

Melvin Burgess  
Assessor Of Property  
Shelby County Government

Property Location and Owner Information

|                        |                             |
|------------------------|-----------------------------|
| Parcel ID              | 093500 00481                |
| Property Address       | 7279 WINCHESTER RD          |
| Municipal Jurisdiction | MEMPHIS                     |
| Neighborhood Number    | 00910C51                    |
| Tax Map Page           | 199G                        |
| Land Square Footage    | 213357                      |
| Acres                  | 4.898                       |
| Lot Dimensions         | 44.11 X 219.93 IRR          |
| Subdivision Name       | SUBURBAN CENTER             |
| Subdivision Lot Number | 4                           |
| Plat Book and Page     | 225-035                     |
| Number of Improvements | 6                           |
| Owner Name             | SROA 7279 WINCHESTER TN LLC |
| Owner Mailing Address  | 2751 S DIXIE                |
| Owner City/State/Zip   | WEST PALM BEACH FL 33405    |

## Appraisal and Assessment Information

|                             |             |
|-----------------------------|-------------|
| Class                       | COMMERCIAL  |
| Land Appraisal              | \$887,600   |
| Building Appraisal          | \$2,566,500 |
| Total Appraisal             | \$3,454,100 |
| Total Assessment            | \$1,381,640 |
| 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 |                    |
| Structure Type     | MINI WAREHOUSE     |
| Year Built         | 2001               |
| Investment Grade   | B                  |

## Other Buildings

| Card | Year<br>Built | Length | Width | Area    | Type                             |
|------|---------------|--------|-------|---------|----------------------------------|
| 1    | 2001          | 6      | 28    | 168     | FENCE WROUGHT<br>IRON            |
| 1    | 2001          | 6      | 320   | 1,920   | FENCE CHAIN LINK                 |
| 1    | 2001          |        |       | 150,000 | PAVING ASPHALT<br>75,001-200,000 |

