

Single Family Residence **RESIDENTIAL**

8816 RIVER RISE DR

CORDOVA, TN 38016

\$409,373 TopHap Estimate · \$127 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,230 ft²

LIVING AREA

0.5 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$409K

\$373K low

\$445K high

Last Sale

\$295,000 · Apr 6, 2001

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$2,872 (2025)
Assessed Value	\$106,750
Previous Assessed	\$76,275
Assessor Market Value	\$427,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.50
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

Porch · 54 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2021	Financing	Intrafamily Transfer			\$215K
Apr 6, 2001	Resale	Grant Deed	\$295,000	\$91	\$236K

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	1.2 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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