

RECORD OF OWNERSHIP

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

03476

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

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CLASS	6
ZONING	
DISTRICT	BT 3

LEGAL DESCRIPTION
MCCLURE
JESSIE BEAM FILE # 259-A
350.38AC ***

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	106,000	5,000	111,000	
1987	106,000	5,000	111,000	
1988	106,000	5,000	111,000	
1989	106,000	5,000	111,000	
1990	106,000	5,000	111,000	
1991	106,000	5,000	111,000	
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	Bsmt. [] 2nd []	Plaster	BATH(S) Full 1/2 Bath(s)
		Slate	Brick	Remod.	1st [] 3rd []	Sheet rock	Modern Bath [] Modern Kitchen
		Asbestos	Asb. Wood Shg.	S. Level [] S. Foyer []	Total No. Bedrooms	Ceclied	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		
ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []	YR.	YR.	YR.				

SUMMARY OF BUILDINGS															
	Dwelling	2 HSES, V. POOR, FRAME, NO BATHS										FV	5,000		
Porch															
Porch															
Carport															
Garage															
Cent. A/C															

Basement	M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements	5,000
Bsmt. Finish	DATE	DATE	Owner	Market Value All Land	106,014
Attic	APRP. B.P.	APRP.	Make Year	TOTAL MARKET VALUE	111,014
Fireplace(s)	DATE 5/3/85	DATE	Size Cond.	USE VALUE APPRAISALS RECAP	
Heating	CLASSIFICATION 6	ZONING	Not Home [] Time	Average	Use Value
Bath(s)			AM [] PM []		
Total			INFORMATION BY		
Factor					
Replacement					

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							
								2250						103,764							

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION					
Utilities	Street or Road	Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.	Wasteland	ACRES	RATE	ADJ.
Public Water	Paved	Woods	4.5	500		Woods	345.88	300		Wasteland			
Public Sewer	Gravel												
Well	Dirt												
Spring	No Road												
Septic System	Curb & Gutter												
U. G. Utilities	Sidewalk												
		Total Average	350.38	Total Value Land				106,014	Total Average				Total Value Land

FRONTAGE TOPOGRAPHY			General Remarks:
LEVEL []	SLOPES UP []	SLOPES DOWN []	TOPO V. POOR
LOW []	STEEP UP []	STEEP DOWN []	

BOARD REVIEW NOTES