

Melvin Burgess
Assessor Of Property
Shelby County Government

Property Location and Owner Information

| | |
|------------------------|---|
| Parcel ID | 073041 00180 |
| Property Address | 4312 WINCHESTER RD |
| Municipal Jurisdiction | MEMPHIS |
| Neighborhood Number | 00907F55 |
| Tax Map Page | 197A |
| Land Square Footage | 88514 |
| Acres | 2.032 |
| Lot Dimensions | 368.74 X 240 IRR |
| Subdivision Name | WINCHESTER ARMS |
| Subdivision Lot Number | PT |
| Plat Book and Page | 046-035 |
| Number of Improvements | 1 |
| Owner Name | GONZALEZ ALVARO R AND EDDY C S HERNANDEZ |
| Owner Mailing Address | 4056 WILDWOOD |
| Owner City/State/Zip | MEMPHIS TN 38111 |

Appraisal and Assessment Information

| | |
|-----------------------------|-------------|
| Class | COMMERCIAL |
| Land Appraisal | \$377,800 |
| Building Appraisal | \$941,300 |
| Total Appraisal | \$1,319,100 |
| Total Assessment | \$527,640 |
| Greenbelt Land Appraisal | \$0 |
| Homesite Land Appraisal | \$0 |
| Homesite Building Appraisal | \$0 |
| Greenbelt Appraisal | \$0 |
| Greenbelt Assessment | \$0 |

Improvement/Commercial Details

| | |
|--------------------|---------------------|
| Land Use | - SHP-CTR-STRP |
| Total Living Units | |
| Structure Type | STRIP SHOPPING CNTR |
| Year Built | 2003 |
| Investment Grade | C |

Other Buildings

| Card | Year Built | Length | Width | Area | Type |
|------|---------------|--------|-------|--------|----------------------------------|
| 1 | 2003 | | | 4,004 | PAVING CONCRETE AVERAGE |
| 1 | 2003 | | | 25,000 | PAVING ASPHALT <75,000 SQ.FT. |

Permits

| Date of Permit | Amount of Permit | Permit Number | Reason |
|----------------|------------------|---------------|--------|
| 02/05/2020 | \$0 | BC0014738 | C&O |
| 06/25/2018 | \$0 | BC0012621 | C&O |
| 02/12/2009 | \$21,700 | B1004647 | ALT |
| 02/21/2007 | | B0967569 | UO |

Sales

| Date of Sale | Sales Price | Deed Number | Instrument Type |
|--------------|-------------|-------------|--------------------|
| 06/30/2020 | \$750,000 | 20068462 | WD |
| 06/30/2015 | \$590,000 | 15074013 | WD |
| 12/24/2014 | \$300,000 | 15000674 | SW |
| 06/03/2014 | \$422,657 | 14057343 | TD |
| 04/03/2007 | \$1,473,500 | 07055335 | WD |

Sketch

