# Melvin Burgess
# Assessor Of Property
# Shelby County Government

## Property Location and Owner Information

| | |
|---|---|
| Parcel ID | 073040  00013 |
| Property Address | 4175  WINCHESTER RD |
| Municipal Jurisdiction | MEMPHIS |
| Neighborhood Number | 00914A57 |
| Tax Map Page | 197A |
| Land Square Footage | 90888 |
| Acres | 2.0865 |
| Lot Dimensions | 232.49 X 268.55 (IRR) |
| Subdivision Name | WINCHESTER LAMAR SEC 5 |
| Subdivision Lot Number | 4 |
| Plat Book and Page | 90-29 |
| Number of Improvements | 6 |
| Owner Name | TNU3522MS LP |
| Owner Mailing Address | 400 GLENMORE |
| Owner City/State/Zip | CALGARY AB null |

Appraisal and Assessment Information

| | |
|---|---|
| Class | COMMERCIAL |
| Land Appraisal | $354,900 |
| Building Appraisal | $1,673,100 |
| Total Appraisal | $2,028,000 |
| Total Assessment | $811,200 |
| Greenbelt Land Appraisal | $0 |
| Homesite Land Appraisal | $0 |
| Homesite Building Appraisal | $0 |
| Greenbelt Appraisal | $0 |
| Greenbelt Assessment | $0 |

## Improvement/Commercial Details

| | |
|---|---|
| Land Use | - WHS MINI STORAGE |
| Total Living Units | 0 |
| Structure Type | MINI WAREHOUSE |
| Year Built | 1984 |
| Investment Grade | B |

## Other Buildings

| Card | Year Built | Length | Width | Area | Type |
|---|---|---|---|---|---|
| 1 | 1984 | 6 | 250 | 1,500 | FENCE WROUGHT IRON |
| 1 | 1984 | | | 40,000 | PAVING ASPHALT <75,000 SQ.FT. |
| 1 | 1984 | 6 | 1200 | 7,200 | FENCE CHAIN LINK |

