

LEGAL CO
BOX 7
DANTE VA

24237

RECORDED
DEED OR WILL BOOK DB
CONSIDERATION

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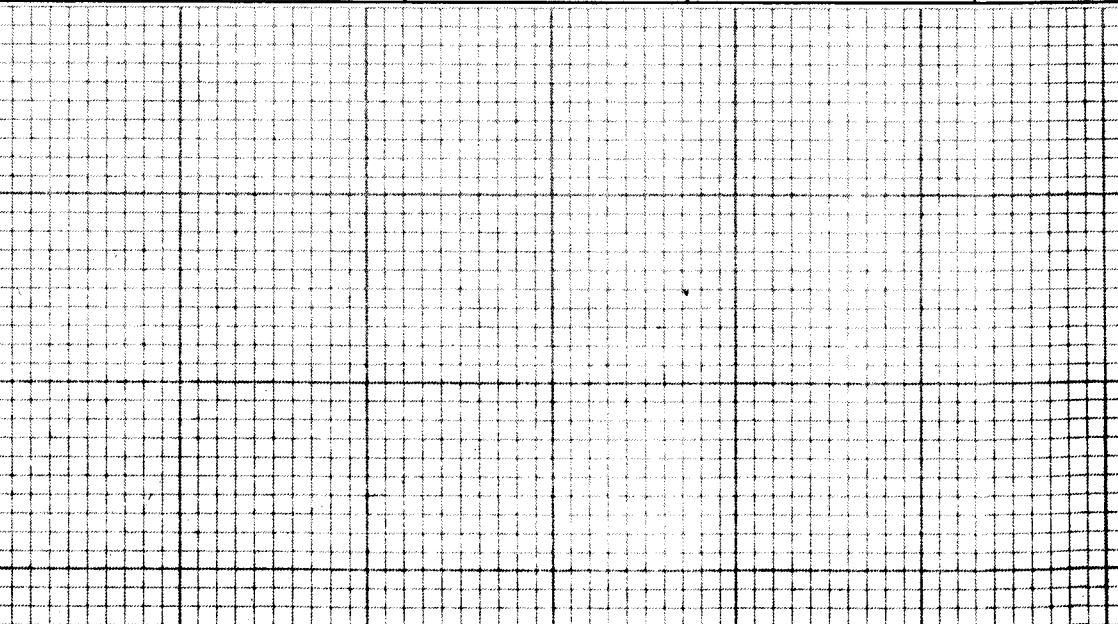
CLASS 4
ZONING
DISTRICT 02

LEGAL DESCRIPTION
CANNEY CREEK
SHAFFNER FILE # 1600Z
607.02AC MCCLURE #1

1992			
1993			
1994	357,600	19,366,900 16,204,600	19,724,300 16,582,200
1995	357,600	16,204,600	16,562,200
1996			
1997			
1998			
1999			
2000			
2001			
2002			
2003			

NOTES:

Blank lines for notes.



Dwelling		Comp. Sh.		Wood Siding		Yr. Built	Remod.	Bemt. [] 2nd []	Plaster		BATH(S)	Full	1/2 Bath(s)
		Slate		Brick		No. Stories		1st [] 3rd []	Sheet rock		Modern Bath	<input type="checkbox"/>	Modern Kitchen
		Asbestos		Aeb. Wood Shg.		S. Level <input type="checkbox"/>	S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceiled		Cent. Heat		A/C
		Metal		Cin. Block <input type="checkbox"/>	Stone <input type="checkbox"/>				Panel		Pir. or Wall Furnace	<input type="checkbox"/>	Stoves
Wood Frame		Tar & Grav.		Stucco <input type="checkbox"/>	Con. Block <input type="checkbox"/>	Crawf <input type="checkbox"/>	Conc. <input type="checkbox"/>	HW <input type="checkbox"/>	Pine <input type="checkbox"/>	Carp. <input type="checkbox"/>	Tile <input type="checkbox"/>	Unfinished	
Cin. Block		Tile		Aluminum <input type="checkbox"/>	Masonry <input type="checkbox"/>	Fiers <input type="checkbox"/>	Cin. Blk. <input type="checkbox"/>						
Steel Frame		Shakes		Storm Doors <input type="checkbox"/>	Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/>	Brick <input type="checkbox"/>	Disappearing Stairs	Gd. <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	VP <input type="checkbox"/>	

