

RECORD OF OWNERSHIP

PHILLIPS W G FRED
RT 1 BOX 471
CLINTWOOD VA

24228

DATE RECORDED 10-14-76

DEED OR WILL BOOK DB 180-586

CONSIDERATION

DATE RECORDED

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CONSIDERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

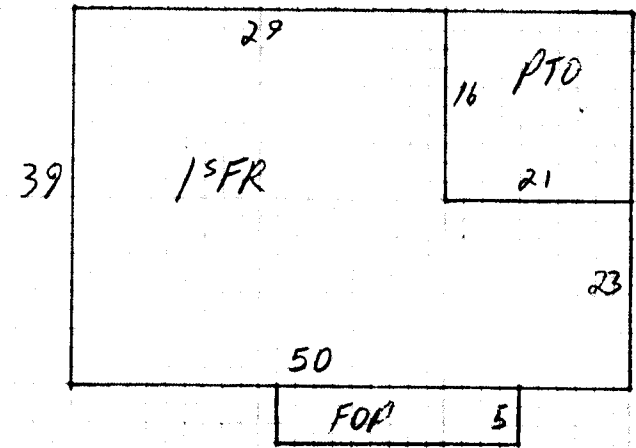
NOTES: 4500 51,000

Increase Changed due to New survey, 3-7-00

CLASS 2
ZONING
DISTRICT 02

LEGAL DESCRIPTION
BIG RIDGE
~~2.5 AC~~
1.70 AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1992				
1993				
1994	7,200	63,100	70,300	
1995	7,200	63,100	70,300	
1996	7,200	63,100	70,300	
1997	6000 7,200	63,100	69,100 70,300	
1998	6000 7,200	63,100	69,100 70,300	
1999	6000 7,200	63,100	69,100 70,300	
2000				
2001				
2002				
2003				



Dwelling	<input checked="" type="checkbox"/>	Comp. Sh.	<input checked="" type="checkbox"/>	Wood Siding		Yr. Built <u>70</u>	Remod.	Bemt. [] 2nd []	Plaster		BATH(S) Full <input type="checkbox"/> 1/2 Bath(s) <input type="checkbox"/>
		Slate		Brick		No. Stories	<u>1</u>	1st <u>6</u> 3rd []	Sheet rock		Modern Bath <input type="checkbox"/> Modern Kitchen <input type="checkbox"/>
		Asbestos		Asb. Wood Shg.		S. Level <input type="checkbox"/> S. Foyer <input type="checkbox"/>		Total No. Bedrooms	Ceclled		Cent. Heat <u>OIL</u> A/C <input type="checkbox"/>
		Metal		Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>					Panel	<input checked="" type="checkbox"/>	Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>
Wood Frame	<input checked="" type="checkbox"/>	Tar & Grav.		Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>		Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>		HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input checked="" type="checkbox"/> Tile <input type="checkbox"/>	Unfinished		
Cin. Block		Tile		Aluminum <input type="checkbox"/> Masonite <input checked="" type="checkbox"/>		Riers <input type="checkbox"/> Cin. Blk. <input checked="" type="checkbox"/>					Number <u>1</u>
Steel Frame		Shakes		Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>		Slab <input type="checkbox"/> Brick <input type="checkbox"/>		Disappearing Stairs	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>		Number Chimneys <u>1</u>

ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd. <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basmt. Finish	Attic Floor & Stairs	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>	Stone <input type="checkbox"/> Metal <input type="checkbox"/>
15FR	1614	28.5	45999					Basement Size <u>NO</u>		

ITEM	SIZE	RATE	VALUE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	Market Value	Market Value	Market Value
				Dwelling		D			43366		15%	36861		
Porch	165	8	840	mtc Body Sharp	30x58		12		1740x14.50			25230		
Porch PTO	336	3	1008	3 misc BLDGS										
Carport				Base log poor										
Garage														
Cent. A/C														