# Permits

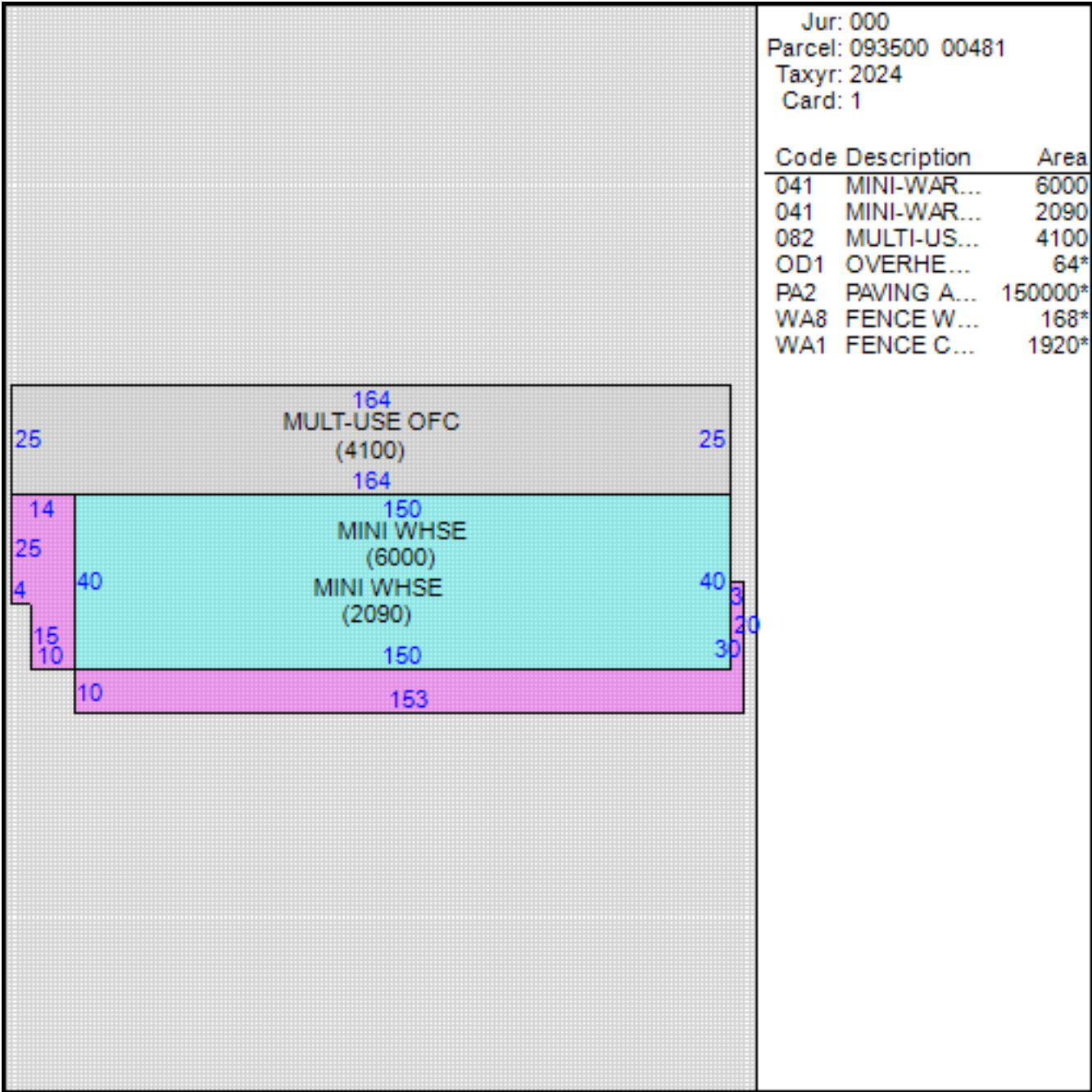
| Date of Permit | Amount of Permit | Permit Number | Reason |
|----------------|------------------|---------------|--------|
| 01/04/2017     | \$0              | BC0010933     | C&O    |
| 04/18/2016     | \$0              | BC0010106     | C&O    |
| 03/04/2015     | \$0              | BC0008583     | UO     |
| 08/14/2014     |                  | BC0006057     | UO     |
| 10/14/2013     | \$0              | BC0004878     | UO     |
| 08/09/2013     | \$0              | BC0004666     | UO     |
| 04/10/2013     | \$0              | BC0004296     | UO     |
| 03/11/2013     | \$0              | BC0004108     | UO     |
| 02/12/2013     | \$0              | BC0004207     | UO     |
| 01/15/2013     | \$0              | BC0004035     | UO     |
| 10/17/2011     | \$0              | BC0002037     | UO     |
| 05/15/2009     |                  | B1017011      | UO     |
| 01/28/2009     |                  | B1012703      | UO     |
| 01/13/2009     |                  | B1011947      | UO     |
| 11/26/2008     |                  | B1010886      | UO     |
| 10/20/2008     |                  | B1010280      | UO     |
| 09/12/2008     |                  | B1008249      | UO     |
| 08/28/2008     |                  | B1009248      | UO     |
| 05/14/2008     |                  | B1004941      | UO     |
| 04/09/2007     |                  | B0990286      | UO     |

|            |           |          |    |
|------------|-----------|----------|----|
| 12/05/2006 |           | B0986220 | UO |
| 07/25/2006 |           | B0974160 | UO |
| 02/28/2006 |           | B0971638 | UO |
| 09/26/2005 |           | B0962204 | UO |
| 03/29/2005 |           | B0947002 | UO |
| 07/09/2004 |           | B0932495 | UO |
| 11/14/2003 |           | B0916588 | UO |
| 09/09/2003 |           | B0913214 | UO |
| 09/02/2003 |           | B0912176 | UO |
| 06/09/2003 |           | B0906810 | UO |
| 05/01/2003 |           | B0898762 | UO |
| 01/23/2003 |           | B0897959 | UO |
| 04/18/2002 |           | B0879042 |    |
| 03/18/2002 |           | B0089510 |    |
| 03/01/2002 |           | B0088937 |    |
| 03/01/2002 |           | B0088938 |    |
| 02/20/2002 |           | B0091955 |    |
| 02/18/2002 |           | B0091947 |    |
| 11/15/2001 |           | B0876989 |    |
| 04/24/2001 | \$480,000 | B0864909 |    |
| 03/23/2001 | \$120,000 | B0864547 |    |