Porch													
Porch													
Carport													
Garage													
Cent. A/C													
Basement													
Bemt. Finish													
Attic													
Fireplace(s)													
Heating													
Bath(s)													

See Attachment

19,366.815
16,204.633

Total													
Factor													
Replacement													

CLASSIFICATION	ACRES	RATE	ADJ.		CLASSIFICATION	ACRES	RATE	ADJ.
Home Site					Home Site			
Public Water	Paved	<input checked="" type="checkbox"/>	<i>INDUSTRIAL</i>	<i>15</i>	<i>12,000</i>		<i>180,000</i>	
Public Sewer	Gravel		<i>592.02</i>	<i>300</i>			<i>177,606</i>	
Well	Dirt							
Spring	No Road							
Septic System	Curb & Gutter							
U. G. Utilities	Sidewalk		<i>607.02</i>				<i>357,606</i>	

General Remarks:

LEVEL
 SLOPES UP
 SLOPES DOWN
 STEEP UP
 STEEP DOWN

MCCLURE #1 PREP PLANT

CAPACITY OF PLANT	600 TPH
VALUATION ON HOURLY BASIS	<u>22,500</u>
	<u>13,500,00</u>
DEPRECIATION 1970-1986	40%
RESIDUAL VALUE OF PLANT STRUCTURE	<u>8,100,000</u>
OUTSIDE FACILITIES INVOLVED IN PROCESS	11,440,000
DEPRECIATION	40%
TOTAL	<u>6,864,000</u>

