

RECORD OF OWNERSHIP

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

03619

DATE RECORDED
 DEED OR WILL BOOK

CONSID-ERATION **YR-SP**

DATE RECORDED

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CONSID-ERATION

CLASS **2**
 ZONING
 DISTRICT **DE 3**

LEGAL DESCRIPTION
CANEY CREEK
W E ROSE FILE # 1405Z
9.65AC

| YEAR | VALUE OF LAND | VALUE OF IMPROV. | TOTAL VALUE | |
|------|---------------|------------------|-------------|--|
| 1986 | 3,400 | — | 3,400 | |
| 1987 | 3,400 | — | 3,400 | |
| 1988 | 3,400 | | 3,400 | |
| 1989 | 3,400 | | 3,400 | |
| 1990 | 3,400 | | 3,400 | |
| 1991 | 3,400 | | 3,400 | |
| 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 | Bsmt. [] 2nd [] | Plaster | BATH(S) Full 1/2 Bath(s) |
| | | Slate | Brick | Remod. | 1st [] 3rd [] | Sheet rock | Modern Bath [] Modern Kitch |
| | | Asbestos | Asb. Wood Shg. | No. Stories | Total No. Bedrooms | Ceciled | Cent. Heat [] A/C |
| | CONSTRUCTION | Metal | Cin. Block [] Stone [] | S. Level [] S. Foyer [] | FOUNDATION | FLOORS | Fir. or Wall Furnace [] Stove(s) |
| | Wood Frame | Tar & Grav. | Stucco [] Con. Block [] | | Crawl [] Conc. [] | HW [] Pine [] Carp. [] Tile [] | FIRE PLACES |
| | Cin. Block | Tile | Aluminum [] Masonite [] | Riers [] Cin. BIK. [] | 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 | Basmt. Size | Basmt. Finish | Attic Floor & Stairs | Attic | Walls | FI. | Stone [] | Metal [] |

| SUMMARY OF BUILDINGS | | | | | | | | | | | | | | |
|----------------------|-----|-------|-----|------|-------------|-------|-------|-----|--------------|-----|--------------|-----|--------------|-----|
| TYPE | USE | GRADE | AGE | RATE | REPLACEMENT | COND. | DEPR. | YR. | Market Value | YR. | Market Value | YR. | Market Value | YR. |
| Dwelling | | | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | | | |
| Porch | | | | | | | | | | | | | | |
| Carport | | | | | | | | | | | | | | |
| Garage | | | | | | | | | | | | | | |
| Cent. A/C | | | | | | | | | | | | | | |
| Basement | | | | | | | | | | | | | | |
| Basmt. Finish | | | | | | | | | | | | | | |
| Attic | | | | | | | | | | | | | | |
| Fireplace(s) | | | | | | | | | | | | | | |
| Heating | | | | | | | | | | | | | | |
| Bath(s) | | | | | | | | | | | | | | |

| | | | |
|-------------|----------------|-------------------------|-------------------------------|
| M & L | M & L | MOBILE HOME INFORMATION | Market Value All Improvements |
| DATE | DATE | Owner | Market Value All Land |
| APRP | APRP. | Make | TOTAL MARKET VALUE |
| DATE | DATE | Size | Cond. |
| REPLACEMENT | ZONING | Not Home [] | Time |
| Factor | CLASSIFICATION | AM [] PM [] | Information BY |
| Replacement | 2 | | |

| FRONTS ON | | | | | | | | | | LAND VALUE COMPUTATIONS | | | | | | | | | | LAND VALUE COMPUTATIONS | | | | | | | | | |
|-----------|-------|----------------|------------|--------------|----------------|-------|-----|---------------------|------------|-------------------------|----------------|-------|-----|---------------------|------------|--------------|----------------|-------|-----|-------------------------|--|--|--|--|--|--|--|--|--|
| Frontage | Depth | Square Footage | Unit Price | Front Factor | Front Ft. Rate | TOTAL | AVG | 100 TOTAL APPRAISAL | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | AVG | 100 TOTAL APPRAISAL | Unit Price | Depth Factor | Front Ft. Rate | TOTAL | AVG | 100 TOTAL APPRAISAL | | | | | | | | | |

| PROPERTY FACTORS | | | | CLASSIFICATION | | | | CLASSIFICATION | | | | | |
|------------------|----------------|-------|------|----------------|-----------|-------|------|----------------|-----------|-------|------|------|-----------|
| Utilities | Street or Road | ACRES | RATE | ADJ. | Home Site | ACRES | RATE | ADJ. | Home Site | ACRES | RATE | ADJ. | Home Site |
| Public Water | Paved | | | | | | | | | | | | |
| Public Sewer | Gravel | 5 | 400 | | 2,000 | | | | | | | | |
| Well | Dirt | 4.65 | 300 | | 1,395 | | | | | | | | |
| Spring | No Road | | | | | | | | | | | | |
| Septic System | Curb & Gutter | | | | | | | | | | | | |
| U. G. Utilities | Sidewalk | 9.65 | | | 3,395 | | | | | | | | |

| | |
|---|------------------|
| LEVEL [] SLOPES UP [] SLOPES DOWN [] | General Remarks: |
| LOW [] STEEP UP [] STEEP DOWN [] | |

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

BOARD REVIEW NOTES