

RECORD OF OWNERSHIP

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

03437

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CLASS 6
 ZONING
 DISTRICT 82 3

LEGAL DESCRIPTION
 OPEN FORK
 FLEMING FILE # 7686
 109.53AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRE
1986	32,900	-	32,900	
1987	32,900	-	32,900	
1988	32,900		32,900	
1989	32,900		32,900	
1990	32,900		32,900	
1991	32,900		32,900	
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 & 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			Brick [] C. Block []		
FRONT	SIZE	RATE	VALUE	RATE	VALUE	Gd. [] Fair [] Poor [] VP []		Basmt. Finish		1/4 [] 1/2 [] 3/4 [] Full []		Attic [] Walls [] Fl. []		Stone [] Metal []			

SUMMARY OF BUILDINGS											YR.	86	YR.		YR.
TYPE	NO.	AREA	GRADE	AGE	DATE	REPLACEMENT	COND.	USE	VAL.	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	
Basmt. Finish	DATE	DATE	Owner		Market Value All Land		32,859	
Attic	APRP.	APRP.	Make		Year		TOTAL MARKET VALUE	
Fireplace(s)	DATE	DATE	Size		Cond.		USE VALUE APPRAISALS RECAP	
Heating	B.P		Not Home []		Time		Acres	
Bath(s)	DATE	DATE	AM [] PM []		Agric.		Use Value	
Total	5/9/95		Forest		Hort.		Land Cost	
Factor	6		Open Space		Totals		\$	
Replacement	CLASSIFICATION	ZONING	INFORMATION BY				Bldg. Cost	

LAND VALUE COMPUTATIONS											LAND VALUE COMPUTATIONS				
FRONTS ON	Percentage	Depth	Square Footage	Used Site	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Used Site	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL
PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.			CLASSIFICATION	ACRES	RATE	ADJ.			
Utilities	Street or Road		Home Site						Home Site						
Public Water	Paved		HillsIDE	109.53	300			32,859							
Public Sewer	Gravel														
Well	Dirt														
Spring	No Road														
Septic System	Curb & Gutter		Wasteland						Wasteland						
U. G. Utilities	Sidewalk														

FRONTAGE TOPOGRAPHY			General Remarks:	
LEVEL []	SLOPES UP []	SLOPES DOWN []	TOPS POOR	
LOW []	STEEP UP []	STEEP DOWN []		

BOARD REVIEW NOTES