

Melvin Burgess  
Assessor Of Property  
Shelby County Government

Property Location and Owner Information

Parcel ID	D0242 00443
Property Address	7941 WINCHESTER RD
Municipal Jurisdiction	UNINCORP
Neighborhood Number	00912B59
Tax Map Page	199E
Land Square Footage	135406
Acres	3.108
Lot Dimensions	
Subdivision Name	WINCHESTER/HACKS CROSS PD 2ND AMEN PH 30
Subdivision Lot Number	
Plat Book and Page	221-008
Number of Improvements	1
Owner Name	AYAAN REAL ESTATE LLC AND GUPTA ESTATES LLC
Owner Mailing Address	1375 W BRIERBROOK
Owner City/State/Zip	GERMANTOWN TN 38138

## Appraisal and Assessment Information

Class	COMMERCIAL
Land Appraisal	\$1,628,400
Building Appraisal	\$2,479,400
Total Appraisal	\$4,107,800
Total Assessment	\$1,643,120
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

## Improvement/Commercial Details

Land Use	- STORE-RETAIL
Total Living Units	
Structure Type	RETAIL SINGLE OCCUP
Year Built	2006
Investment Grade	B

Other Buildings

Card	Year Built	Length	Width	Area	Type
1	2002			91,961	PAVING ASPHALT 75,001-200,000
1	2006	17	64	1,088	TRUCK/TRAIN WELLS

## Permits

Date of Permit	Amount of Permit	Permit Number	Reason
10/24/2006		B0974073	UO
08/25/2005	\$2,000,000	B0950264	NCT

## Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
02/10/2022	\$6,150,000	22016425	SW
06/30/2017	\$3,475,000	17066931	SW
04/17/2006	\$6,080,000	06060972	SW
04/14/2006	\$0	06060971	QC
07/29/2005	\$1,396,181	05121958	SW
07/29/2005	\$0	05121957	QC

Sketch

