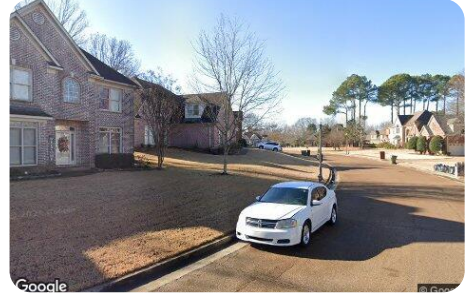


Single Family Residence **RESIDENTIAL**

8833 RIVER RISE DR

CORDOVA, TN 38016

\$354,494 TopHap Estimate · \$120 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,942 ft²

LIVING AREA

0.24 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$354K

\$338K low

\$371K high

Last Sale

\$242,000 · May 8, 2017

Est. Owner Equity

\$116,092

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,697 (2025)
Assessed Value	\$100,250
Previous Assessed	\$73,450
Assessor Market Value	\$401,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 247 ft²

Porch · 28 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
May 4, 2017	Resale	Warranty Deed	\$242,800	\$83	\$238K
Jul 18, 2013	Resale	Warranty Deed	\$198,000	\$67	\$123K
Apr 4, 2008	Resale	Grant Deed	\$218,000	\$74	\$100K
Apr 4, 2008	Resale	Warranty Deed	\$218,000	\$74	
Mar 14, 2005	Resale	Warranty Deed	\$229,000	\$78	
May 13, 2005	Resale	Warranty Deed	\$229,000	\$78	\$183K

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