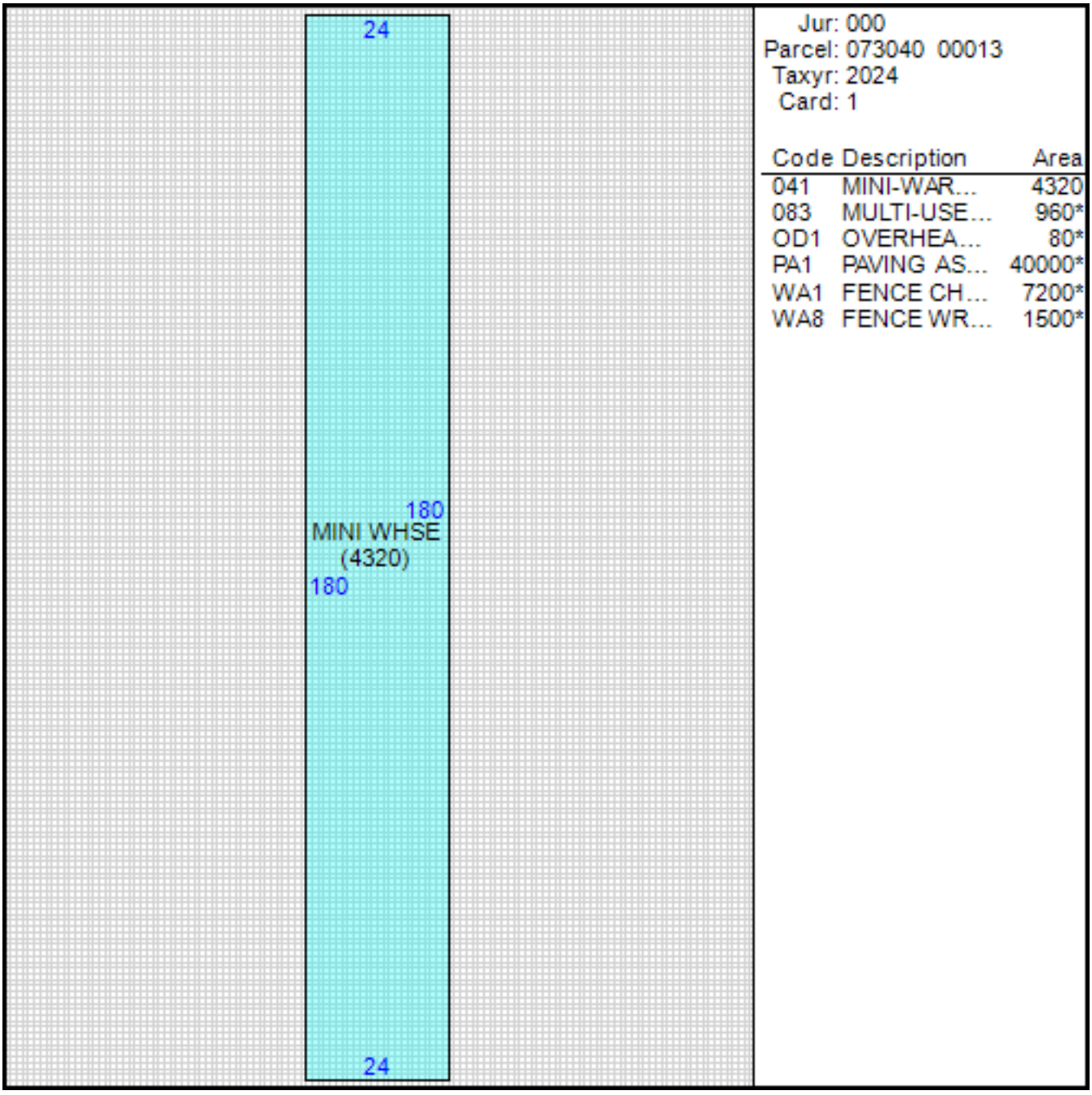
Permits

| Date of Permit | Amount of Permit | Permit Number | Reason |
|---|---|---|---|
| 12/12/2016 | $101,760 | B1083701 | REP |
| 08/29/2006 | | B0981375 | UO |
| 01/04/1999 | $25,000 | B0817814 | |
| 11/15/1983 | $4,350 | 319094 | |
| 07/27/1983 | $0 | 264012 | |