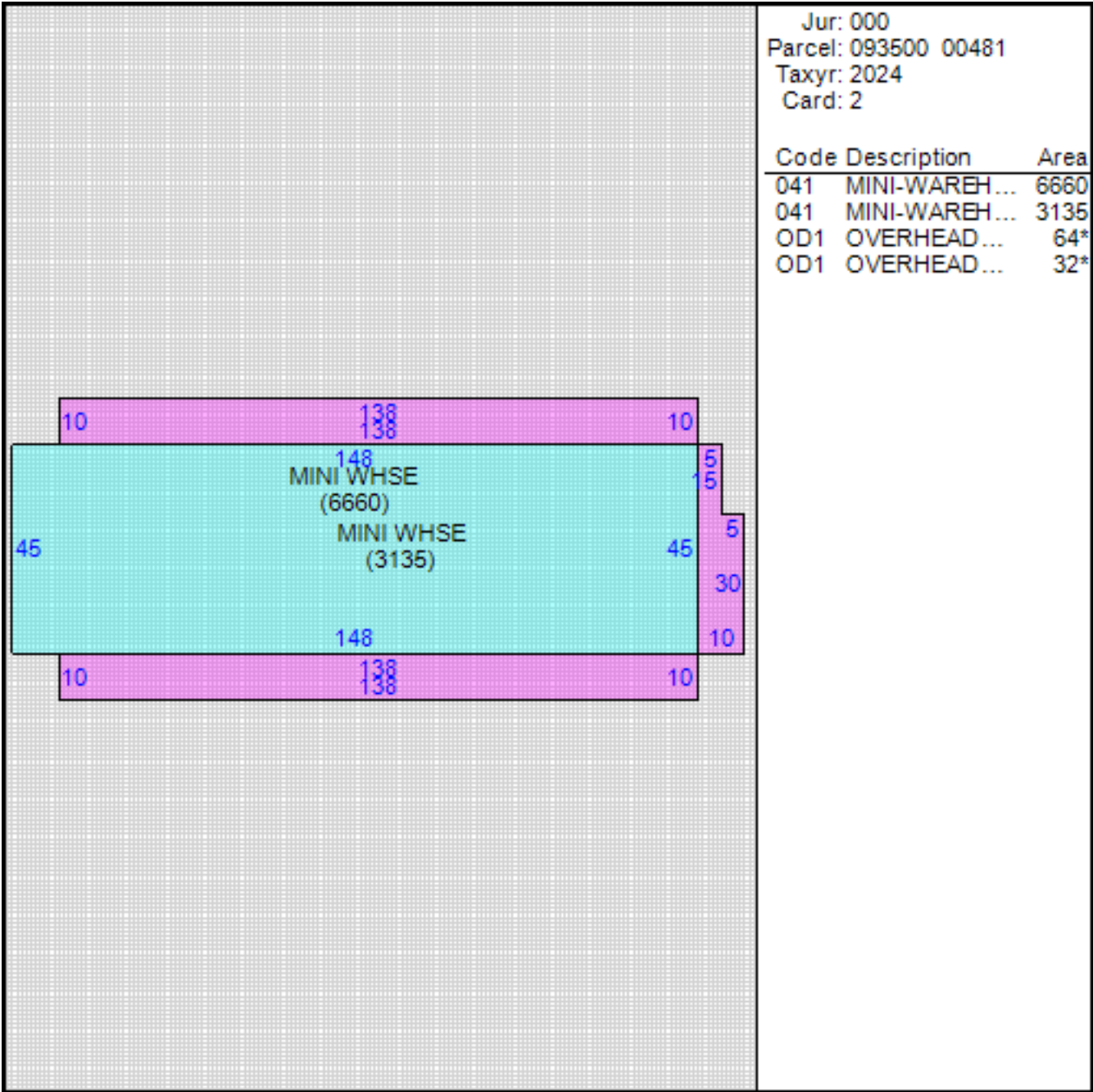
## Sales

| Date of Sale | Sales Price | Deed Number | Instrument<br>Type |
|--------------|-------------|-------------|--------------------|
| 12/21/2023   | \$4,907,000 | 24005345    | WD                 |
| 12/15/2021   | \$5,250,000 | 21156889    | SW                 |
| 01/01/2001   | \$0         | LG8488      | QC                 |
| 05/07/1999   | \$0         | JJ2912      | CD                 |
| 04/30/1999   | \$0         | JH7929      | QC                 |
| 04/03/1999   | \$0         | JH7427      | QC                 |
| 12/12/1996   | \$0         | GT5499      | QC                 |
| 06/20/1996   | \$0         | FX8669      | QC                 |

