

RECORD OF OWNERSHIP

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

DATE RECORDED

DEED OR WILL BOOK

CONSID- ERATION YR- SP

03560

DATE RECORDED

DEED OR WILL BOOK

CONSID- ERATION

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CONSID- ERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS

2

ZONING

DISTRICT

DE 3

LEGAL DESCRIPTION

MCCLURE RIVER
T.B HOWARD FILE # 14249
1.15AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AGE
1986	600	-	600	
1987	600	-	600	
1988	600		600	
1989	600		600	
1990	600		600	
1991	600		600	
1992				
1993				
1994				
1995				
1996				
1997				

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 <input type="checkbox"/>	S. Foyer <input type="checkbox"/>		Total No. Bedrooms		Ceciled		Cent. Heat [] A/C []		
	CONSTRUCTION		Metal		Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>		FOUNDATION		FLOORS			Panel		Fir. or Wall Furnace <input type="checkbox"/> Stove(s) []		
	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		FIREPLACE(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"/>		INSULATION		Number Chimneys		
COMPUTATIONS		EXTERIOR CONDITION		Basement Size		Attic Floor & Stairs		Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>		Brick [] C. Block []		Stone [] Metal []				
TIME	SIZE	RATE	VALUE	RATE	VALUE	SUMMARY OF BUILDINGS		YR. 06		Market Value		YR.		YR.		

TYPE	SIZE	GRADE	AGE	DATE	REPLACEMENT	COND.	DEPR.	YR.	Market Value	YR.	Market Value	YR.
Dwelling												
Porch												
Porch												
Carport												
Garage												
Cent. A/C												
Basement												
Bsmt. Finish												
Attic												
Fireplace(s)												
Heating												
Bath(s)												

M & L		M & L		MOBILE HOME INFORMATION		Market Value All Improvements		Market Value All Land		TOTAL MARKET VALUE		USE VALUE APPRAISALS RECAP		Property and Income Information	
DATE	DATE	Owner	Year	Make	Cond.	575									
APRP	APRP.	Not Home <input type="checkbox"/>	Time	AM <input type="checkbox"/> PM <input checked="" type="checkbox"/>		Agric.		Acreage		Use Value		Land Cost		\$	
DATE	DATE	B.P.		5/3/05		Hort.						Bldg. Cost		\$	
CLASSIFICATION	ZONING	2				Forest						Sale Price		\$	
REPLACEMENT				INFORMATION BY		Open Space						Rent		\$	
						Totals						Expenses		\$	

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

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION						
Utilities	Street or Road	Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.	Wasteland	ACRES	RATE	ADJ.	Wasteland
Public Water	Paved	ROF01	1.15	500										
Public Sewer	Gravel													
Well	Dirt													
Spring	No Road													
Septic System	Curb & Gutter													
J. G. Utilities	Sidewalk													

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"/>			

BOARD REVIEW NOTES