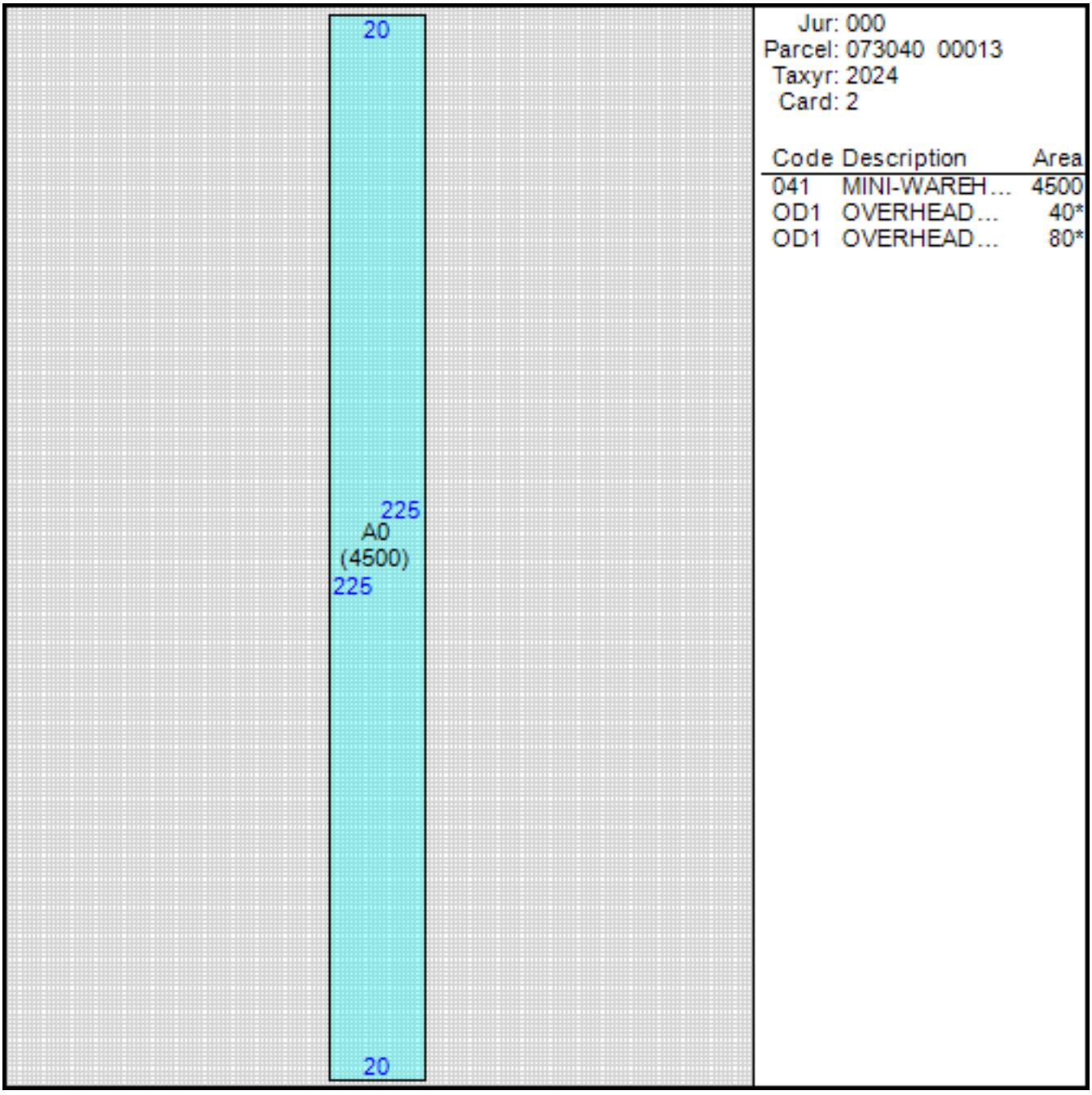
## Sales

| Date of Sale | Sales Price | Deed Number | Instrument Type |
|---|---|---|---|
| 11/22/2024 | $34,447,000 | 24103164 | WD |
| 06/18/2020 | $863,726 | 20070957 | SW |
| 10/06/2017 | $1,000,000 | 17106302 | SW |
| 07/12/2012 | $1,017,500 | 12078701 | SW |
| 06/14/2007 | $800,000 | 07096067 | WD |
| 07/14/2005 | $0 | 05117974 | QC |
| 01/05/2000 | $0 | JY2917 | QC |
| 05/20/1997 | $1,130,427 | GP7878 | SW |
| 02/27/1996 | $0 | FS7016 | QC |
| 10/26/1994 | $660,000 | EV9471 | SW |
| 09/13/1983 | $281,394 | U59947 | WD |

