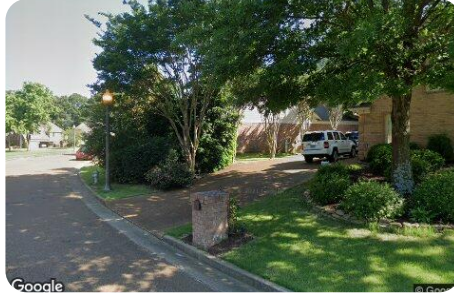


Single Family Residence **RESIDENTIAL**

8805 RIVER RISE DR

CORDOVA, TN 38016

\$349,538 TopHap Estimate · \$113 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,084 ft²

LIVING AREA

0.26 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$350K

\$318K low

\$381K high

Last Sale

\$350,000 · Mar 19, 2026

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,494 (2025)
Assessed Value	\$92,725
Previous Assessed	\$71,350
Assessor Market Value	\$370,900

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

Deck · 300 ft²

Porch · 94 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
Mar 18, 2026	Resale	Warranty Deed	\$350,000	\$113	\$340K
Nov 30, 2021	Resale	Warranty Deed	\$375,000	\$122	
Nov 21, 2012	Non-arms-length	Warranty Deed	\$182,000	\$59	\$146K
Aug 26, 2009	Resale	Warranty Deed	\$206,000	\$67	\$202K
Aug 26, 2009	Resale	Warranty Deed	\$208,250	\$68	
Jan 17, 2005	Resale	Warranty Deed	\$244,000	\$79	\$195K

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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