

Single Family Residence **RESIDENTIAL**

8796 RIVER RISE DR

CORDOVA, TN 38016

\$407,259 TopHap Estimate · \$109 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,750 ft²

LIVING AREA

0.31 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$407K

\$374K low

\$440K high

Last Sale

\$207,000 · Oct 17, 2003

Est. Owner Equity

\$52,359

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,118 (2025)
Assessed Value	\$115,900
Previous Assessed	\$84,800
Assessor Market Value	\$463,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.31
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 700 ft²

Porch · 46 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
Jul 5, 2018	Quitclaim	Quit Claim Transfer			
Apr 24, 2018	Quitclaim	Quit Claim Transfer			\$162K
Dec 13, 2017	Quitclaim	Quit Claim Transfer			
Apr 16, 2013	Quitclaim	Quit Claim Transfer			
Oct 17, 2003	Resale	Grant Deed	\$207,000	\$55	
Oct 14, 2003	Resale	Grant Deed	\$270,000	\$72	\$150K
May 30, 2002	Non-arms-length	Trustees Deed	\$207,000	\$55	
Jan 12, 1999	Financing	Grant Deed			\$50K

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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