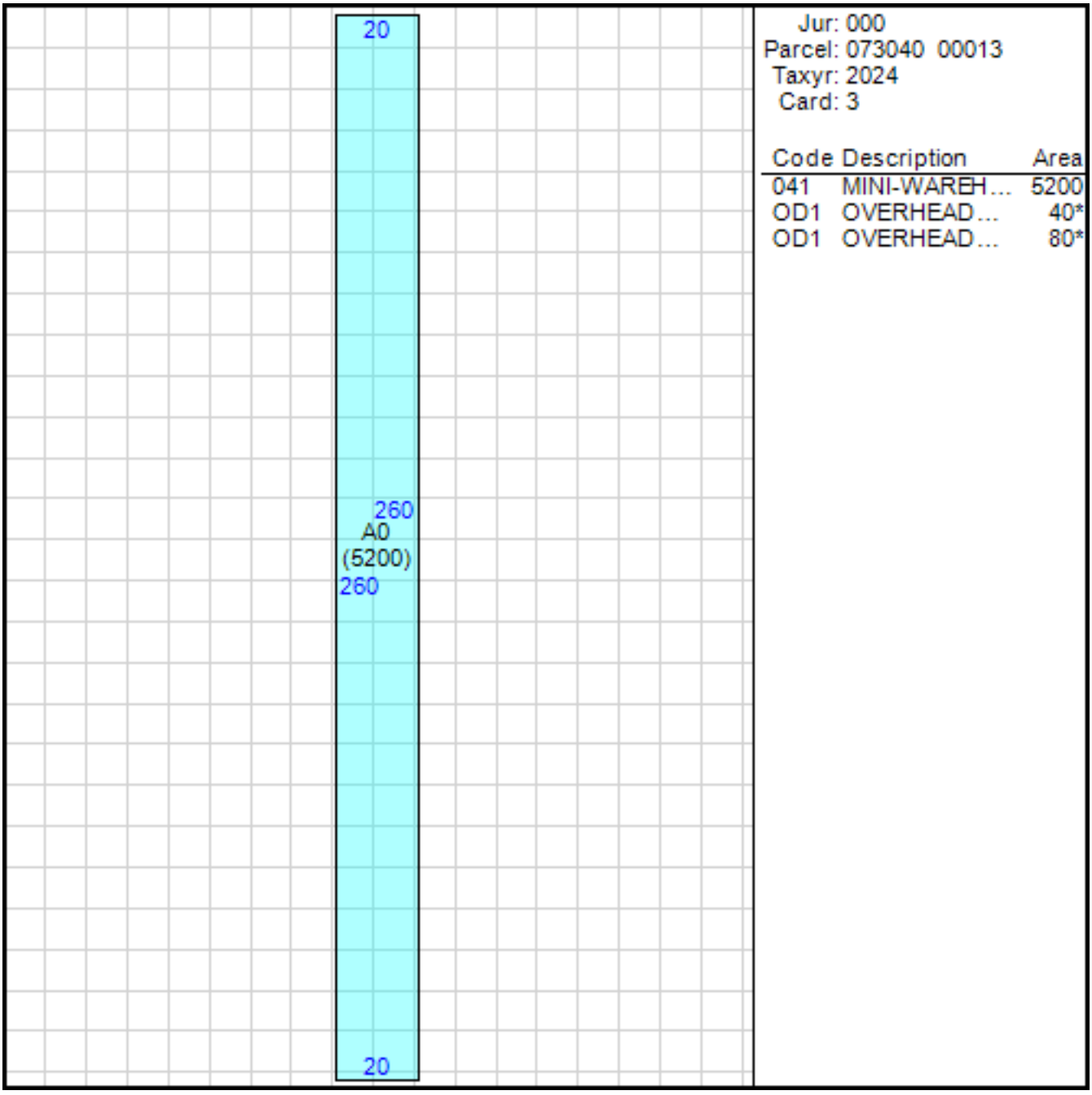
Sketch


24
180
MINI WHSE
(4320)
180
24
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 1
Code Description Area
041 MINI-WAR... 4320
083 MULTI-USE... 960*
OD1 OVERHEA... 80*
PA1 PAVING AS... 40000*
WA1 FENCE CH... 7200*
WA8 FENCE WR... 1500*

