

RECORD OF OWNERSHIP

PEGASUS RESOURCES INC  
 ROCKY TOP DEV ATTN: BOB MAY  
 BOX 1357  
 ABINGDON, VA 24210  
 03498

DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	YR- SP
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	

CLASS 5  
 ZONING  
 DISTRICT 02 3

LEGAL DESCRIPTION  
 OPEN FORK  
 W H MCCOY FILE # 7720  
 20AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRE
1986	6,000	-	6,000	
1987	6,000	-	6,000	
1988	6,000		6,000	
1989	6,000		6,000	
1990	6,000		6,000	
1991	6,000		6,000	
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 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					
TYPE	SIZE	RATE	VALUE	RATE	VALUE	Gd. [ ] Fair [ ] Poor [ ] VP [ ]	Basement Size	Attic Floor & Stairs	Attic [ ] Walls [ ] Fl. [ ]	Stone [ ] Metal [ ]							

SUMMARY OF BUILDINGS													YR.	YR.	YR.
TYPE	SIZE	RATE	VALUE	RATE	VALUE	AGE	GRADE	AGE	DATE	APPROXIMATE	COND.	YR.	Market Value	Market Value	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	6,000
Attic	DATE	DATE	Make Year	TOTAL MARKET VALUE	
Fireplace(s)	APRP	APRP	Size Cond.	USE VALUE APPRAISALS RECAP	
Heating	B.P.		Not Home [ ] Time	Acres	Use Value
Bath(s)	DATE	DATE	AM [ ] PM [ ]	Agric.	
Total	5/6/05		INFORMATION BY	Hort.	
Factor	CLASSIFICATION	ZONING		Forest	
Replacement	5			Open Space	
				Totals	

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	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TOTAL APPRAISAL									

PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road		Home Site				Home Site			
Public Water	Paved			20	300				6,000	
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 [ ]	SLOPES DOWN [ ]			
LOW [ ]	STEEP UP [ ]	STEEP DOWN [ ]			

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

BOARD REVIEW NOTES