

RECORD OF OWNERSHIP

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

03456

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

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES: *36AC to Clinchfield Coal Co. 270-287*
1-15-91

CLASS **6**
 ZONING
 DISTRICT **02**

LEGAL DESCRIPTION
HATCHET CREEK
DAVID COLLEY FILE # 1210Z
547.57AC
511.57AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACR
1986	<i>194 100</i>	<i>-</i>	<i>194 100</i>	
1987	<i>194 100</i>	<i>-</i>	<i>194 100</i>	
1988	<i>194 100</i>		<i>194 100</i>	
1989	<i>194 100</i>		<i>194 100</i>	
1990	<i>194 100</i>		<i>194 100</i>	
1991	<i>194 100</i>		<i>194 100</i>	
1992	<i>181 600</i>		<i>181 600</i>	
1993				
1994				
1995				
1996				
1997				

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 PLACES
	Cin. Block	Tile	Aluminum [] Masonite []	Riers [] Cin. Bik. []	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 []
			Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []

YR.	BASE	RATE	VALUE	DATE	REMARKS

SUMMARY OF BUILDINGS												YR.	YR.	YR.
TYPE	DESCRIPTION	AGE	GRADE	AGE	DATE	REMARKS	YR.	MARKET VALUE	MARKET VALUE	MARKET VALUE				
Dwelling														
Porch														
Garage														

Basement	M & L	M & L	MOBILE HOME INFORMATION				Market Value All Improvements				
Bsmt. Finish	DATE	DATE	Owner	Market Value All Land				194100			
Attic	APRP. BP	APRP.	Make Year	TOTAL MARKET VALUE				194100	181600		
Fireplace(s)	DATE S-1-85	DATE	Size Cond.	USE VALUE APPRAISALS RECAP							
Heating	CLASSIFICATION 6	ZONING	Not Home [] Time	AM [] PM []	INFORMATION BY						
Bath(s)			Totals								

FRONTS ON												LAND VALUE COMPUTATIONS						LAND VALUE COMPUTATIONS					
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Property and Income Information	M.							
															Land Cost								
															\$								
															Bldg. Cost								
															\$								
															Sale Price								
															\$								
															Rent								
															\$								
															Expenses								
															\$								
															Net Rent								
															\$								

PROPERTY FACTORS												General Remarks:											
Utilities		Street or Road		CLASSIFICATION		ACRES		RATE		ADJ.		CLASSIFICATION		ACRES		RATE		ADJ.					
Public Water	Paved			Home Site								Home Site											
Public Sewer	Gravel			kd 177	50.	400						20 000											
Well	Dirt				497.57	350						174 149											
Spring	No Road				446.57	350						161 550											
Septic System	Curb & Gutter			Wasteland	511.57							181 550											
U. G. Utilities	Sidewalk			Total Average	577.57	Total Value Land						194 149											
FRONTAGE TOPOGRAPHY												Total Average						Total Value Land					
LEVEL []		SLOPES UP []		SLOPES DOWN []		General Remarks:						Topo Fair											
LOW []		STEEP UP []		STEEP DOWN []																			

BOARD REVIEW NOTES