

PECASUS RESOURCES INC
 C/O ED STACY
 P O BOX 4000
 LEBANON VA

24266

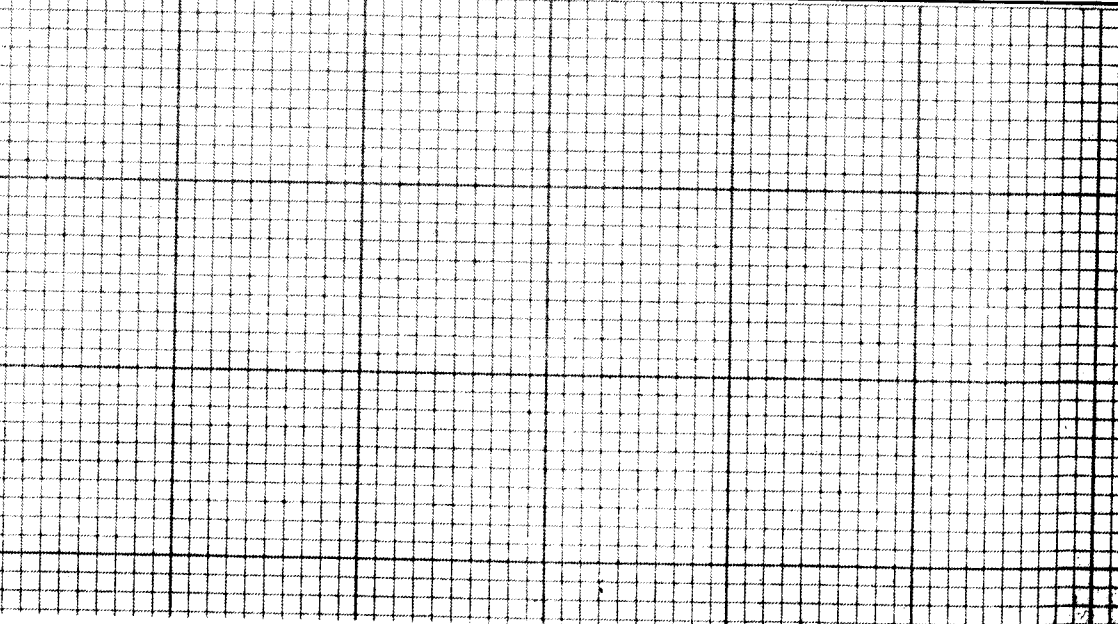
CLASS 4
 ZONING
 DISTRICT 02

LEGAL DESCRIPTION
 MCCLURE ERVIN HDWE &
 SUPPLY CO # 17260
 1.73AC

	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	
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	CONSIDERATION	
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	CONSIDERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	

1992			
1993			
1994	20,800	462,200	483,000
1995	20,800	462,200	483,000
1996			
1997			
1998			
1999			
2000			
2001			
2002			
2003			

NOTES:



Dwelling	Comp. Sh.	Wood Siding	Yr. Built	Remod.	Bemt. [] 2nd []	Plaster	BATHS) 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	Ceiled	Cent. Heat [] A/C []
	Metal	Cin. Block [] Stone []				Panel	Flr. or Wall Furnace [] Stove(s) []
Wood Frame	Tar & Gray.	Stucco [] Con. Block []	Crawl [] Conc. []		HW [] Pine [] Carp. [] Tile []	Unfinished	
Cin. Block	Tile	Aluminum [] Masonite []	Fiers [] Cin. Blk. []				Number
Steel Frame	Shakes	Storm Doors [] Storm Win. []	Slab [] Brick []		Disappearing Stairs	Gd. [] Fair [] Poor [] VP []	Number Chimneys
			Basement Size		Attic Floor & Stairs		Brick [] C. Block []
		Gd. [] Fair [] Poor [] VP []	Basmt. Finish		1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []

YR. 94

YR. YR.

Dwelling	<i>See attached card</i>		Market Value All Improvements	462200
			Market Value All Land	20800
			Owner	483000
			Make	
			Year	
			Size	
			Cond.	
			Not Home [] Time	
			Agric.	
			Hort.	
			Forest	
			Open Space	
			Totals	
			Land Cost	
			Bldg. Cost	
			Sale Price	
			Rent	
			Expenses	
			Net Rent	

M & L	M & L
DATE	DATE
APRP. <i>M.S.</i>	APRP.
DATE <i>1-31-94</i>	DATE
CLASSIFICATION <i>4</i>	ZONING

	CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Home Site	<i>industrial</i>	<i>1.73</i>	<i>12000</i>	<i>20760</i>	Home Site			
Wasteland					Wasteland			
		<i>1.73</i>		<i>20800</i>				

General Remarks:

LEVEL [] SLOPES UP [] SLOPES DOWN []

LOW [] STEEP UP [] STEEP DOWN []

BOARD REVIEW NOTES

MCCLURE WAREHOUSE AND TRUCK SHOPS

- (1) 2s Br Warehouse 90 x 110 = 19800 x \$15 = 297,000
(2) 1s Br Warehouse 90 x 84 = 7560 x \$15 = 113,400
(3) 1s Br Warehouse 230 x 80 = 18,400 x \$15 276,000
(4) Brick Office (Top Floor of Warehouse) 219,240
230 x 80 = 7560 x \$29
(5) Loading Dock (Covered) 18,450
205 x 10 = 2050 x \$9.00 924,090

TOTAL

629,640

PARTS 1, 2, 4, ABOVE BUILT 1959 (TOTAL FROM ABOVE)

294,450

PARTS 3, 5 ABOVE BUILT 1948 (TOTAL FROM ABOVE)

314,820

629,640 LESS 50% DEPRECIATION

103,057

294,450 LESS 65% DEPRECIATION

61,600

METAL OPEN-SIDED GARAGE OR SHED 40 X 280 = 11,200 X \$5.50

44,352

APPROX 16 YEARS OLD (FAIR CONDITION) 28% DEPRECIATION

462,229

TOTAL

