

RECORD OF OWNERSHIP

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

03470

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

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS **5**
 ZONING
 DISTRICT **02 3**

LEGAL DESCRIPTION
BIG SPRADLE
SMITH FILE # 1353Z
42.17AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AGE
1986	12,700	—	12,700	
1987	12,700		12,700	
1988	12,700		12,700	
1989	12,700		12,700	
1990	12,700		12,700	
1991	12,700		12,700	
1992				
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 <input type="checkbox"/> Modern Kitchen <input type="checkbox"/>
		Asbestos	Asb. Wood Shg.	S. Level <input type="checkbox"/> S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceciled	Cent. Heat <input type="checkbox"/> A/C <input type="checkbox"/>
	CONSTRUCTION	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>	FOUNDATION	FLOORS	Panel	Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>
	Wood Frame	Tar & Grav.	Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input type="checkbox"/> Tile <input type="checkbox"/>	Unfinished	FIRE PLACE(S)
	Cin. Block	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/>	ATTIC FINISH	INTERIOR CONDITION	Number
	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"/>	Number Chimneys

COMPUTATIONS						EXTERIOR CONDITION						INSULATION						
ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd.	Fair	Poor	VP	Basmt. Finish	Attic Floor & Stairs	Attic	Walls	Fl.	Brick []	C. Block []	Stone []	Metal []

SUMMARY OF BUILDINGS													YR.	YR.	YR.
USE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	Market Value	Market Value	Market Value	YR.	YR.	YR.	
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		12,651		
Attic	DATE	DATE	Make Year				TOTAL MARKET VALUE				
Fireplace(s)	APRP	APRP	Size Cond.				USE VALUE APPRAISALS RECAP				
Heating	B.P.		Not Home <input type="checkbox"/> Time				Average	Use Value			
Bath(s)	DATE	DATE	AM <input type="checkbox"/> PM <input type="checkbox"/>								
Total	5/18/95		INFORMATION BY								
Factor	CLASSIFICATION	ZONING									
Replacement	5										

FRONTS ON										LAND VALUE COMPUTATIONS						LAND VALUE COMPUTATIONS					
Frontage	Depth	Square Footage	Unit Price	Depth Price	Front Ft. Price	TOTAL	Adj.	TOTAL APPRAISED	Unit Price	Depth Price	Front Ft. Price	TOTAL	Adj.	TOTAL APPRAISED	Sale Price						

PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.	
Utilities	Street or Road		Home Site				Home Site				
Public Water	Paved			42.17	300					12,651	
Public Sewer	Gravel										
Well	Dirt										
Spring	No Road										
Septic System	Curb & Gutter		Wasteland				Wasteland				
U. G. Utilities	Sidewalk										

FRONTAGE TOPOGRAPHY			General Remarks:		
LEVEL <input type="checkbox"/>	SLOPES UP <input type="checkbox"/>	SLOPES DOWN <input type="checkbox"/>	Tops v. Poor		
LOW <input type="checkbox"/>	STEEP UP <input type="checkbox"/>	STEEP DOWN <input type="checkbox"/>			

BOARD REVIEW NOTES