

RECORD OF OWNERSHIP

PEGASUS RESOURCES INC ROCKY TOP DEV ATTN: BOB MAY BOX 1357 ABINGDON, VA 24210 03501	DATE RECORDED	
	DEED OR WILL BOOK	N/A
	CONSID-ERATION	YR- SP
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSID-ERATION	
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	CONSID-ERATION	
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	CONSID-ERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSID-ERATION	

CLASS	2	LEGAL DESCRIPTION OPEN FORK JAMES MCCOY FILE # 14959 7.25AC
ZONING		
DISTRICT	02	

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRES
1986	2200	-	2200	
1987	2200	-	2200	
1988	2200		2200	
1989	2200		2200	
1990	2200		2200	
1991	2200		2200	
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 <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 PLACES	
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"/>		Siab <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		Basement Size		Attic Floor & Stairs		INSULATION		Brick [] C. Block []	
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 [] Metal []	

SUMMARY OF BUILDINGS													YR.	YR.	YR.	
ITEM	SIZE	RATE	VALUE	RATE	VALUE	AGE	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		2200	
Attic	APRP. MW	APRP.	Make Year		TOTAL MARKET VALUE		2200	
Fireplace(s)	DATE 1-9-86	DATE	Size Cond.		USE VALUE APPRAISALS RECAP			
Heating	CLASSIFICATION ZONING		INFORMATION BY		Acres		Use Value	
Bath(s)	2				Agricult.		Land Cost	
Total					Hort.		\$	
Factor					Forest		Bldg. Cost	
Replacement					Open Space		\$	
					Totals		Sale Price	

FRONTS ON								LAND VALUE COMPUTATIONS					LAND VALUE COMPUTATIONS				
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	10 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	10 TOTAL APPRAISAL			

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site				Home Site			
Public Water	Paved		7.25	300					2175
Public Sewer	Gravel								
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk		7.25						2175

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

Property and Income Information

Land Cost \$

Bldg. Cost \$

Sale Price \$

Rent \$

Expenses \$

Net Rent \$

BOARD REVIEW NOTES