

RECORD OF OWNERSHIP

PEGASUS RESOURCES INC
C/O ROCKY TOP DEV/ ATT BOB MAY
BOX 1357
ABINGDON VA 24210

12691

DATE RECORDED

DEED OR WILL BOOK

CONSID-ERATION **YR-SP**

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DEED OR WILL BOOK

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CONSID-ERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES: NO CARD ON FILE 470,200

CLASS		LEGAL DESCRIPTION		
ZONING		HIRAM KEITH FILE # 980		
DISTRICT		671.74AC		
08		ERVINTON DIST.		
YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	
1986	537,400	-	537,400	
1987	537,400	-	537,400	
1988	537,400	-	537,400	
1989	537,400		537,400	
1990	537,400		537,400	
1991	537,400		537,400	
1992				
1993				
1994				
1995				
1996				
1997				

MAP NO. _____

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 ½ Bath(s)
		Slate	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"/>
	CONSTRUCTION	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>	FOUNDATION	FLOORS	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	FIRE PLACE(S)
	Cin. Block	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. BIK. <input type="checkbox"/>	ATTIC FINISH	INTERIOR CONDITION	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

COMPUTATIONS						EXTERIOR CONDITION		Basement Size		Attic Floor & Stairs		INSULATION		Brick [] C. Block []	
ITEM	SIZE	RATE	VALUE	ADJ.	VALUE	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basmt. Finish	¼ <input type="checkbox"/> ½ <input type="checkbox"/> ¾ <input type="checkbox"/> Full <input type="checkbox"/>	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>	Stone [] Metal []					

SUMMARY OF BUILDINGS													YR. <i>86</i>	YR.	YR.
TYPE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	Market Value	Market Value	Market				
Dwelling															
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>		<i>537,392</i>
Attic	APRP.	APRP.	Make	Year	TOTAL MARKET VALUE	
Fireplace(s)	DATE	DATE	Size	Cond.	USE VALUE APPRAISALS RECAP	
Heating			Not Home <input type="checkbox"/> Time		Acreage	Use Value
Bath(s)	CLASSIFICATION	ZONING	AM <input type="checkbox"/> PM <input type="checkbox"/>			
Total			INFORMATION BY			
Factor						
Replacement						

FRONTS ON										LAND VALUE COMPUTATIONS					LAND VALUE COMPUTATIONS				
Frontage	Depth	Square Footage	Lot Price	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Lot Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	18 TOTAL APPRAISAL						

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site				Home Site			
Public Sewer	Gravel	<i>MINERALS</i>	<i>671.74</i>	<i>800</i>				<i>537,392</i>	
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk								

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"/>			

Property and Income Information	Market
Land Cost	
\$	
Bldg. Cost	
\$	
Sale Price	
\$	
Rent	
\$	
Expenses	
\$	
Net Rent	
\$	

BOARD REVIEW NOTES