

RECORD OF OWNERSHIP

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

12603

DATE RECORDED  
 DEED OR WILL BOOK  
 CONSID-ERATION YR-SP

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS

ZONING

DISTRICT

08

LEGAL DESCRIPTION

ELLEN W DYERS FILE # 7781  
 68.98AC  
 CLINTWOOD DIST

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	
1986	41,400	-	41,400	
1987	41,400	-	41,400	
1988	41,400	-	41,400	
1989	41,400		41,400	
1990	41,400		41,400	
1991	41,400		41,400	
1992				
1993				
1994				
1995				
1996				
1997				

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	Ceciled	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 PLACE(S)
	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						SUMMARY OF BUILDINGS					
Year	Size	Rate	Value	Part	Class	Gd.	Fair	Poor	VP	Basmt. Finish	Basmt. Size	Attic Floor & Stairs	INSULATION	Brick [ ]	C. Block [ ]	Stone [ ]	Metal [ ]

USE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	YR.	Market Value	Market Value	Market Value
Dwelling							86			
Porch										
Porch										
Carport										
Garage										
Cent. A/C										

Basement	M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements
Bsmt. Finish	DATE	DATE	Owner	Market Value All Land <i>MIN</i> 41,388
Attic	APPR. <i>BP</i>	APPR.	Make Year	TOTAL MARKET VALUE 41,388
Fireplace(s)	DATE	DATE	Size Cond.	USE VALUE APPRAISALS RECAP
Heating			Not Home [ ] Time	Acreage Use Value
Bath(s)	CLASSIFICATION	ZONING	AM [ ] PM [ ]	Property and Income Information
Total			INFORMATION BY	Land Cost
Factor				\$
Replacement				Bldg. Cost
				\$

FRONTS ON								LAND VALUE COMPUTATIONS								LAND VALUE COMPUTATIONS							
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	18 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	19 TOTAL APPRAISAL									
								<i>96</i>															

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION			
Utilities	Street or Road			Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.
Public Water	Paved										
Public Sewer	Gravel			<i>MIN</i>	<i>68.98</i>	<i>600</i>		<i>41,388</i>			
Well	Dirt										
Spring	No Road										
Septic System	Curb & Gutter			Wasteland				Wasteland			
U. G. Utilities	Sidewalk										

FRONTAGE TOPOGRAPHY			General Remarks:		
LEVEL [ ]	SLOPES UP [ ]	SLOPES DOWN [ ]			
LOW [ ]	STEEP UP [ ]	STEEP DOWN [ ]			

BOARD REVIEW NOTES