

Single Family Residence **RESIDENTIAL**

8832 RIVER RISE DR

CORDOVA, TN 38016

\$421,932 TopHap Estimate · \$113 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,741 ft²

LIVING AREA

0.32 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$422K

\$384K low

\$459K high

Last Sale

\$383,850 · Apr 4, 2005

Est. Owner Equity

\$114,852

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,003 (2025)
Assessed Value	\$111,650
Previous Assessed	\$90,225
Assessor Market Value	\$446,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.32
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 456 ft²

Porch · 535 ft²

CLIMATE RISK

1
FLOOD

27
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2021	Financing	Intrafamily Transfer			
Mar 30, 2005	Resale	Warranty Deed	\$383,850	\$103	\$307K
Apr 12, 2002	Resale	Grant Deed	\$395,000	\$106	\$277K

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