Basement	M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements	<u>63100</u>
Bsmt. Finish	DATE	DATE	Owner	Market Value All Land	<u>1200</u> <u>6000</u>
Attic	APPR. <u>SH</u>	APPR.	Make	TOTAL MARKET VALUE	<u>70300</u> <u>69100</u>
Fireplace(s)	DATE <u>1/31/94</u>	DATE	Size	Cond.	
Heating	CLASSIFICATION <u>2</u>	ZONING	Not Home <input type="checkbox"/> Time	Acreage	Use Value
Bath(s)			AM <input checked="" type="checkbox"/> PM <input type="checkbox"/>		
Total	<u>49847</u>		INFORMATION BY <u>OWNER</u>		
Factor	<u>.87</u>				
Replacement	<u>43366</u>				

FRONTS ON				LAND VALUE COMPUTATIONS				LAND VALUE COMPUTATIONS						
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	15 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	15 TOTAL APPRAISAL

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site	<u>1.7</u>			Home Site		<u>6000</u>	
Public Water	<input checked="" type="checkbox"/> Paved		<u>1.75</u>	<u>800</u>				<u>1200</u>	
Public Sewer	<input type="checkbox"/> Gravel								
Well	<input type="checkbox"/> Dirt								
Spring	<input type="checkbox"/> No Road								
Septic System	<input checked="" type="checkbox"/> Curb & Gutter	Wasteland	<u>1.70</u>			Wasteland		<u>6000</u>	
U. G. Utilities	<input type="checkbox"/> Sidewalk	Total Acreage	<u>2.5</u>	Total Value Land		Total Acreage		<u>7200</u>	Total Value Land

General Remarks:

LEVEL SLOPES UP SLOPES DOWN

LOW STEEP UP STEEP DOWN

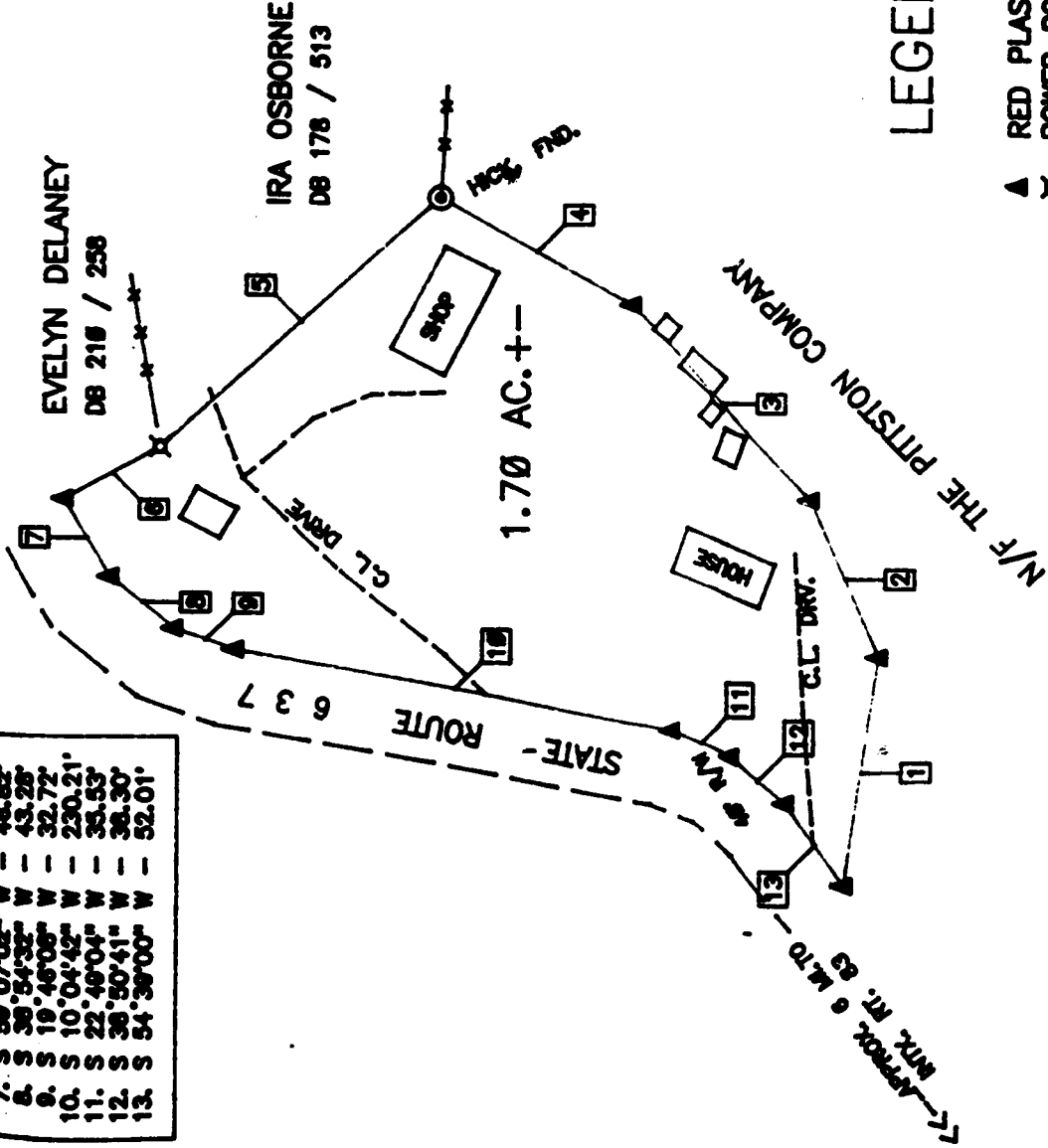
Land Cost	
Bldg. Cost	
Sale Price	
Expenses	
Net Rent	