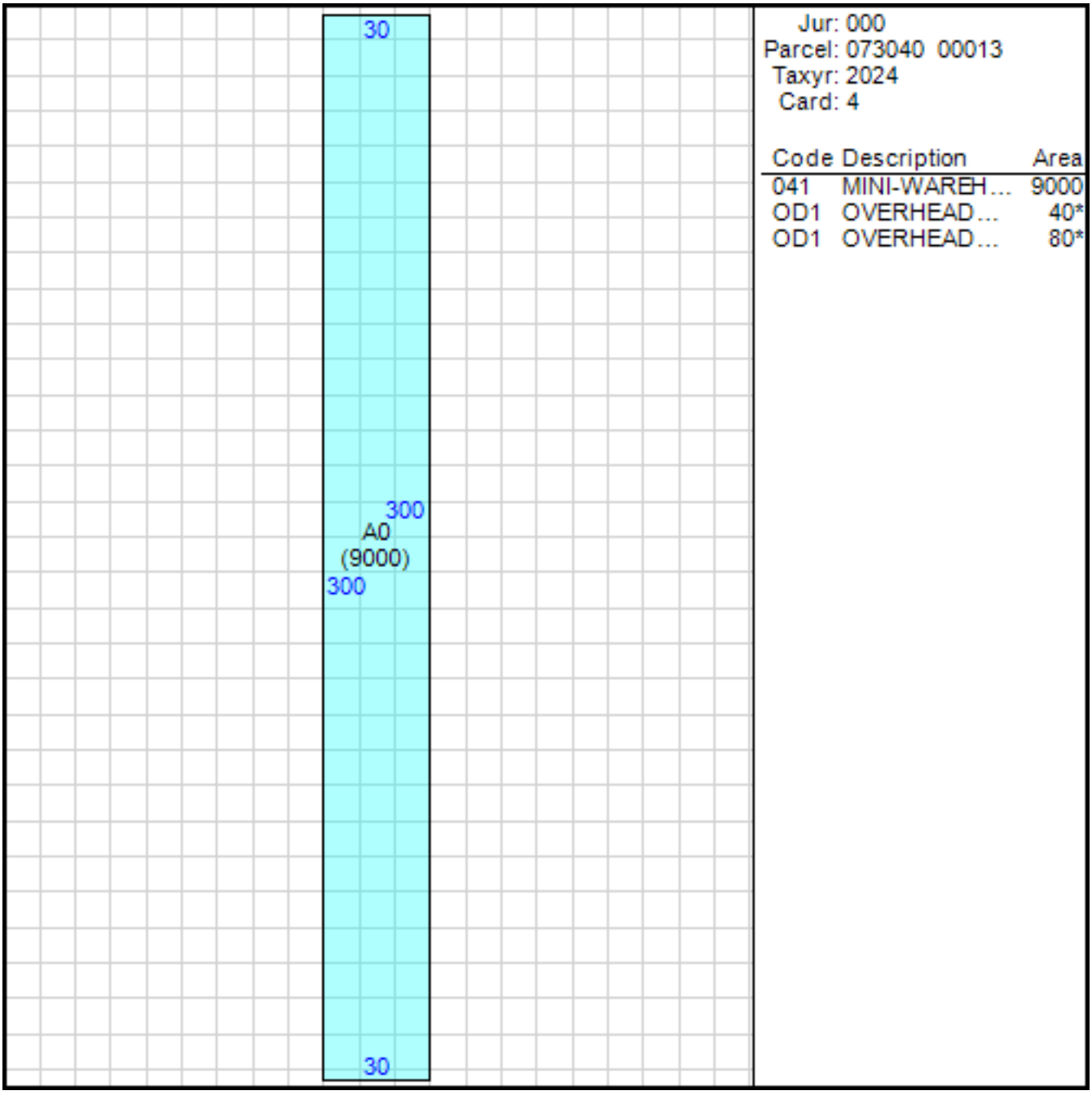
Sketch


20
225
A0
(4500)
225
20
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 2
Code Description Area
041 MINI-WAREH... 4500
OD1 OVERHEAD... 40*
OD1 OVERHEAD... 80*

