

RECORD OF OWNERSHIP

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

03495

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

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CLASS 2  
 ZONING  
 DISTRICT 02 3

LEGAL DESCRIPTION  
 OPEN FORK  
 MCCOY HEIRS FILE # 14966  
 16.98AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AGE
1986	5,100	—	5,100	
1987	5,100	—	5,100	
1988	5,100		5,100	
1989	5,100		5,100	
1990	5,100		5,100	
1991	5,100		5,100	
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 <input type="checkbox"/> Remod. <input type="checkbox"/>	Bsmt. [ ] 2nd [ ]	Plaster	BATH(S) Full <input type="checkbox"/> 1/2 Bath(s) <input type="checkbox"/>
		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. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basmt. Finish	1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/>	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>	Stone <input type="checkbox"/> Metal <input type="checkbox"/>							

SUMMARY OF BUILDINGS												YR.	YR.	YR.	
													86		
TYPE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.	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. B.P.	APRP.	Make Year	TOTAL MARKET VALUE
Fireplace(s)	DATE 5/6/85	DATE	Size Cond.	USE VALUE APPRAISALS RECAP
Heating			Not Home <input type="checkbox"/> Time	Average Use Value
Bath(s)			AM <input type="checkbox"/> PM <input checked="" type="checkbox"/>	
Total	CLASSIFICATION Z	ZONING	INFORMATION BY	Land Cost
Factor				\$
Replacement				Bldg. Cost
				\$

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

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site				Home Site			
Public Water	Paved	Woods	16.98	300				5100	
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"/>	TOPS V. POOR
LOW <input type="checkbox"/>	STEEP UP <input type="checkbox"/>	
	STEEP DOWN <input type="checkbox"/>	

Property and Income Information	Mo
Land Cost	
\$	
Bldg. Cost	
\$	
Sale Price	
\$	
Rent	
\$	
Expenses	
\$	
Net Rent	
\$	

BOARD REVIEW NOTES