BUILDINGS ON PROPERTY

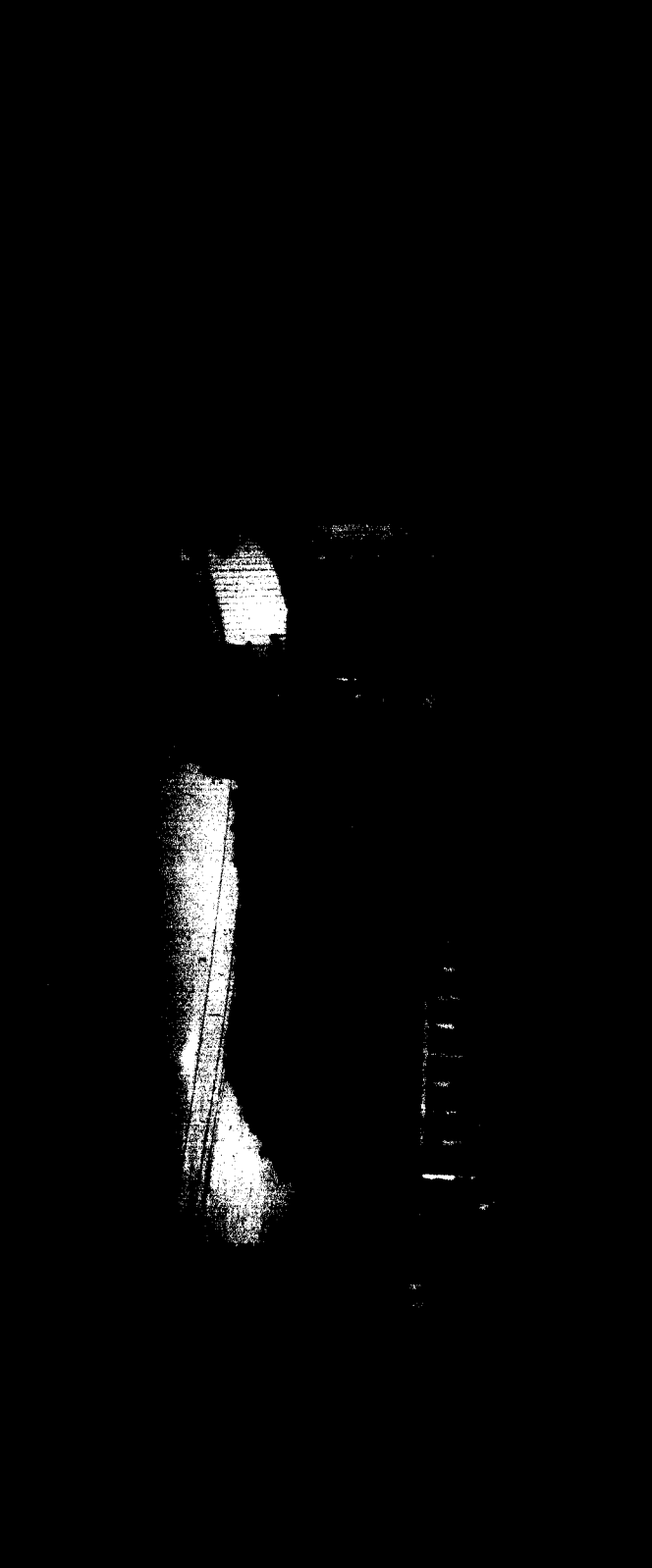
(1) METAL GARAGE (CONCRETE FLOOR, NO INSULATION) 30 X 46 = 1380 X \$12.00	16,560
(1) METAL SHED (STEEL FRAME, CONCRETE FLOOR) 31 X 150 = 4650 X \$5.50	25,775
(1) METAL GARAGE (CONCRETE FLOOR) 20 X 28 = 560 X \$8.00	4,480
(1) METAL OFFICE BUILDING 50 X 90 = 4500 X \$23.87	107,415
(1) METAL WAREHOUSE 50 X 230 = 11,500 X \$10.00	115,000
(1) CB PUMP HOUSE BUILDING 14 X 16 = 224 X \$8.00	1,792
(2) METAL BUILDINGS (AT MAIN GATE, AT SCALES), 2(12 X 16) = 384 X \$4.00	1,536
TOTAL BUILDINGS TO USE 40% DEPRECIATION	46,815
DEPRECIATION	40%
	<u>28,089</u>
TOTAL BUILDINGS TO USE 18% DEPRECIATION	225,743
DEPRECIATION	18%
	<u>185,109</u>

