

RECORD OF OWNERSHIP

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

03620

DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	YR- SP
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSIDERATION	

CLASS 6
ZONING
DISTRICT 02 3

LEGAL DESCRIPTION
CANEY CREEK
WILSON ROSE FILE # 1607Z
1490.78AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AS
1986	449,700	-	449,700	
1987	449,700	-	449,700	
1988	449,700		449,700	
1989	449,700		449,700	
1990	449,700		449,700	
1991	449,700		449,700	
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	FIRE PLACE(S)
	Cin. Block	Tile	Aluminum [] Masonite []	Riers [] Cin. Blk. []	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		Brick [] C. Block []	
FEET	SIZE	RATE	VALUE	RATE	VALUE	Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []		YR. 96		YR.	YR.

SUMMARY OF BUILDINGS													YR. 96	YR.	YR.
USE	DESCRIPTION	SIZE	GRADE	AGE	DATE	REMARKS	COND.	DETA.	Market Value	Market Value	Market Value	Market Value	Market Value		
	Dwelling														
	Porch														
	Porch														
	Carport														
	Garage														
	Cent. A/C														

				MOBILE HOME INFORMATION		Market Value All Improvements		Market Value All Land		TOTAL MARKET VALUE		USE VALUE APPRAISALS RE-CAP		Property and Income Information	
				Owner	Year	449,734		449,734		449,734		Average	Use Value	Land Cost	Mo
Basement	M & L	M & L												\$	
Bsmt. Finish	DATE	DATE												\$	
Attic	APRP	APRP												\$	
Fireplace(s)	DATE	DATE												\$	
Heating	B.P.													\$	
Bath(s)	DATE	DATE												\$	
Total	5/18/05													\$	
Factor	CLASSIFICATION	ZONING												\$	
Replacement	6													\$	

FRONTS ON			LAND VALUE COMPUTATIONS						LAND VALUE COMPUTATIONS						Sale Price	
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	TOTAL APPRAISAL	\$	\$
								10,000							\$	\$
								439,734							\$	\$

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION				Expenses		Net Rent	
Utilities	Street or Road	Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.	Wasteland	ACRES	RATE	ADJ.	\$	\$
Public Water	Paved	Home Site	25	400		Home Site				Wasteland				\$	\$
Public Sewer	Gravel	Home Site	1465.78	300		Home Site				Wasteland				\$	\$
Well	Dirt	Home Site				Home Site				Wasteland				\$	\$
Spring	No Road	Home Site				Home Site				Wasteland				\$	\$
Septic System	Curb & Gutter	Home Site				Home Site				Wasteland				\$	\$
U. G. Utilities	Sidewalk	Home Site	1470.78			Home Site				Wasteland				\$	\$
				TOTAL				TOTAL				TOTAL		TOTAL	
				1470.78				1470.78				449,734		449,734	

FRONTAGE TOPOGRAPHY			General Remarks:		
LEVEL []	SLOPES UP []	SLOPES DOWN []	HAS Access		
LOW []	STEEP UP []	STEEP DOWN []			

BOARD REVIEW NOTES