

RECORD OF OWNERSHIP

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

03475

DATE RECORDED

DEED OR WILL BOOK *N/A*

CONSID-ERATION **YR-SP**

DATE RECORDED

DEED OR WILL BOOK

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS **5**

ZONING

DISTRICT **02**

LEGAL DESCRIPTION  
**BEAR RIDGE**  
**31AC**

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRES
1986	9300	-	9300	
1987	9300	-	9300	
1988	9300		9300	
1989	9300		9300	
1990	9300		9300	
1991	9300		9300	
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 [ ] 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 [ ]		
				Gd. [ ] Fair [ ] Poor [ ] VP [ ]	Basmt. Finish	1/4 [ ] 1/2 [ ] 3/4 [ ] Full [ ]		Attic [ ] Walls [ ] Fl. [ ]		Stone [ ] Metal [ ]				

TYPE	SIZE	RATE	VALUE	RATE	VALUE	SUMMARY OF BUILDINGS										
						TYPE	GRADE	AGE	DATE	REPLACEMENT	ACRES	TYPE	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	DATE	DATE	Owner	Market Value All Land		
Attic	APRP.	APRP.	Make	TOTAL MARKET VALUE		
Fireplace(s)	DATE	DATE	Size	USE VALUE APPRAISAL RECAP		
Heating	APRP.	APRP.	Not Home [ ] Time	Acres	Use Value	
Bath(s)	DATE	DATE	AM [ ] PM [ ]	Agric.		
Total	CLASSIFICATION		INFORMATION BY		Land Cost	
Factor	ZONING				\$	
Replacement	S				Bldg. Cost	
					\$	

FRONTS ON										LAND VALUE COMPUTATIONS										LAND VALUE COMPUTATIONS									
Frontage	Depth	Square Footage	Use Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	IN ADJ. TOTAL APPRAISAL	Use Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	IN ADJ. TOTAL APPRAISAL	CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.							
															Home Site				Home Site										
																31.	300		9300										
															Wasteland				Wasteland										
																31.			9300										

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								

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

Property and Income Information

Land Cost

\$

Bldg. Cost

\$

Sale Price

\$

Rent

\$

Expenses

\$

Net Rent

\$

BOARD REVIEW NOTES