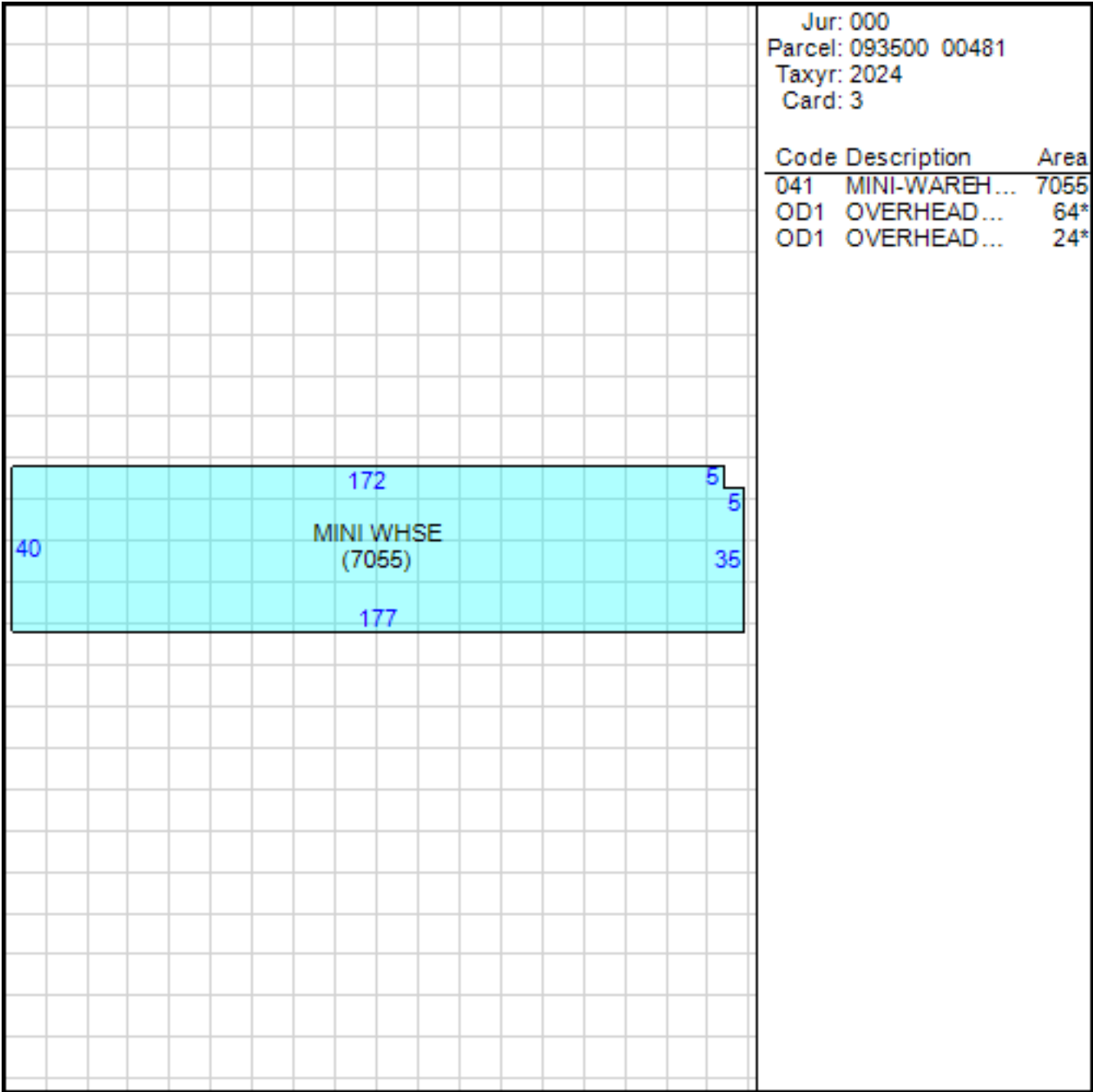
Sketch



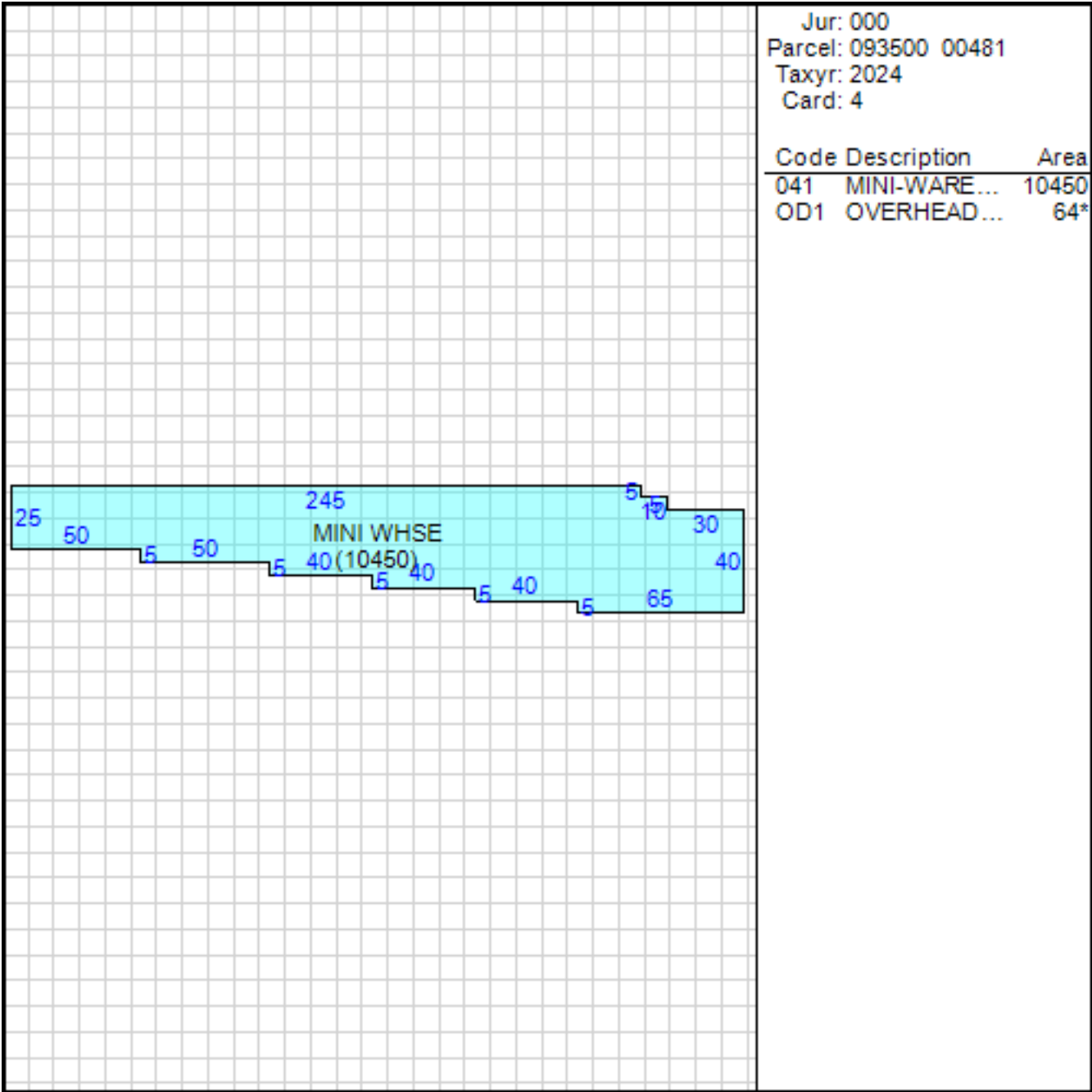