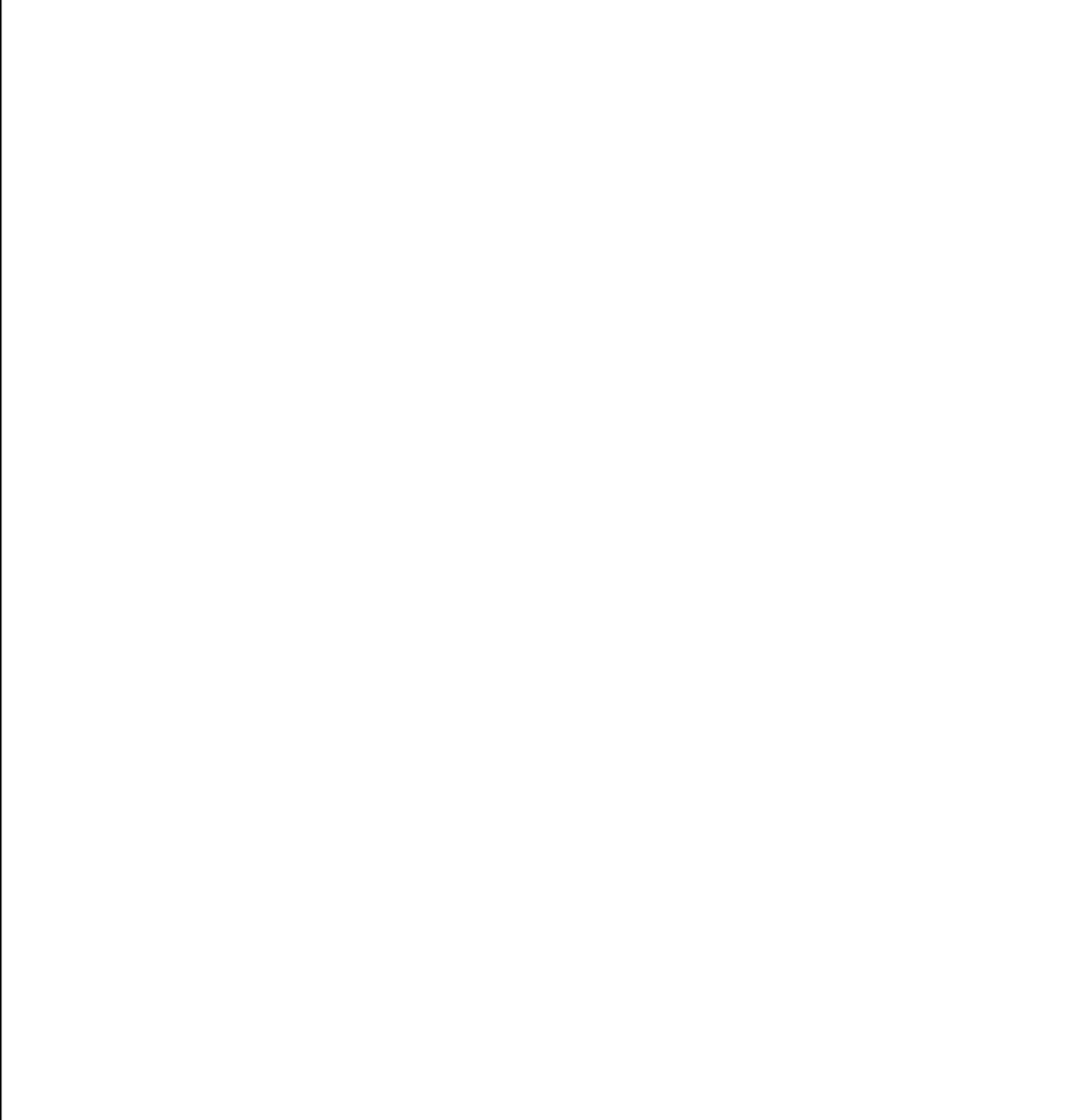
IMPROVEMENTS TO PLANT INCLUDES: SPIRAL