

RECORD OF OWNERSHIP

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

12605

DATE RECORDED  
 DEED OR WILL BOOK  
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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS

ZONING

DISTRICT

08

LEGAL DESCRIPTION

JOHN W FLEMING FILE # 175  
 54AC  
 CLINTWOOD DIST

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	A
1986	32,400	-	32,400	
1987	32,400	-	32,400	
1988	32,400	-	32,400	
1989	32,400	-	32,400	
1990	32,400	-	32,400	
1991	32,400	-	32,400	
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		Basement Size		Attic Floor & Stairs		INSULATION		Brick [ ] C. Block [ ]	
FEET	INCH	RATE	VALUE	RATE	VALUE	Gd. [ ] Fair [ ] Poor [ ] VP [ ]	Basmt. Finish	1/4 [ ] 1/2 [ ] 3/4 [ ] Full [ ]	Attic [ ] Walls [ ] Fl. [ ]	Stone [ ] Metal [ ]					

SUMMARY OF BUILDINGS												YR.	YR.	YR.
USE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	Market Value	Market Value	Market			
	Dwelling													
	Porch													
	Porch													
	Carpport													
	Garage													
	Cent. A/C													

Basement	M & L	M & L	MOBILE HOME INFORMATION		Market Value All Improvements			
Bsmt. Finish			Owner	Market Value All Land		<i>MIN</i>	<i>32,400</i>	
Attic	DATE	DATE	Make	Year	TOTAL MARKET VALUE		<i>32,400</i>	
Fireplace(s)	APRP.	APRP.	Size	Cond.	USE VALUE APPRAISALS RECAP			
Heating	<i>BP</i>		Not Home [ ] Time [ ]		Acres	Use Value		Property and Income Information
Bath(s)	DATE	DATE	AM [ ] PM [ ]					Land Cost
Total								\$
Factor	CLASSIFICATION	ZONING	INFORMATION BY					Bldg. Cost
Replacement								\$

FRONTS ON		LAND VALUE COMPUTATIONS							LAND VALUE COMPUTATIONS							Sale Price	
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	<i>19</i> TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	<i>19</i> TOTAL APPRAISAL	\$	\$	
								<i>86</i>								Rent	
																Expenses	

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.	Net Rent
Utilities	Street or Road	Home Site				Home Site				\$
Public Water	Paved									\$
Public Sewer	Gravel	<i>MIN</i>	<i>54</i>	<i>600</i>				<i>32,400</i>		\$
Well	Dirt									\$
Spring	No Road									\$
Septic System	Curb & Gutter	Wasteland				Wasteland				\$
U. G. Utilities	Sidewalk	Total Acres		Total Value Land		Total Acres		Total Value Land		\$

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

BOARD REVIEW NOTES