

Single Family Residence **RESIDENTIAL**

8836 RIVER RISE DR

CORDOVA, TN 38016

\$410,817 TopHap Estimate · \$120 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,418 ft²

LIVING AREA

0.3 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$411K

\$391K low

\$431K high

Last Sale

\$475,500 · Mar 8, 2022

Est. Owner Equity

\$34,817

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,062 (2025)
Assessed Value	\$113,825
Previous Assessed	\$82,500
Assessor Market Value	\$455,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.30
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 432 ft²

Porch · 18 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2022	Resale	Warranty Deed	\$475,500	\$139	\$376K
Jan 31, 2013	Resale	Grant Deed	\$270,000	\$79	\$216K
Aug 30, 2012	Foreclosure sale	Trustees Deed	\$370,288	\$108	
Nov 17, 2011	Quitclaim	Quit Claim Transfer			
Aug 5, 2003	Resale	Grant Deed	\$364,000	\$106	\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverwood Elementary School	Elementary	PK–5	0.5 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
-----------	----------------