CLEANING SYSTEM FV 1,000,000

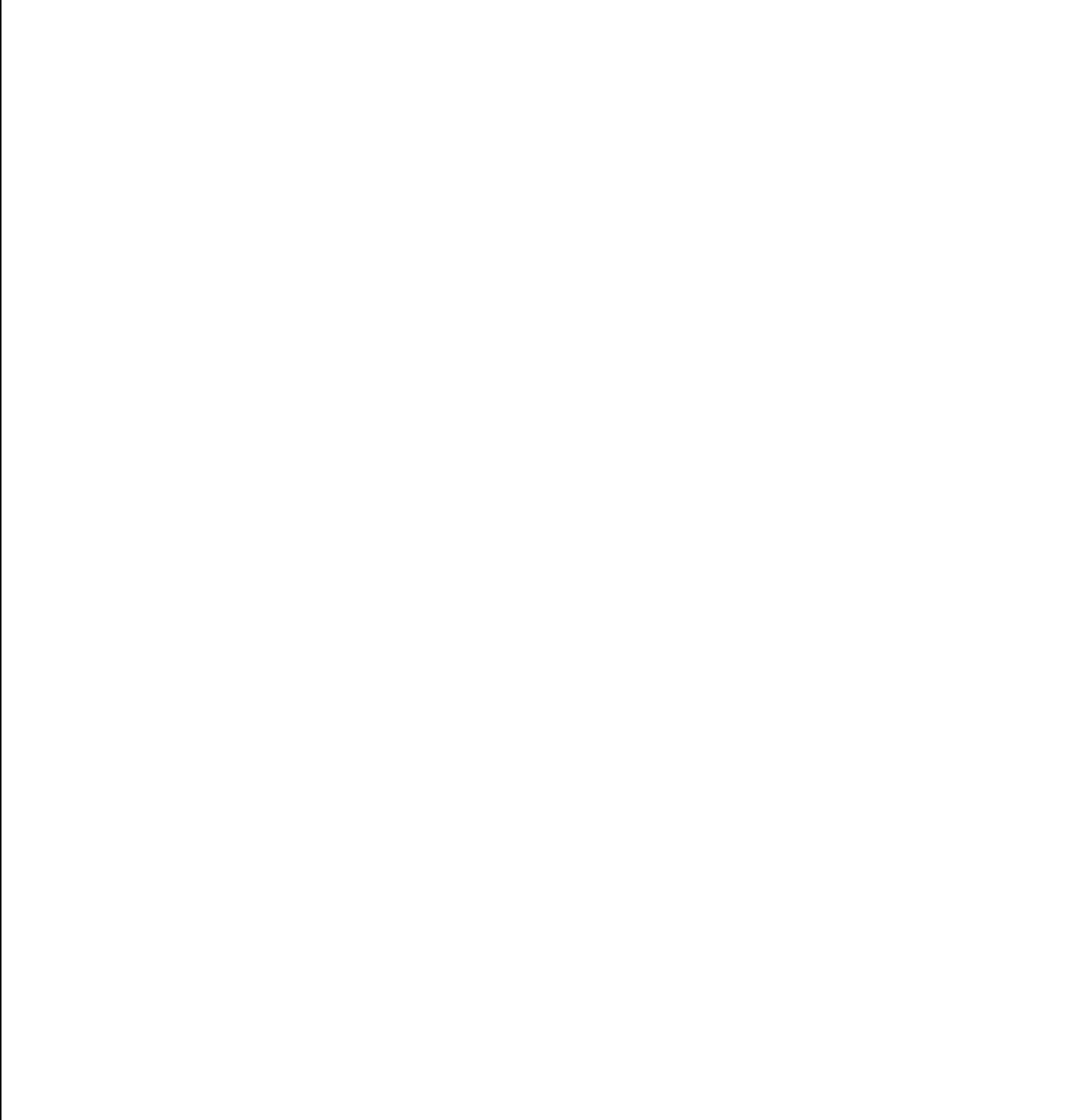