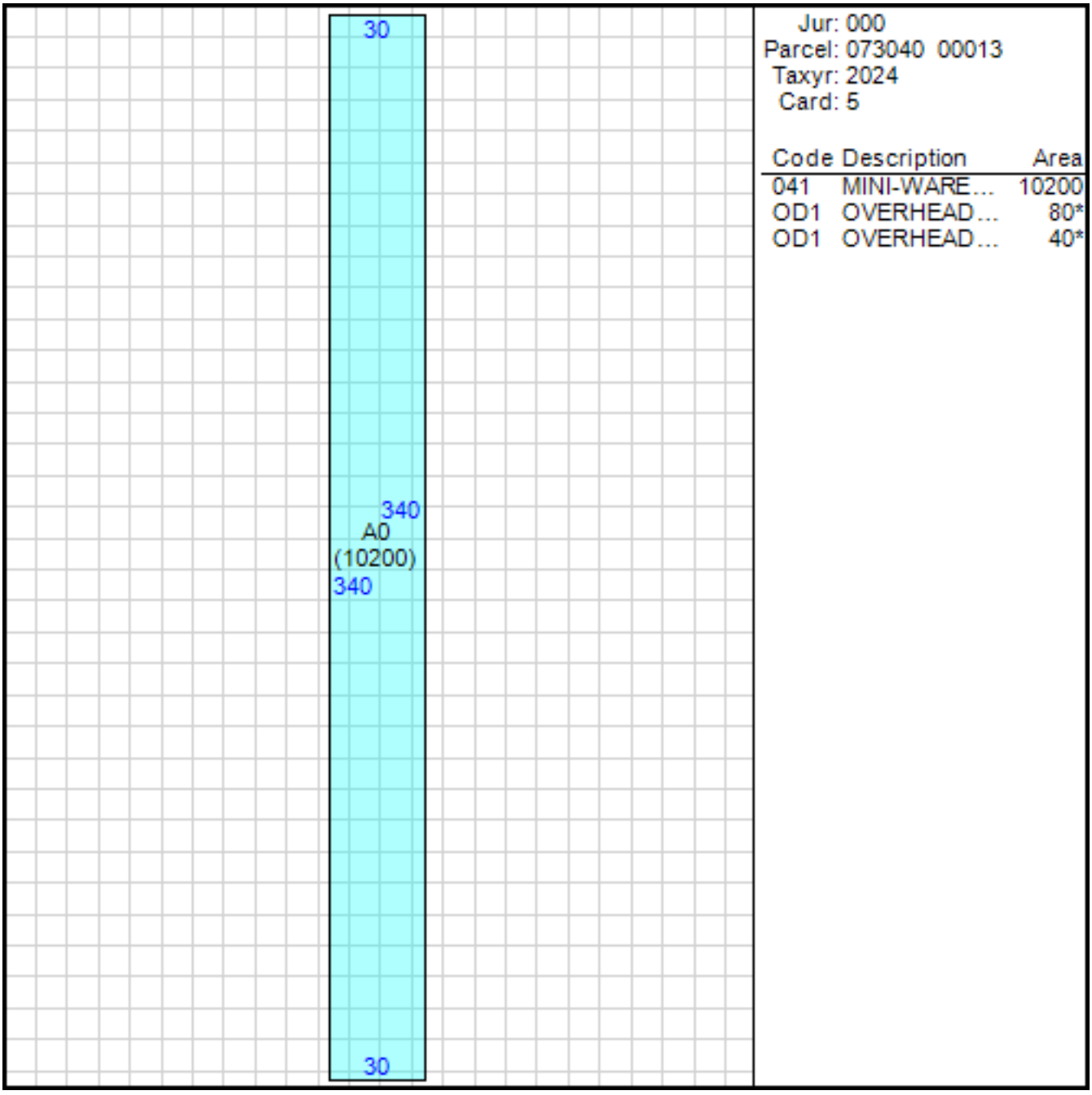
Sketch


20
260
A0
(5200)
260
20
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 3
Code Description Area
041 MINI-WAREH... 5200
OD1 OVERHEAD... 40*
OD1 OVERHEAD... 80*