BOARD REVIEW NOTES

BK 353PG 097

MERIDIAN IS TRUE NORTH
BASED ON SOLAR OBSERVATION
TAKEN ON SITE.

LINE TABLE		
LINE	QUADRANT BEARING	DIST.
1.	S 81° 44' 15" E	119.89'
2.	N 67° 02' 57" E	89.06'
3.	N 46° 18' 05" E	139.91'
4.	N 29° 31' 09" W	114.85'
5.	N 42° 32' 25" W	195.41'
6.	N 28° 46' 59" W	56.60'
7.	S 69° 07' 02" W	48.62'
8.	S 38° 54' 32" W	43.26'
9.	S 19° 46' 06" W	32.72'
10.	S 10° 04' 42" W	230.21'
11.	S 22° 49' 04" W	35.53'
12.	S 38° 50' 41" W	36.30'
13.	S 54° 39' 00" W	52.01'



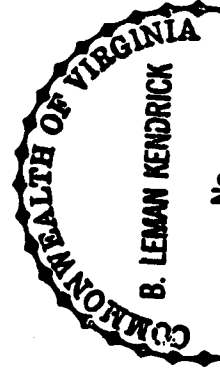
LEGEND

- ▲ RED PLASTAKE SET
- ✕ POWER POLE



I certify that this plat is drawn from a current field survey and that the true ground conditions are as depicted.

B. Leman Kendrick
B. Leman Kendrick



NOTE iii
THIS PROPERTY IS THE RESIDUE OF THE 15 ACRE TRACT CONVEYED TO WILLIAM D. PHILLIPS BY DEED RECORDED IN DB 153 AT PG.213.

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF DICKENSON COUNTY, 3103
2000. This deed was this day presented in said office, and upon the certificate of acknowledgment thereto annexed, admitted to record at 11:13 o'clock P.M., after payment of \$ tax imposed by Sec. 58, 1-802.

Original returned this date to: *Fred Phillips*
BY *Samuel E. Phillips* TESTE: JEE TAME CLERK
Clerk

Property Identification Run Dt: 4/18/2000 Owner Name/Address
 Map #: 00000000001351 PHILLIPS W G FRED
 Acct #: 000009681-001 RT 1 BOX 471
 Address: CLINTWOOD VA 24228
 City/St: ,

Legal Description 001.of 02
 BIG RIDGE
 2.5 AC
 188-A - 1367

Occupancy: DWELLING
 Dwl Type: CONV MH/Type: /
 Use/Class: /SINGLE/FAM RES SUBURB
 Year Assd: 2000
 Zoning:
 Dist: ERVINTON

Year Built: 1970
 Year Rmld:
 Year Efft:
 Condition: FAIR
 On Site Date: (MC) 11/16/1999
 Review Date: ()

Deed Bk/Pg: 180/ 586
 Acreage: 1.70
 Land Use:
 Total Mineral:
 Total Land: 10100
 Total Imp: 72600
 Total Value: 82700

!----- Improvement Description -----!

