DISTRICT- SANDLICK

00000000013101

RECORD OF OWNERSHIP

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

08492

DATE RECORDED	
DEED OR WILL BOOK	N/A
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	

CLASS	5
ZONING	
DISTRICT	04

LEGAL DESCRIPTION
COLLEY THOMAS K FILE 262
88.44 AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	26500	-	26500	
1987	26500	-	26500	
1988	26500		26500	
1989	26500		26500	
1990	26500		26500	
1991	26500		26500	
1992				
1993				
1994				
1995				
1996				
1997				

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

MAP NO. NM 217

NOTES

MAIN BUILDING
Dwelling

CONSTRUCTION
Wood Frame
Cin. Block
Steel Frame

ROOFING
Comp. Sh.
Slate
Asbestos
Metal
Tar & Grav.
Tile
Shakes

EXTERIOR FINISH
Wood Siding
Brick
Asb. Wood Shg.
Cin. Block ☐ Stone ☐
Stucco ☐ Con. Block ☐
Aluminum ☐ Masonite ☐
Storm Doors ☐ Storm Win. ☐

EXTERIOR CONDITION
Gd. ☐ Fair ☐ Poor ☐ VP ☐

GENERAL FEATURES
Yr. Built | Remod.
No. Stories
S. Level ☐ S. Foyer ☐

FOUNDATION
Crawl ☐ Conc. ☐
Piers ☐ Cin. Blk. ☐
Slab ☐ Brick ☐
Basement Size
Basmt. Finish

NUMBER OF ROOMS
Bsmt. [ ] 2nd [ ]
1st [ ] 3rd [ ]
Total No. Bedrooms

FLOORS
HW ☐ Pine ☐ Carp. ☐ Tile ☐

ATTIC FINISH
Disappearing Stairs
Attic Floor & Stairs
¼ ☐ ½ ☐ ¾ ☐ Full ☐

INTERIOR FINISH
Plaster
Sheet rock
Ceciled
Panel
Unfinished

INTERIOR CONDITION
Gd. ☐ Fair ☐ Poor ☐ VP ☐

INSULATION
Attic ☐ Walls ☐ Fl. ☐

PLUMBING & HEA
BATH(S) Full ½ Bath(s)
Modern Bath ☐ Modern Kitc
Cent. Heat | A/C
Flr. or Wall Furnace ☐ Stove

FIREPLACE(S)
Number
Number Chimneys
Brick [ ] C. Block [ ]
Stone [ ] Metal [ ]

COMPUTATIONS

ITEMS	SIZE	RATE	VALUE	RATE	VALUE
Porch					
Porch					
Carport					
Garage					
Cent. A/C					
Basement					
Bsmt. Finish					
Attic					
Fireplace(s)					
Heating					
Bath(s)					
Total					
Factor					
Replacement					

SUMMARY OF BUILDINGS

		USE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	YR. 86 Market Value	YR. Market Value	YR. Market Value
Dwelling											

M & L	M & L
DATE	DATE
APRP. MW	APRP.
DATE 1-9 86	DATE
CLASSIFICATION 5	ZONING

MOBILE HOME INFORMATION
Owner
Make Year
Size Cond.
Not Home ☐ Time
AM ☐ PM ☐

INFORMATION BY

Market Value All Improvements	
Market Value All Land	26500
TOTAL MARKET VALUE	26500

USE VALUE APPRAISALS RECAP

	Acreage	Use Value
Agric.		
Hort.		
Forest		
Open Space		
Totals		

Property and Income Information	Mo
Land Cost	
$	
Bldg. Cost	
$	
Sale Price	
$	
Rent	
$	
Expenses	
$	
Net Rent	
$	
BOARD REVIEW NOTES	

FRONTS ON

LAND VALUE COMPUTATIONS

Frontage	Depth	Square Footage	Base Price	Depth Factor	Front Ft. Adj.	TOTAL	Adj.	19 TOTAL APPRAISAL

PROPERTY FACTORS

Utilities		Street or Road	
Public Water		Paved	
Public Sewer		Gravel	
Well		Dirt	
Spring		No Road	
Septic System		Curb & Gutter	
U. G. Utilities		Sidewalk	

CLASSIFICATION	ACRES	RATE	ADJ.	
Home Site				
	88.44	300		26532
Wasteland				
Total Acreage	88.44	Total Value Land		26532

LAND VALUE COMPUTATIONS

Base Price	Depth Factor	Front Ft. Adj.	TOTAL	Adj.	19 TOTAL APPRAISAL

CLASSIFICATION	ACRES	RATE	ADJ.
Home Site			
Wasteland			
Total Acreage		Total Value Land	

FRONTAGE TOPOGRAPHY
LEVEL ☐ SLOPES UP ☐ SLOPES DOWN ☐
LOW ☐ STEEP UP ☐ STEEP DOWN ☐

General Remarks: