

DISTRICT- ERVINTON

0000000003296

RECORD OF OWNERSHIP

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

03521

DATE RECORDED
 DEED OR WILL BOOK *137-274*
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CLASS **6**
 ZONING
 DISTRICT **02**

LEGAL DESCRIPTION
LICK CREEK W M MARCUS &
NOAMI LEFTWICH TRACT
138.15AC

| YEAR | VALUE OF LAND | VALUE OF IMPROV. | TOTAL VALUE |
|------|---------------|------------------|--------------|
| 1986 | <i>41400</i> | - | <i>41400</i> |
| 1987 | <i>41400</i> | | <i>41400</i> |
| 1988 | <i>41400</i> | | <i>41400</i> |
| 1989 | <i>41400</i> | | <i>41400</i> |
| 1990 | <i>41400</i> | | <i>41400</i> |
| 1991 | <i>41400</i> | | <i>41400</i> |
| 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 | FIREPLACE(S) |
| | Cin. Block | Tile | Aluminum [] Masonite [] | Riers [] Cin. Bk. [] | 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 | DATE | VALUE | Gd. [] Fair [] Poor [] VP [] | Basmt. Finish | 1/4 [] 1/2 [] 3/4 [] Full [] | Attic [] Walls [] Fl. [] |

| SUMMARY OF BUILDINGS | | | | | | | | | | YR. | YR. | YR. |
|----------------------|-------------|------|-------|-----|------|-------------|-------|-------|--|--------------|--------------|-----|
| | | | | | | | | | | 86 | | |
| USE | DESCRIPTION | SIZE | GRADE | AGE | RATE | REPLACEMENT | COND. | DEPR. | | Market Value | Market Value | |
| Dwelling | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | |
| Carport | | | | | | | | | | | | |
| Garage | | | | | | | | | | | | |
| Cent. A/C | | | | | | | | | | | | |
| Basement | | | | | | | | | | | | |

| | | | | |
|---------------|----------------|--------|-------------------------|-------------------------------|
| Basmt. Finish | M & L | M & L | MOBILE HOME INFORMATION | Market Value All Improvements |
| Attic | DATE | DATE | Owner | Market Value All Land |
| Fireplace(s) | APRP. | APRP. | Make | TOTAL MARKET VALUE |
| Heating | APRP. | APRP. | Size | Cond. |
| Bath(s) | DATE | DATE | Not Home [] Time | USE VALUE APPRAISALS RECAP |
| Total | 7-16-83 | | AM [] PM [] | Average |
| Factor | CLASSIFICATION | ZONING | INFORMATION BY | Use Value |
| Replacement | 6 | | | |

| 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 | Wasteland | 138.15 | 3000 | | Wasteland | | | |
| Public Sewer | Gravel | | | | | | | | |
| Well | Dirt | | | | | | | | |
| Spring | No Road | | | | | | | | |
| Septic System | Curb & Gutter | | | | | | | | |
| U. G. Utilities | Sidewalk | | | | | | | | |
| | | | 138.15 | Total Value Land | | | | Total Average | Total Value Land |

| | |
|---|------------------------|
| LEVEL [] SLOPES UP [] SLOPES DOWN [] | General Remarks: NO Rd |
| LOW [] STEEP UP [] STEEP DOWN [] | 7.40 U POOL |

| Property and Income Information | Market Value |
|---------------------------------|--------------|
| Land Cost | \$ |
| Bldg. Cost | \$ |
| Sale Price | \$ |
| Rent | \$ |
| Expenses | \$ |
| Net Rent | \$ |

BOARD REVIEW NOTES