

Single Family Residence

RESIDENTIAL

8800 RIVER RISE DR

CORDOVA, TN 38016

\$454,786 TopHap Estimate · \$98 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

4,638 ft²

LIVING AREA

0.34 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$455K

\$442K low

\$468K high

Est. Owner Equity

\$54,318

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,475 (2025)
Assessed Value	\$129,200
Previous Assessed	\$98,125
Assessor Market Value	\$516,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.34
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 482 ft²

Porch · 396 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
Aug 4, 2024	Quitclaim	Quit Claim Transfer			
Dec 14, 2020	Financing	Intrafamily Transfer			\$400K
Dec 14, 2020	Financing	Intrafamily Transfer			\$400K
Jun 25, 2019	Resale	Warranty Deed	\$390,000	\$84	\$403K
Oct 5, 2012	Resale	Warranty Deed	\$280,000	\$60	\$275K
Aug 30, 2005	Resale	Warranty Deed	\$390,000	\$84	\$200K
Jun 4, 2004	Resale	Grant Deed	\$390,000	\$84	\$290K

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	Absentee owner
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