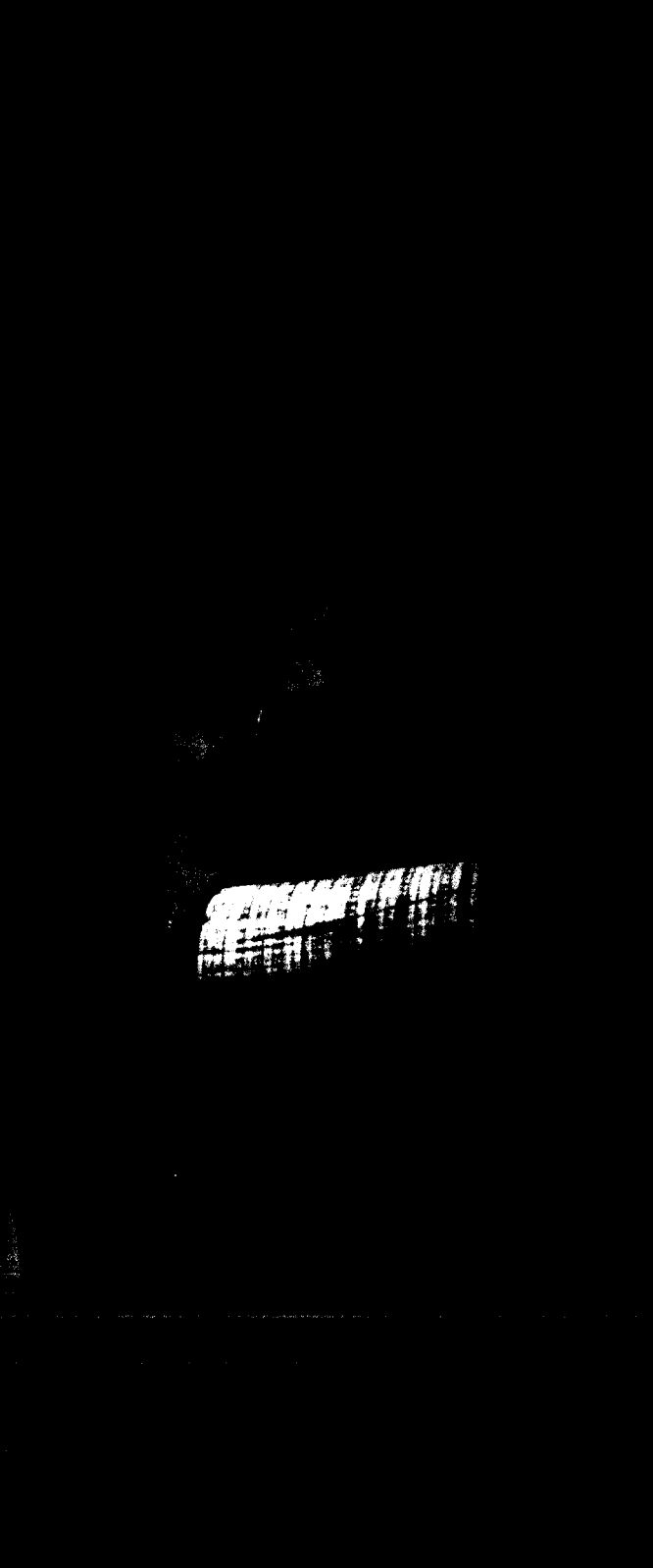
TOTAL BUILDINGS, OUTSIDE FACILITIES, AND PLANT 16,177,198

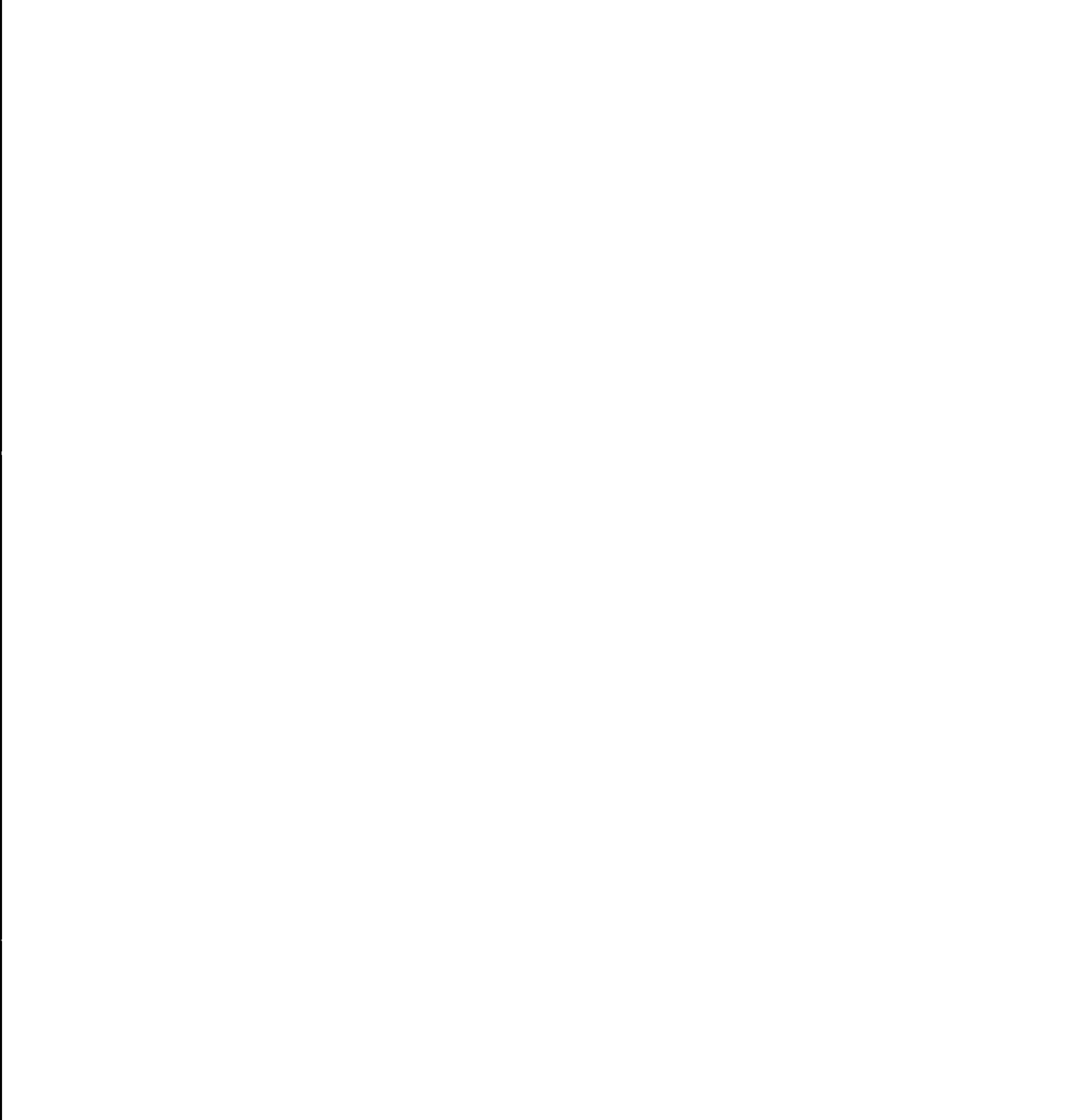
SCALES (75 TON CAPACITY, CONCRETE PIT, STEEL SCALE MECHANISM) AUTOMATIC DIAL	37,500
STEEL PLATE OVER PLATFORM	2,350
ELECTRONIC READER	1,875
TOTAL SCALES	<u>4,000</u>
DEPRECIATION	40%
RESIDUAL SCALES	<u>27,435</u>
(3) SHAFTS 420' + 420' + 1600' = 2,440' X \$1800/FT	<u>4,392,000</u>

