

Single Family Residence

RESIDENTIAL

8808 RIVER RISE DR

CORDOVA, TN 38016

\$490,551 TopHap Estimate · \$106 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,635 ft²

LIVING AREA

0.54 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$491K

\$472K low

\$509K high

Last Sale

\$395,000 · Feb 19, 2020

Est. Owner Equity

\$136,541

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,707 (2025)
Assessed Value	\$137,800
Previous Assessed	\$99,475
Assessor Market Value	\$551,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.54
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 457 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
Feb 11, 2020	Resale	Warranty Deed	\$399,900	\$86	\$354K
May 24, 2018	Resale	Warranty Deed	\$369,000	\$80	\$369K
Jun 7, 2006	Quitclaim	Quit Claim Transfer			
Aug 6, 2002	Resale	Grant Deed	\$410,000	\$88	\$270K

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------