

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

CLASS 4
ZONING
DISTRICT 08
LEGAL DESCRIPTION
WESLEY VANOVER FILE # 483
100AC
CLINTWOOD DIST

| | |
|-------------------|--|
| DATE RECORDED | |
| DEED OR WILL BOOK | |
| CONSIDERATION | |
| DATE RECORDED | |
| DEED OR WILL BOOK | |
| CONSIDERATION | |
| DATE RECORDED | |
| DEED OR WILL BOOK | |
| CONSIDERATION | |
| DATE RECORDED | |
| DEED OR WILL BOOK | |
| CONSIDERATION | |
| DATE RECORDED | |
| DEED OR WILL BOOK | |
| CONSIDERATION | |

| YEAR | VALUE OF LAND | VALUE OF IMPROV. | TOTAL VALUE | |
|------|---------------|------------------|-------------|--|
| 1992 | 60,000 | | 60,000 | |
| 1993 | 60,000 | | 60,000 | |
| 1994 | | | | |
| 1995 | | | | |
| 1996 | | | | |
| 1997 | | | | |
| 1998 | | | | |
| 1999 | | | | |
| 2000 | | | | |
| 2001 | | | | |
| 2002 | | | | |
| 2003 | | | | |

BUILDING PERMITS

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

NOTES:

| | | | | | | | |
|-------------|-------------|--|---|--|--------------------|--|---|
| Dwelling | Comp. Sh. | Wood Siding | Yr. Built | Remod. | Bemt. [] 2nd [] | Plaster | BATH(S) Full 1/2 Bath(s) |
| | State | Brick | No. Stories | | 1st [] 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 | Ceciled | Cent. Heat <input type="checkbox"/> A/C <input type="checkbox"/> |
| | Metal | Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/> | | | | Panel | Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/> |
| 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 | | |
| Cin. Block | Tile | Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/> | Riers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/> | | | | Number |
| 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 |

| | | |
|--|----------------------|------------------------|
| Basement Size | Attic Floor & Stairs | Brick [] C. Block [] |
| Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/> | Basmt. Finish | Stone [] Metal [] |
| | | YR. 92 |

| TYPE | AREA | DEPTH | REPLACEMENT | COND. | DEPR. | Market Value | Market Value | YR. |
|-----------|------|-------|-------------|-------|-------|--------------|--------------|-----|
| Dwelling | | | | | | | | |
| Porch | | | | | | | | |
| Porch | | | | | | | | |
| Carport | | | | | | | | |
| Garage | | | | | | | | |
| Cent. A/C | | | | | | | | |

| | | | | |
|---------------|----------------|--------|---|-------------------------------|
| Basement | M & L | M & L | MOBILE HOME INFORMATION | Market Value All Improvements |
| Basmt. Finish | DATE | DATE | Owner | Market Value All Land |
| Attic | APRP. BB | APRP. | Make Year | TOTAL MARKET VALUE 60,000 |
| Fireplace(s) | DATE 6-27-91 | DATE | Size Cond. | USE VALUE APPROXIMATE |
| Heating | CLASSIFICATION | ZONING | Not Home <input type="checkbox"/> Time | Assege Use Value |
| Bath(s) | | | AM <input type="checkbox"/> PM <input type="checkbox"/> | Land Cost |
| Total | | | | \$ |
| Factor | | | | Bldg. Cost |
| Replacement | | | | \$ |

| Depth | Square Footage | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 10 TOTAL APPROX. | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 10 TOTAL APPROX. |
|-------|----------------|------------|--------------|----------------|-------|------|------------------|------------|--------------|----------------|-------|------|------------------|
| | | | | | | | | | | | | | |

| PROPERTY FACTORS | CLASSIFICATION | ACRES | RATE | ADJ. | CLASSIFICATION | ACRES | RATE | ADJ. |
|-----------------------------|----------------|-------|------|------|----------------|-------|------|--------|
| Public Water Paved | Home Site | | | | Home Site | | | |
| Public Sewer Gravel | N/A | 100 | 600 | | | | | 60,000 |
| Well Dirt | | | | | | | | |
| Spring No Road | | | | | | | | |
| Septic System Curb & Gutter | Wasteland | | | | Wasteland | | | |
| U. G. Utilities Sidewalk | | | | | | | | 60,000 |

General Remarks:

LEVEL SLOPES UP SLOPES DOWN

LOW STEEP UP STEEP DOWN

BOARD REVIEW NOTES