

DISTRICT- CLINTWOOD

RECORD OF OWNERSHIP

PEGASUS RESOURCES INC
ROCKY TOP DEV ATTN: BOB MAY
BOX 1357
ABINGDON, VA 24210

01445

DATE RECORDED
 DEED OR WILL BOOK *N/A*
 CONSID-ERATION **YR-
 SB**

DATE RECORDED
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 CONSID-ERATION

CLASS **6**
 ZONING
 DISTRICT **01**

LEGAL DESCRIPTION
KEEL BRANCH
KEEL H T FILE # 1260Z
566.39AC

0000000001388

| YEAR | VALUE OF LAND | VALUE OF IMPROV. | TOTAL VALUE | AC |
|------|----------------|------------------|----------------|----|
| 1986 | <i>170 000</i> | <i>—</i> | <i>170 000</i> | |
| 1987 | <i>170,000</i> | <i>—</i> | <i>170,000</i> | |
| 1988 | <i>170 000</i> | | <i>170,000</i> | |
| 1989 | <i>170 000</i> | | <i>170,000</i> | |
| 1990 | <i>170,000</i> | | <i>170,000</i> | |
| 1991 | <i>170,000</i> | | <i>170,000</i> | |
| 1992 | | | <i>170,000</i> | |
| 1993 | | | | |
| 1994 | | | | |
| 1995 | | | | |
| 1996 | | | | |
| 1997 | | | | |

BUILDING PERMITS

| NO. | TYPE | DATE | % COMP. | DATE FINAL | APPRAISAL | APPRAISAL |
|-----|------|------|---------|------------|-----------|-----------|
| | | | | | | |
| | | | | | | |
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NOTES:

(209B) MAP NO. 189C (A) 1100

| NOTES | MAIN BUILDING | ROOFING | EXTERIOR FINISH | GENERAL FEATURES | NUMBER OF ROOMS | INTERIOR FINISH | PLUMBING & HEATING | |
|-------|---------------|-------------|--------------------------------|---------------------------|------------------------------------|----------------------------------|---------------------------------------|------------------------------------|
| | Dwelling | Comp. Sh. | Wood Siding | Yr. Built | Remod. | Bsmt. [] 2nd [] | Plaster | BATH(S) Full 1/2 Bath(s) |
| | | Slate | Brick | No. Stories | | 1st [] 3rd [] | Sheet rock | Modern Bath [] Modern Kitchen [] |
| | | Asbestos | Asb. Wood Shg. | S. Level [] S. Foyer [] | Total No. Bedrooms | Ceiled | Cent. Heat | A/C |
| | CONSTRUCTION | Metal | Cin. Block [] Stone [] | FOUNDATION | FLOORS | Panel | Fir. or Wall Furnace [] Stove(s) [] | |
| | Wood Frame | Tar & Grav. | Stucco [] Con. Block [] | Crawl [] Conc. [] | HW [] Pine [] Carp. [] Tile [] | Unfinished | FIRE PLACES | |
| | Cin. Block | Tile | Aluminum [] Masonite [] | Riers [] Cin. Blk. [] | ATTIC FINISH | INTERIOR CONDITION | Number | |
| | Steel Frame | Shakes | Storm Doors [] Storm Win. [] | Slab [] Brick [] | Disappearing Stairs | Gd. [] Fair [] Poor [] VP [] | Number Chimneys | |

| COMPUTATIONS | | | | | | EXTERIOR CONDITION | | | BASEMENT FINISH | | | ATTIC FLOOR & STAIRS | | | INSULATION | | |
|--------------|------|------|-------|------|-------|----------------------------------|---------------|----------------------------------|-----------------------------|------------------------|---------------------|----------------------|--|--|------------|--|--|
| ITEM | SIZE | RATE | VALUE | RATE | VALUE | Gd. [] Fair [] Poor [] VP [] | Basmt. Finish | 1/4 [] 1/2 [] 3/4 [] Full [] | Attic [] Walls [] Fl. [] | Brick [] C. Block [] | Stone [] Metal [] | | | | | | |

| SUMMARY OF BUILDINGS | | | | | | | | | | YR. | YR. | YR. |
|----------------------|-------------|------|-------|-----|------|-------------|-------|-------|--------------|--------------|--------------|-----|
| USE | DESCRIPTION | SIZE | GRADE | AGE | RATE | REPLACEMENT | COND. | DEPR. | Market Value | Market Value | Market Value | |

| | | | | | | | | | | | |
|--|-----------|--|--|--|--|--|--|--|--|--|--|
| | Dwelling | | | | | | | | | | |
| | Porch | | | | | | | | | | |
| | Porch | | | | | | | | | | |
| | Carport | | | | | | | | | | |
| | Garage | | | | | | | | | | |
| | Cent. A/C | | | | | | | | | | |
| | Basement | | | | | | | | | | |

| MOBILE HOME INFORMATION | | Market Value All Improvements | | Market Value All Land | | TOTAL MARKET VALUE | |
|-------------------------|-------|-------------------------------|-----------|-----------------------|--|--------------------|--|
| Owner | | | | | | 170 000 | |
| Make | Year | TOTAL MARKET VALUE | | 170 000 | | | |
| Size | Cond. | USE VALUE APPRAISALS RECAP | | | | | |
| Not Home [] | Time | Acreage | Use Value | | | | |
| | | Agric. | | | | | |
| | | Hort. | | | | | |
| | | Forest | | | | | |
| | | Open Space | | | | | |
| | | Totals | | | | | |

| FRONTS ON | | | | | | | | | | LAND VALUE COMPUTATIONS | | | | | LAND VALUE COMPUTATIONS | | | | |
|-----------|-------|----------------|------------|--------------|----------------|-------|------|-----------------------|------------|-------------------------|----------------|-------|------|-----------------------|-------------------------|--|--|--|--|
| Frontage | Depth | Square Footage | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 18 36 TOTAL APPRAISAL | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 18 36 TOTAL APPRAISAL | | | | | |

| PROPERTY FACTORS | | CLASSIFICATION | ACRES | RATE | ADJ. | CLASSIFICATION | ACRES | RATE | ADJ. |
|------------------|---------------|----------------|--------|------------------|------|----------------|-------|------------------|---------|
| Public Water | Paved | Home Site | | | | Home Site | | | |
| Public Sewer | Gravel | Wooded | 566.39 | 300 | | | | | 169,917 |
| Well | Dirt | | | | | | | | |
| Spring | No Road | | | | | | | | |
| Septic System | Curb & Gutter | Wasteland | | | | Wasteland | | | |
| U. G. Utilities | Sidewalk | Total Average | 566.39 | Total Value Land | | Total Average | | Total Value Land | 169 917 |

| FRONTAGE TOPOGRAPHY | | | General Remarks: | |
|---------------------|---------------|-----------------|------------------------------|--|
| LEVEL [] | SLOPES UP [] | SLOPES DOWN [] | CN DISTRICT LINE Topo V Poor | |
| LOW [] | STEEP UP [] | STEEP DOWN [] | | |

| Property and Income Information | Mo |
|---------------------------------|----|
| Land Cost | |
| \$ | |
| Bldg. Cost | |
| \$ | |
| Sale Price | |
| \$ | |
| Rent | |
| \$ | |
| Expenses | |
| \$ | |
| Net Rent | |
| \$ | |

BOARD REVIEW NOTES