

RECORD OF OWNERSHIP

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

01491

DATE RECORDED  
 DEED OR WILL BOOK  
 CONSID-ERATION **YE-SP**

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CLASS **5**  
 ZONING  
 DISTRICT **BT 2**  
 LEGAL DESCRIPTION  
**BIG RIDGE**  
**J C SPEER FILE 1363Z**  
**89.08AC**

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACR
1986	26,700	-	26,700	
1987	26,700	-	26,700	
1988	26,700		26,700	
1989	26,700		26,700	
1990	26,700		26,700	
1991	26,700		26,700	
1992				
1993				
1994				
1995				
1996				
1997				

MAP NO. **178-128A** **(A) 1431**

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	<input type="checkbox"/>	Modern Kitchen		
			Asbestos		Asb. Wood Shg.		S. Level <input type="checkbox"/>	S. Foyer <input type="checkbox"/>	Total No. Bedrooms		Ceciled		Cent. Heat		A/C		
	CONSTRUCTION		Metal		Cin. Block <input type="checkbox"/>	Stone <input type="checkbox"/>	FOUNDATION		FLOORS		Panel		FIRE PLACE(S)				
	Wood Frame		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 type="checkbox"/>	Tile <input type="checkbox"/>	Unfinished		Fir. or Wall Furnace <input type="checkbox"/>	Stove(s)	
Cin. Block		Tile		Aluminum <input type="checkbox"/>	Masonite <input type="checkbox"/>	Riers <input type="checkbox"/>	Cin. Blk. <input type="checkbox"/>	ATTIC FINISH		INTERIOR CONDITION							
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		

COMPUTATIONS						EXTERIOR CONDITION		BASEMENT SIZE		ATTIC FLOOR & STAIRS		INSULATION		FIRE PLACE(S)							
TYPE	SIZE	RATE	VALUE	RATE	VALUE	Gd. <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	VP <input type="checkbox"/>	Basmt. Finish	1/4 <input type="checkbox"/>	1/2 <input type="checkbox"/>	3/4 <input type="checkbox"/>	Full <input type="checkbox"/>	Attic <input type="checkbox"/>	Walls <input type="checkbox"/>	Fl. <input type="checkbox"/>	Brick [ ]	C. Block [ ]	Stone [ ]	Metal [ ]

SUMMARY OF BUILDINGS													YR.	YR.	YR.	
														Market Value	Market Value	Market Value
Porch																
Porch																
Carport																
Garage																
Cent. A/C																
Basement																
Bsmt. Finish						M & L		M & L								
Attic						DATE		DATE								
Fireplace(s)						APRP.		APRP.								
Heating						DATE		DATE								
Bath(s)						6/19/95										
Total						CLASSIFICATION		ZONING								
Factor																
Replacement																

MOBILE HOME INFORMATION				Market Value All Improvements		Market Value All Land		TOTAL MARKET VALUE	
Owner									26,724
Make		Year							
Size		Cond.							
Not Home <input type="checkbox"/>	Time								
	AM <input type="checkbox"/>	PM <input type="checkbox"/>							

USE VALUE APPRAISALS RECAP						Property and Income Information	
Agric.						Land Cost	
Hort.						Bldg. Cost	
Forest						\$	
Open Space						\$	
Totals						Sale Price	
						\$	
						Expenses	
						\$	
						Net Rent	
						\$	

LAND VALUE COMPUTATIONS						LAND VALUE COMPUTATIONS								
Frontage	Depth	Square Footage	Use Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Use Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION					
Utilities	Street or Road			Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.		
Public Water	Paved			pool	89.08	300						26,724	
Public Sewer	Gravel												
Well	Dirt												
Spring	No Road												
Septic System	Curb & Gutter												
J. G. Utilities	Sidewalk			Wasteland				Wasteland					
								Total Appraisals				Total Value Land	

FRONTAGE TOPOGRAPHY				General Remarks:	
LEVEL <input type="checkbox"/>	SLOPES UP <input type="checkbox"/>	SLOPES DOWN <input type="checkbox"/>			
LOW <input type="checkbox"/>	STEEP UP <input type="checkbox"/>	STEEP DOWN <input type="checkbox"/>			

BOARD REVIEW NOTES