Exterior	Interior	Site
CONST-WOOD FRAME	NO. ROOMS - 6	STREET-PAVED
EXT*1-VINYL	NO. BEDROOMS - 3	UTILTY-PUB WATER
EXT 2-MASONITE HDB	NO. BATHS - 1	UTILTY-SEPTIC SYS
FOUND-CINDER BLOCK	FIREPLACE - 1	
ROOF_-COMP SHINGLE	CHIMNEY - 1	
ROOF_-METAL	FLOOR-CARPET	
	FLOOR-TILE	
	INTER-PANEL	

!----- Dwelling Valuation -----!

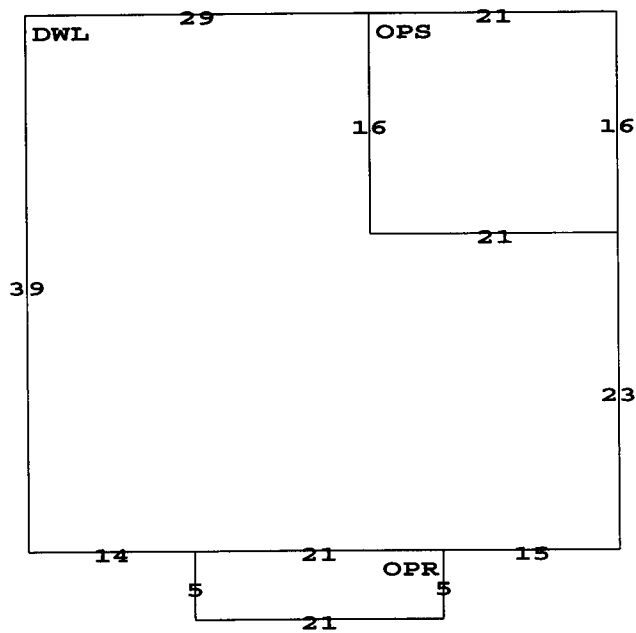
Item	Size	Rate	Value
DWELLING	1950	28.77	56101
BATH-F 101	1	2000.00	2000
FP 1B 201	1	2500.00	2500
SWL 401	1	5500.00	5500
HEAT-CNTRL	1950	1.50	2925
OPS	336	12.00	4032
OPR	105	14.00	1470
Grade Factor (D)			.85
Replacement Cost New			63325
Phys Depr. % (.150)		- FAIR	9499
Total Bldg. Value			53800

!----- Other Improvements Valuation -----!

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
GARAGE FR	30.0	58.0	1740		12.00	.15	17700
STORG-NCV							500
STORAGEFR							300
STORAGEFR							300
Total Imp Value							18800

!----- Land Valuation -----!

Meth	Cls	Desc	Grd	Size	Depth	Rate	FV/Pct	Value
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Sec	Type	Str	Description	Area
DWL	DWELLING	1.00	E29E21S16S23W15W21 W14N39	1950
OPS	OPS	1.00	E21S16W21N16	336
OPR	OPR	1.00	S5W21N5E21	105

	Cur. Value	Prev. Value	%Inc.
Land	10100	7200	140 %
Improvements	72600	63100	115 %
Total	82700	70300	118 %
Average Price Per Acre		5912	

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 Address: CLINTWOOD VA 24228
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Legal Description-002 of 02
 BIG RIDGE
 2.5 AC
 188-A - 1367

Bk/Pg: 180/ 586

A	200 H/S W/DWL	M	1.00	9000.00	9000
A	600 OPEN LAND	K	.70	1500.00	1050
Total Land Value			1.700		10100

!----- Comments -----!
 188A (A) 1367.
 AC CHANGED DUE TO NEW SURVEY 3-7-00.

!-----!
 Total Property Value 82700