

Single Family Residence **RESIDENTIAL**

8824 RIVER RISE DR

CORDOVA, TN 38016

\$467,623 TopHap Estimate · \$117 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,980 ft²

LIVING AREA

0.37 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$468K

\$435K low

\$500K high

Last Sale

\$310,000 · Apr 3, 2002

Est. Owner Equity

\$236,373

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,588 (2025)
Assessed Value	\$133,375
Previous Assessed	\$96,200
Assessor Market Value	\$533,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.37
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 884 ft²

Patio · 28 ft²

Porch · 30 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2002	Resale	Grant Deed	\$310,000	\$78	\$248K
Jul 31, 1998	Resale	Grant Deed	\$360,000	\$90	\$324K

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

OWNERSHIP

Occupancy	Owner occupied
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