

**DISTRICT- MINERALS**

0000000011893

RECORD OF OWNERSHIP

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

12754

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

DATE RECORDED  
 DEED OR WILL BOOK  
 CONSID-ERATION

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 CONSID-ERATION

CLASS

LEGAL DESCRIPTION

ZONING

**NOAH YATES FILE # 258**  
**191AC**  
**KENADY DIST**

DISTRICT

08

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	A
1986	398,500		398,500	
1987	398,500		398,500	
1988	398,500		398,500	
1989	398,500		398,500	
1990	398,500		398,500	
1991	398,500		398,500	
1992				
1993				
1994				
1995				
1996				
1997				

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

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 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	INTEIOR 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 [ ]	
CRS	SIZE	RATE	VALUE	RATE	VALUE	Gd. [ ] Fair [ ] Poor [ ] VP [ ]	Basmt. Finish	1/4 [ ] 1/2 [ ] 3/4 [ ] Full [ ]	Attic [ ] Walls [ ] Fl. [ ]	Stone [ ] Metal [ ]	YR. 86	YR.	YR.	Market Value	Market Value

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

Bsmt. Finish	M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements
Attic	DATE	DATE	Owner	Market Value All Land MIN 398,523
Fireplace(s)	APRP	APRP.	Make Year	TOTAL MARKET VALUE 398,523
Heating	BP		Size Cond.	USE VALUE APPRAISALS RECAP
Bath(s)	DATE	DATE	Not Home [ ] Time	Average Use Value
Total			AM [ ] PM [ ]	Property and Income Information
Factor	CLASSIFICATION	ZONING	INFORMATION BY	Land Cost
Replacement				\$
				Bldg. Cost
				\$
				Sale Price
				\$
				Rent
				\$
				Expenses
				\$
				Net Rent
				\$

FRONTS ON			LAND VALUE COMPUTATIONS						LAND VALUE COMPUTATIONS					
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	1/2 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	1/2 TOTAL APPRAISAL
PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.				
Street or Road			Home Site				Home Site							
Public Water	Paved													
Public Sewer	Gravel		MIN UN DEV	4.36		245,723								
Well	Dirt		MIN	191	800	152,800								
Spring	No Road													
Septic System	Curb & Gutter		Wasteland				Wasteland							
U. G. Utilities	Sidewalk					398,523								

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

BOARD REVIEW NOTES