

RECORD OF OWNERSHIP

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

DATE RECORDED
 DEED OR WILL BOOK
 CONSID-ERATION YR-SP
N/A

03717

CLASS 6
 ZONING
 DISTRICT 02

LEGAL DESCRIPTION
 STRASS, W.B. FILE 1616
 388.0 AC

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

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRES
1986	116,400	-	116,400	
1987	116,400	-	116,400	
1988	116,400		116,400	
1989	116,400		116,400	
1990	116,400		116,400	
1991	116,400		116,400	
1992				
1993				
1994				
1995				
1996				
1997				

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

MAP NO.

149D (A) 654

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										
	Cin. Block		Tile		Aluminum [] Masonite []		Riers []	Cin. Blk. []		ATTIC FINISH			INTERIOR CONDITION											
	Steel Frame		Shakes		Storm Doors [] Storm Win. []		Slab []	Brick []		Disappearing Stairs			Gd. []	Fair []	Poor []	VP []								
	COMPUTATIONS						EXTERIOR CONDITION			Basement Size			ATTIC FLOOR & STAIRS											
	YR	AGE	RATE	VALUE	RATE	VALUE	Gd. []	Fair []	Poor []	VP []	Basmt. Finish	1/4 []	1/2 []	3/4 []	Full []	Attic []	Walls []	Fl. []	Number	Number Chimneys	Brick []	C. Block []	Stone []	Metal []

SUMMARY OF BUILDINGS																				
TYPE	AGE	REPLACEMENT	COND.	YR.	MARKET VALUE	RENT	YR.	MARKET VALUE	RENT	YR.	MARKET VALUE	RENT	YR.	MARKET VALUE	RENT	YR.	MARKET VALUE	RENT	YR.	MARKET VALUE
Dwelling																				
Porch																				
Porch																				
Carport																				
Garage																				
Cent. A/C																				
Basement																				
Bsmt. Finish																				
Attic																				
Fireplace(s)																				
Heating																				
Bath(s)																				
	Total																			
	Factor																			
	Replacement																			

	M & L	M & L																		
	DATE	DATE																		
	APRP. BP	APRP.																		
	DATE	DATE																		

USE VALUE APPRAISALS RECAP															Property and Income Information	
Market Value All Improvements												Land Cost				
Market Value All Land												Bldg. Cost				
TOTAL MARKET VALUE										116,400		Sale Price				
										116,400		Rent				
Average										Use Value		Expenses				
Agric.												Net Rent				
Hort.																
Forest												BOARD REVIEW NOTES				
Open Space																
Totals																

LAND VALUE COMPUTATIONS										LAND VALUE COMPUTATIONS											
Frontage	Depth	Square Footage	Unit Price	Total Price	Acres	Total Appraisal	Frontage	Depth	Square Footage	Unit Price	Total Price	Acres	Total Appraisal	Frontage	Depth	Square Footage	Unit Price	Total Price	Acres	Total Appraisal	

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site				Home Site			
Public Water	Paved		388.	3001					
Public Sewer	Gravel								
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk		388	Total Value Land	116,400	Total Average		Total Value Land	

FRONTAGE TOPOGRAPHY		General Remarks:	
LEVEL [] SLOPES UP [] SLOPES DOWN []		NO ACCESS Topo Poor	
LOW [] STEEP UP [] STEEP DOWN []		459.42 AC ACCORD TO CCCO. Maps	