

Single Family Residence **RESIDENTIAL**

8820 RIVER RISE DR

CORDOVA, TN 38016

\$523,884 TopHap Estimate · \$131 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,984 ft²

LIVING AREA

0.41 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

5

PARKING

VALUATION

\$524K

\$470K low

\$578K high

Last Sale

\$525,000 · Dec 5, 2025

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$3,585 (2025)
Assessed Value	\$133,275
Previous Assessed	\$99,000
Assessor Market Value	\$533,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Gazebo

Deck · 140 ft²

Porch · 310 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2025	Resale	Warranty Deed	\$525,000	\$132	\$525K
Jun 4, 2024	Resale	Warranty Deed	\$499,900	\$125	\$396K
Jul 11, 2013	Quitclaim	Quit Claim Transfer			
Jul 1, 2008	Resale	Warranty Deed	\$370,000	\$93	\$296K
Feb 9, 2007	Quitclaim	Quit Claim Transfer			
Nov 6, 2001	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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