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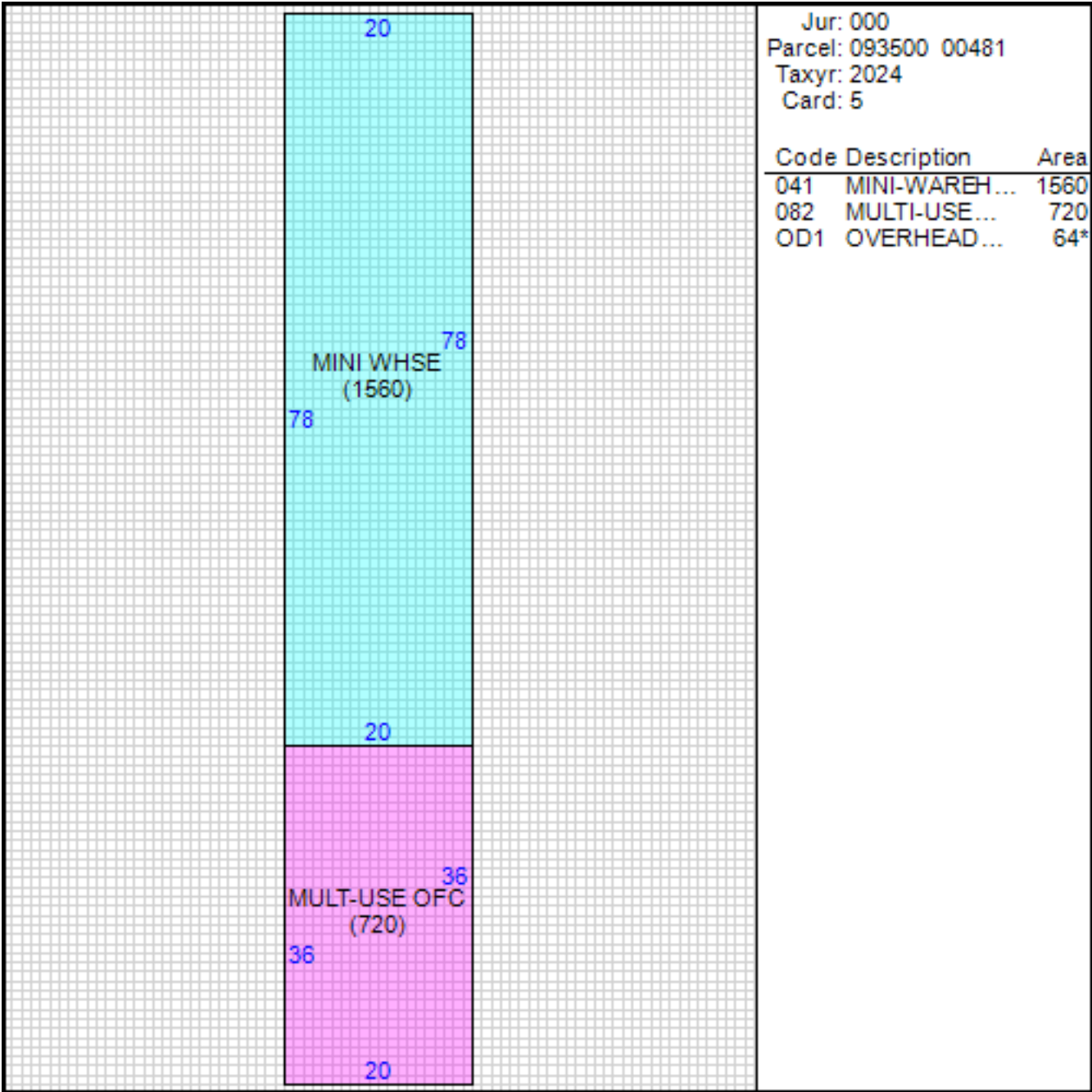
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