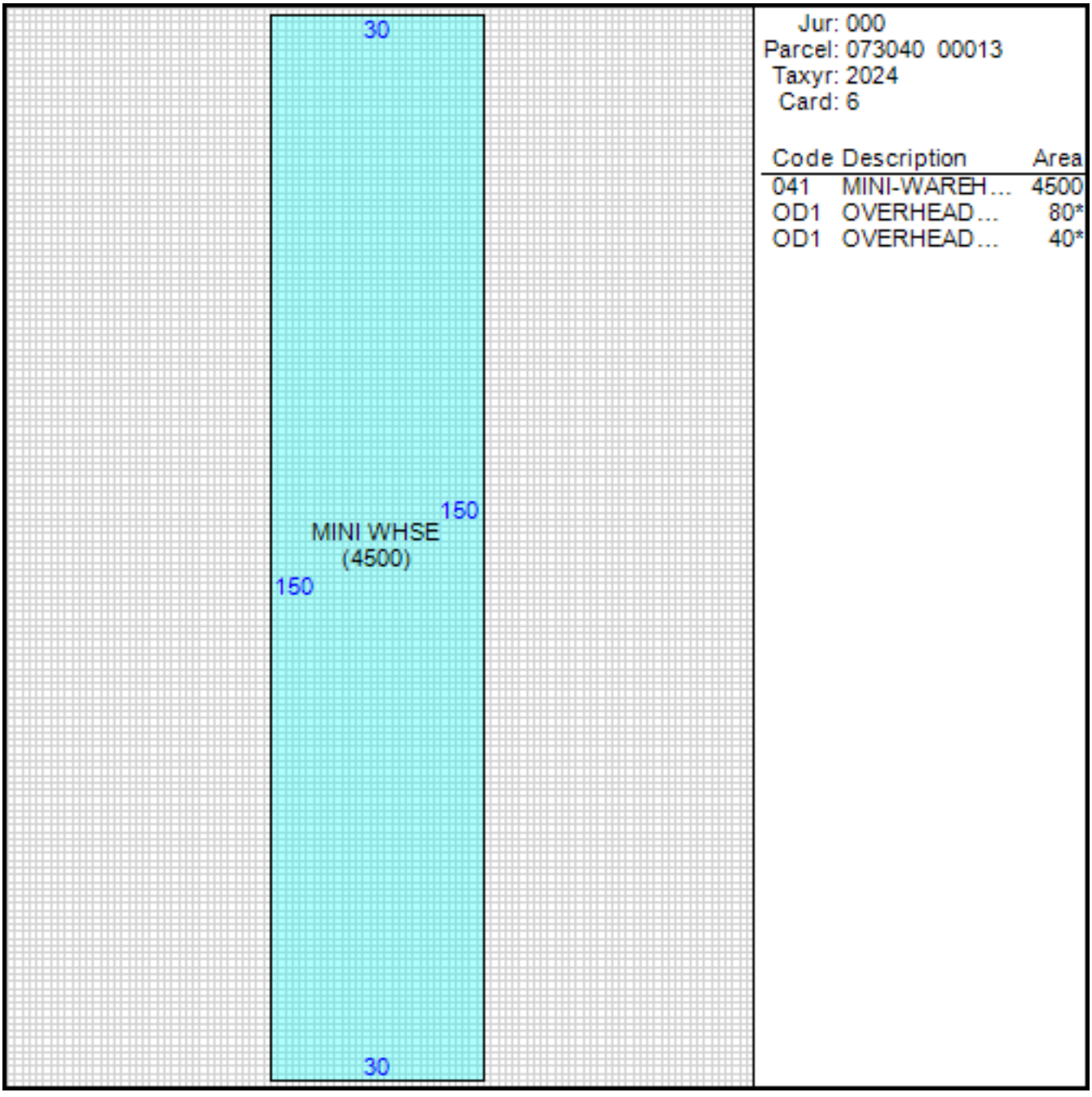
Sketch


30
300
A0
(9000)
300
30
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 4
Code Description Area
041 MINI-WAREH... 9000
OD1 OVERHEAD... 40*
OD1 OVERHEAD... 80*

Sketch


30
340
A0
(10200)
340
30
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 5
Code Description Area
041 MINI-WARE... 10200
OD1 OVERHEAD... 80*
OD1 OVERHEAD... 40*

Sketch


30
150
MINI WHSE
(4500)
150
30
Jur: 000
Parcel: 073040 00013
Taxyr: 2024
Card: 6
Code Description Area
041 MINI-WAREH... 4500
OD1 OVERHEAD... 80*
OD1 OVERHEAD... 40*