

RECORD OF OWNERSHIP

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

03698

DATE RECORDED	
DEED OR WILL BOOK	MIP
CONSID-ERATION	YR- SE

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS	5
ZONING	
DISTRICT	02

LEGAL DESCRIPTION
 COUNTS J.B.F. FILE 814
 84.36 AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRES
1986	25 300	-	25 300	
1987	25,300	-	25,300	
1988	25 300		25 300	
1989	25 300		25 300	
1990	25 300		25 300	
1991	25 300		25 300	
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		Stone [] Metal []	
ITEM	SIZE	RATE	VALUE	DATE	VALUE	Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []						

SUMMARY OF BUILDINGS													YR.	YR.	YR.	
TYPE	AREA	VALUE	AGE	COND.	USE	ACRES	ADJ.	TOTAL	ADJ.	USE	ACRES	ADJ.	Market Value	Market Value	Market Value	
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	25300
Attic	APRP.	APRP.	Make Year	TOTAL MARKET VALUE	25300
Fireplace(s)	DATE	DATE	Size Cond.	USE VALUE APPRAISALS RECAP	
Heating	APRP.	APRP.	Not Home [] Time	Acres	Use Value
Bath(s)	DATE	DATE	AM [] PM []	Agric.	
Total	CLASSIFICATION	ZONING	INFORMATION BY	Hort.	
Factor	S-1-85	S		Forest	
Replacement				Open Space	
				Totals	

FRONTS ON										LAND VALUE COMPUTATIONS					LAND VALUE COMPUTATIONS				
Frontage	Depth	Square Footage	Dist Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	15 TOTAL APPRAISAL	Dist Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	15 TOTAL APPRAISAL					
								86											

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site				Home Site			
Public Water	Paved	Wood	84.36	300				25302	
Public Sewer	Gravel								
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk								
		Total Acres	84.36	Total Value Land		Total Acres		Total Value Land	

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

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

BOARD REVIEW NOTES