

RECORD OF OWNERSHIP

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

03465

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

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DEED OR WILL BOOK	
CONSID-ERATION	

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DEED OR WILL BOOK	
CONSID-ERATION	

CLASS	2
ZONING	
DISTRICT	02

LEGAL DESCRIPTION  
 ROARING FORK  
 BREEDING FILE # 4521  
 15.21AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	4600	-	4600	
1987	4600	-	4600	
1988	4600		4600	
1989	4600		4600	
1990	4600		4600	
1991	4600		4600	
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 PLACES	
	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						INSULATION					
Gd. [ ] Fair [ ] Poor [ ] VP [ ]						Basement Size						Attic Floor & Stairs					
Basmt. Finish						1/4 [ ] 1/2 [ ] 3/4 [ ] Full [ ]						Attic [ ] Walls [ ] Fl. [ ]					

ITEM	SIZE	RATE	VALUE	DATE	VALUE	SUMMARY OF BUILDINGS										YR.	YR.	YR.
						USE	GRADE	AGE	DATE	REPLACEMENT	COND.	SEPS.	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	
Bsmt. Finish			Owner		Market Value All Land	
Attic	DATE	DATE	Make Year		TOTAL MARKET VALUE	
Fireplace(s)			Size Cond.		USE VALUE APPRAISALS RECAP	
Heating	APRP. BP	APRP.	Not Home [ ] Time		Average Use Value	
Bath(s)	DATE 5-2-85	DATE	AM [ ] PM [ ]		Agric. Hort. Forest Open Space Totals	
Total	CLASSIFICATION 2	ZONING	INFORMATION BY		Land Cost \$	
Factor					Bldg. Cost \$	
Replacement					Sale Price \$	

FRONTS ON		LAND VALUE COMPUTATIONS								LAND VALUE COMPUTATIONS							
Frontage	Depth	Square Footage	Lot Price	Front Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL	Lot Price	Front Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL			

PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved		Home Site				Home Site			
Public Sewer	Gravel									
Well	Dirt									
Spring	No Road									
Septic System	Curb & Gutter		Wasteland				Wasteland			
U. G. Utilities	Sidewalk			15.21						

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

BOARD REVIEW NOTES