

RECORD OF OWNERSHIP

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

DATE RECORDED
 DEED OR WILL BOOK *N/A*
 CONSID-ERATION YR-SP

03587

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS 6
 ZONING
 DISTRICT 02

LEGAL DESCRIPTION
 BIG SPRADDLE
 NOAH SMITH FILE # 1461Z
 119.47AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	35900	-	35900	
1987	35900		35900	
1988	35900		35900	
1989	35900		35900	
1990	35900		35900	
1991	35900		35900	
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	FIREPLACES
	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	Attic Floor & Stairs	Attic <input type="checkbox"/>	Walls <input type="checkbox"/>	Fl. <input type="checkbox"/>	Stone [] Metal []

SUMMARY OF BUILDINGS												
ITEM	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												

M & L				M & L				MOBILE HOME INFORMATION				Market Value All Improvements		Market Value All Land		TOTAL MARKET VALUE	
DATE				DATE				Owner				35900		35900			
APRP. BP				APRP.				Make Year				USE VALUE APPRAISALS RECAP					
DATE 5-1-85				DATE				Size Cond.				Acreage		Use Value			
CLASSIFICATION 6				ZONING				Not Home <input type="checkbox"/> Time									
								AM <input type="checkbox"/> PM <input type="checkbox"/>				Agric.		Land Cost			
								INFORMATION BY				Hort.		\$			
												Forest		Bldg. Cost			
												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	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	10 TOTAL APPRAISAL									

PROPERTY FACTORS				CLASSIFICATION				ACRES				RATE				ADJ.			
Utilities		Street or Road		Home Site								Home Site							
Public Water	Paved			+10 feet 1.350								3580							
Public Sewer	Gravel			All Woods 118.47 300								35200							
Well	Dirt																		
Spring	No Road																		
Septic System	Curb & Gutter			Wasteland								Wasteland							
U. G. Utilities	Sidewalk			119.47				Total Value Land				35891				Total Value Land			

FRONTAGE TOPOGRAPHY			General Remarks: <u>TOPO U-14 PROP. FENCE ON POND</u>		
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	Mo
Land Cost	
\$	
Bldg. Cost	
\$	
Sale Price	
\$	
Rent	
\$	
Expenses	
\$	
Net Rent	
\$	

BOARD REVIEW NOTES