

Melvin Burgess
Assessor Of Property
Shelby County Government

Property Location and Owner Information

Parcel ID	081086 00012
Property Address	7444 WINCHESTER RD
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00903I54
Tax Map Page	199B
Land Square Footage	43734
Acres	1.004
Lot Dimensions	43719 SF 205.53 X 204.92 (IRR)
Subdivision Name	POLO GROUNDS PD AMEN PH 6 PT AREA F
Subdivision Lot Number	
Plat Book and Page	196-38
Number of Improvements	1
Owner Name	BDFIF IV POLO SHOPS LLC
Owner Mailing Address	1391 SPEER
Owner City/State/Zip	DENVER CO 80204

Appraisal and Assessment Information

Class	COMMERCIAL
Land Appraisal	\$883,600
Building Appraisal	\$1,365,400
Total Appraisal	\$2,249,000
Total Assessment	\$899,600
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	2002
Investment Grade	B

Other Buildings

Card	Year Built	Length	Width	Area	Type
1	2002			20,000	PAVING CONCRETE AVERAGE

Permits

Date of Permit	Amount of Permit	Permit Number	Reason
07/17/2025	\$180,000	COM-ALT-25-000417	
10/13/2017	\$78,545	B1092459	ALT
05/14/2015	\$0	BC0008847	UO
03/16/2015	\$42,971	B1067928	TFN
03/16/2015	\$24,145	B1067929	TFN
04/01/2013	\$15,400	B1050194	ALT
02/02/2010	\$0	B1024106	UO
01/30/2008	\$17,261	B0967409	TFN
12/28/2007		B1001188	UO
08/30/2006	\$10,000	B0974069	INF
02/25/2005		B0946004	UO
08/02/2004		B0933308	UO
03/18/2003	\$13,000	B0895301	ALT
03/13/2003		B0897812	UO
02/11/2003	\$12,000	B0895316	TFN
11/25/2002	\$16,000	B0840207	TFN
11/25/2002	\$16,000	B0840208	TFN
09/30/2002	\$18,000	B0840200	TFN
09/30/2002	\$18,000	B0840198	TFN
09/30/2002	\$18,000	B0840197	TFN

Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
09/23/2015	\$3,800,000	15097123	SW
01/22/2015	\$0	15009968	QC
07/23/2014	\$2,598,750	14076542	SW
02/19/2014	\$3,130,000	14019313	TD
03/31/2004	\$0	04061201	CD
03/31/2004	\$0	04061202	CD
03/30/2004	\$0	04052968	QC
05/20/2002	\$702,256	02085856	SW
01/29/2002	\$1,327,929	02020517	SW
05/15/2000	\$0	KU6071	QC

Sketch

