

RECORD OF OWNERSHIP

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

12765

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

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| CONSID-ERATION | |

| | |
|----------|----|
| CLASS | |
| ZONING | |
| DISTRICT | 08 |

LEGAL DESCRIPTION
 COCHRAN E T FILE 750
 72.64AC
 SANDLICK DIST

| YEAR | VALUE OF LAND | VALUE OF IMPROV. | TOTAL VALUE |
|------|---------------|------------------|-------------|
| 1986 | 50,800 | | 50,800 |
| 1987 | 50,800 | | 50,800 |
| 1988 | 50,800 | | 50,800 |
| 1989 | 50,800 | | 50,800 |
| 1990 | 50,800 | | 50,800 |
| 1991 | 50,500 | | 50,500 |
| 1992 | | | |
| 1993 | | | |
| 1994 | | | |
| 1995 | | | |
| 1996 | | | |
| 1997 | | | |

BUILDING PERMITS

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

NOTES:

| NOTES | MAIN BUILDING | | ROOFING | | EXTERIOR FINISH | | GENERAL FEATURES | | | NUMBER OF ROOMS | | INTERIOR FINISH | | PLUMBING & HEAT | |
|-------------|---------------|--------|-------------|--------------------------------|---------------------------|-----------|------------------|---------------------|--------------------|----------------------------------|--------------------|-----------------|------------------------------|--------------------------------|--------------|
| | 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 Kitch | | |
| | | | 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 | |
| | Wood Frame | | Tar & Grav. | | Stucco [] Con. Block [] | | Crawl [] | Conc. [] | HW [] | Pine [] | Carp. [] | Tile [] | Unfinished | | FIREPLACE(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 | | Stone [] Metal [] | |
|--------------|------|------|-------|------|-------|----------------------------------|--|---------------|--|----------------------------------|--|-----------------------------|--|------------------------|--|
| ITEM | SIZE | RATE | VALUE | RATE | VALUE | Gd. [] Fair [] Poor [] VP [] | | Basmt. Finish | | 1/4 [] 1/2 [] 3/4 [] Full [] | | Attic [] Walls [] Fl. [] | | Brick [] C. Block [] | |

| SUMMARY OF BUILDINGS | | | | | | | | | | | YR. | YR. | YR. |
|----------------------|-------------|------|-------|-----|------|-------------|-------|-------|--------------|--------------|--------------|-----|-----|
| USE | DESCRIPTION | SIZE | GRADE | AGE | RATE | REPLACEMENT | COND. | DEPR. | Market Value | Market Value | Market Value | | |
| Dwelling | | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | | |
| Carport | | | | | | | | | | | | | |
| 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 <i>min 50,848</i> | |
| Fireplace(s) | APRP. | APRP. | Make Year | | TOTAL MARKET VALUE <i>50,848</i> | |
| Heating | DATE | DATE | Size Cond. | | USE VALUE APPRAISALS RECAP | |
| Bath(s) | DATE | DATE | Not Home [] Time | | Acreage Use Value | |
| Total | CLASSIFICATION | | ZONING | | AM [] PM [] | |
| Factor | INFORMATION BY | | Agric. | | Hort. | |
| Replacement | | | Forest | | Open Space | |
| | | | Totals | | | |

| FRONTS ON | | | | | | | | | | LAND VALUE COMPUTATIONS | | | | | | | | | | LAND VALUE COMPUTATIONS | | | | | | | | | |
|-----------|-------|----------------|------------|--------------|----------------|-------|------|------------------------------|------------|-------------------------|----------------|-------|------|--------------------|---------------------------------|--|--|--|--|-------------------------|--|--|--|--|--|--|--|--|--|
| Frontage | Depth | Square Footage | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 19 <i>86</i> TOTAL APPRAISAL | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | Adj. | 19 TOTAL APPRAISAL | Property and Income Information | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Land Cost | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Bldg. Cost | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Sale Price | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Rent | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Expenses | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Net Rent | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ | | | | | | | | | | | | | | |

| PROPERTY FACTORS | | | | CLASSIFICATION | | | | ACRES | | | | RATE | | | | ADJ. | | | |
|---|----------------|--|--|----------------------|--|--|--|------------------|--|--|--|---------------|--|--|--|------------------|--|--|--|
| Utilities | Street or Road | | | Home Site | | | | Home Site | | | | Home Site | | | | Home Site | | | |
| Public Water | Paved | | | | | | | | | | | | | | | | | | |
| Public Sewer | Gravel | | | <i>min 72.64 700</i> | | | | <i>50,848</i> | | | | | | | | | | | |
| Well | Dirt | | | | | | | | | | | | | | | | | | |
| Spring | No Road | | | | | | | | | | | | | | | | | | |
| Septic System | Curb & Gutter | | | Wasteland | | | | Wasteland | | | | Wasteland | | | | Wasteland | | | |
| U. G. Utilities | Sidewalk | | | Total Acreage | | | | Total Value Land | | | | Total Acreage | | | | Total Value Land | | | |
| FRONTAGE TOPOGRAPHY | | | | General Remarks: | | | | | | | | | | | | | | | |
| LEVEL [] SLOPES UP [] SLOPES DOWN [] | | | | | | | | | | | | | | | | | | | |
| LOW [] STEEP UP [] STEEP DOWN [] | | | | | | | | | | | | | | | | | | | |

BOARD REVIEW NOTES