

Lincoln (052)	Jan 1 Owner	Current Owner	LYNCHBURG HWY 812				
Tax Year 2026 Reappraisal 2024	BROWN-FORMAN CORPORATION		Ctrl Map:	Group:	Parcel:	PI:	SI:
	1926 FAYETTEVILLE HWY		041		001.02		000
	LYNCHBURG TN 37352						

Value Information

Land Market Value:	\$124,000
Improvement Value:	\$529,600
Total Market Appraisal:	\$653,600
Assessment Percentage:	40%
Assessment:	\$261,440

Additional Information

General Information

Class: 08 - Commercial	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: K01
District: 05	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 8.77	Calculated Acres: 0	Total Land Units: 8.77	
Land Code	Soil Class	Units	
10 - COM		8.77	

Commercial Building #: 2

Improvement Type:

22 - SALES

Quality:

2+ - ABOVE AVERAGE +

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

04 - ABOVE AVG

Interior Finish:

10 - PANEL-PLAST-DRYWALL

Bath Tiles:

00 - NONE

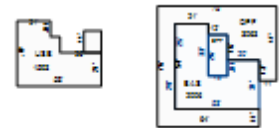
Shape:

04 - IRR SHAPE

Heat and AC:

07 - HVAC SPLIT

Building Sketch



Actual Year Built:

1900

Business Living Area:

3599

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

13 - PREFIN METAL CRIMPED

Floor Finish:

10 - HARDWOOD-TERR-TILE

Paint/Decor:

04 - ABOVE AVERAGE

Electrical:

04 - ABOVE AVG

Structural Frame:

00 - NONE

Plumbing Fixtures:

10

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
22 - SALES	2,006	05 - SIDING ABOVE AVG
22 - SALES	1,593	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
OPF - OPEN PORCH FINISHED	3063 X 1
EPF - ENCLOSED PORCH FINISHED	312 X 1
OPF - OPEN PORCH FINISHED	154 X 1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	14X20	280
1	GUD - DETACHED GARAGE UNFINISHED		3,600
1	CNC - CONCRETE PAVING		1
1	PTO - PATIO	7X12	84
1	OSH - OPEN SHED	40X40	1,600

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/20/2024	\$1,300,000	B17	358	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
6/9/2021	\$0	N16	187		QC - QUITCLAIM DEED	-
4/28/2021	\$1,000,000	L16	905	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/27/2021	\$0	M90	540		HR - AFFIDAVIT OF HEIRSHIP	-
4/27/2021	\$0	M90	537		HR - AFFIDAVIT OF HEIRSHIP	-
8/10/2007	\$200,000	D14	745	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/11/2006	\$176,000	Z13	462	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/19/2004	\$0	K13	435		-	-
1/15/1999	\$0	L12	438		-	-
7/19/1976	\$0	S8	690		-	-