

Melvin Burgess
Assessor Of Property
Shelby County Government

Property Location and Owner Information

Parcel ID	074102 00093
Property Address	5450 WINCHESTER RD
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00910B52
Tax Map Page	198A
Land Square Footage	176244
Acres	4.046
Lot Dimensions	4.046AC 277/339X552.4/177+375.10
Subdivision Name	EMERALD SQUARE
Subdivision Lot Number	1,3
Plat Book and Page	285-031
Number of Improvements	1
Owner Name	CABLE HOLDCO II INC
Owner Mailing Address	undefined ONE COMCAST CENTER
Owner City/State/Zip	PHILADELPHIA PA 19103

Appraisal and Assessment Information

Class	COMMERCIAL
Land Appraisal	\$723,300
Building Appraisal	\$1,668,100
Total Appraisal	\$2,391,400
Total Assessment	\$956,560
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

Improvement/Commercial Details

Land Use	- OFFICE LOW
Total Living Units	0
Structure Type	OFFICE BLDG L/R 1-4S
Year Built	1981
Investment Grade	C

Other Buildings

Card	Year Built	Length	Width	Area	Type
1	1950	6	600	3,600	FENCE CHAIN LINK
1	1950			85,000	PAVING ASPHALT 75,001-200,000

Permits			
Date of Permit	Amount of Permit	Permit Number	Reason
03/30/2022	\$110,000	COM-ALT-22-000242	
03/24/2021	\$3,343,000	B1119005	ALT
09/06/2018	\$569,226	B1100228	ALT
11/10/2004	\$6,000	B0889348	ALT
12/08/2003	\$200,600	B0917316	TWR
10/10/2003	\$69,339	B0883393	ADD
07/23/2002	\$50,000	B0883399	
12/19/2001	\$89,000	B0087821	
08/04/1999		B0834990	
09/18/1998	\$485,000	B0795697	
09/16/1996	\$20,000	B0789235	
12/04/1995	\$122,000	768620	
03/09/1995	\$99,000	744429	
08/12/1994	\$24,000	224081	
08/12/1994	\$24,000	745846	
08/10/1994	\$24,000	745842	
09/23/1993	\$125,000	80513	
02/15/1988	\$25,000	46056	
09/19/1986	\$800,000	297076	
04/11/1985	\$2,000	101035	

03/30/1984	\$11,000	93012
03/27/1984	\$0	87167

Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
07/31/2006	\$22,859	06160203	SW
07/31/2006	\$1,142,960	06160201	SW
07/31/2006	\$1,142,960	06160202	SW
07/31/2006	\$1,142,960	06160204	SW
07/31/2006	\$1,142,960	06160205	SW
07/01/1992	\$1,030,280	DJ2587	WD
06/30/1992	\$1,030,280	DA2326	QC
06/21/1979	\$330,000	P47102	WD

Sketch

