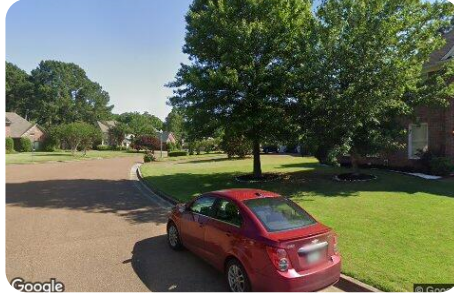
Single Family Residence

RESIDENTIAL

8809 RIVER RISE DR

CORDOVA, TN 38016

\$378,911 TopHap Estimate · \$118 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,206 ft²

LIVING AREA

0.26 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$379K

\$364K low

\$394K high

Last Sale

\$209,000 · Feb 6, 2017

Est. Owner Equity

\$106,221

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,880 (2025)
Assessed Value	\$107,075
Previous Assessed	\$74,050
Assessor Market Value	\$428,300

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 · 280 ft²

Porch · 32 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
Jan 31, 2017	Resale	Warranty Deed	\$209,000	\$65	\$206K
May 29, 2008	Resale	Warranty Deed	\$233,000	\$73	\$186K

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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