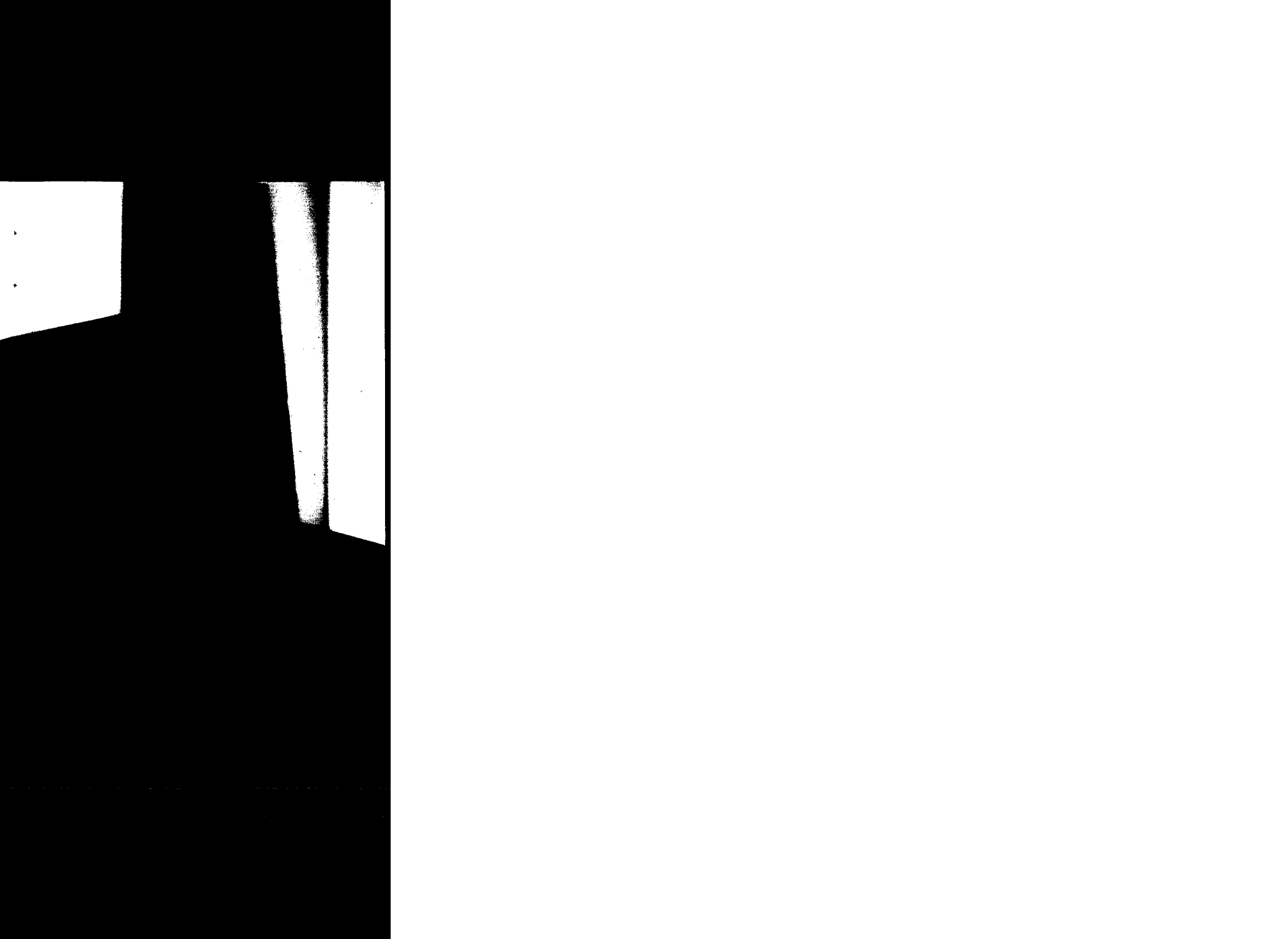














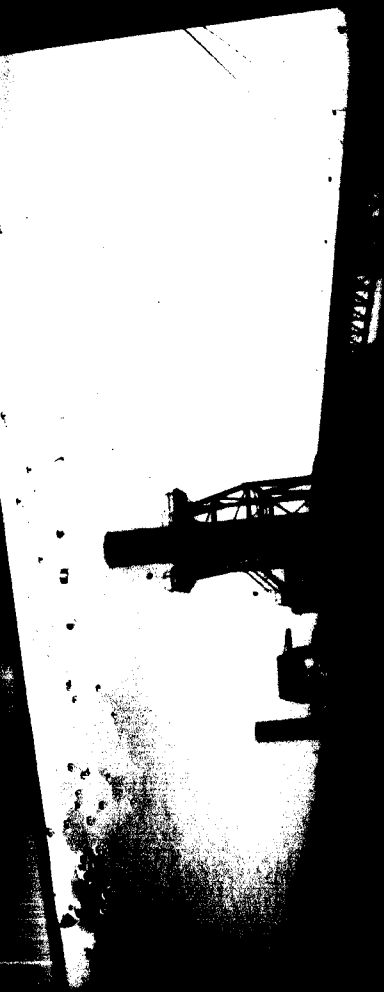




Fig. 1. A large, dark, irregularly shaped object, possibly a piece of machinery or a large container, with a small, bright rectangular area near the bottom center.

