

**Lincoln (052)**  
**Tax Year 2026 | Reappraisal 2024**

Jan 1 Owner  
 BROWN-FORMAN CORPORATION  
 1926 FAYETTEVILLE HWY  
 LYNCHBURG TN 37352

Current Owner

**LYNCHBURG HWY 812**

Ctrl Map:	Group:	Parcel:	PI:	SI:
041		001.02		000

**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**

<b>Class:</b> 08 - Commercial	<b>City:</b>
<b>City #:</b>	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 000	<b>Neighborhood:</b> K01
<b>District:</b> 05	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 1	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 03 - PUBLIC / INDIVIDUAL	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 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		-	-