

LOCATION

Property Address	406 E Broadway St Lenoir City, TN 37771-3045
Subdivision	Payne Map Of Lenoir City
County	Loudon County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Communications
Improvement Type	Store
Square Feet	2280

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	020L L 020.00
Special Int	000
Alternate Parcel ID	
Land Map	020L
District/Ward	02
Opportunity Zones	Yes
2020 Census Trct/Blk	602.04/3
Assessor Roll Year	2025



CURRENT OWNER

Name	B P Broadcasters LLC
Mailing Address	Po Box 340 Lenoir City, TN 37771-0340

SCHOOL ZONE INFORMATION

The Ilearn Institute	0.2 mi
Middle-High: 1 to 12	Distance

SALES HISTORY THROUGH 03/03/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/28/2000	\$25,000	B P Broadcasters LLC		Warranty Deed		256/912
4/25/2000		Wilkerson Dwight Etal %W/ll Inc				252/487
		Wilkerson Arthur Lumber Co				49/330

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025	Lenoir City	0.9455
Appraised Land	\$40,400	Assessed Land		Loudon	1.3883
Appraised Improvements	\$25,600	Assessed Improvements			
Total Tax Appraisal	\$66,000	Total Assessment	\$26,400		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$249.61	\$366.51	\$616.12
2024	\$249.61	\$366.51	\$616.12

2023	\$262.81	\$366.51	\$629.32
2022	\$262.81	\$361.36	\$624.18
2021	\$262.81	\$353.44	\$616.26
2019	\$190.74	\$303.40	\$494.14
2018	\$190.74	\$291.12	\$481.85
2017	\$190.74	\$291.12	\$481.85
2016	\$194.04	\$284.93	\$478.97
2015	\$194.04	\$281.27	\$475.32
2014	\$194.04	\$281.27	\$475.32
2012	\$194.04	\$264.11	\$458.15

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Store	Condition	Average	Units	1
Year Built	1946	Effective Year	1946	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	2,280				

Building Square Feet (Living Space)	Building Square Feet (Other)
Store 475	
Store 665	
Store 1140	

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Below Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Paneling Below Average
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Split
Exterior Wall	Siding Below Avg	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	2

- OTHER

Occupancy	Occupied	Building Data Source	Tenant
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Communications	Lot Dimensions	18.5 X 142.5 X 39
Block/Lot	/H&L	Lot Square Feet	6,534
Latitude/Longitude	35.793039°/-84.262076°	Acreage	0.15

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Us Highway
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Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code	M-2	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Payne Map Of Lenoir City	Plat Book/Page	
Block/Lot	/H&L	District/Ward	02
Description	02 023J E 023J 02000 000		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47105C0092D	05/16/2007
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	47105C0092D	05/16/2007