

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

N/A

YR-
 SP

08393

DATE RECORDED
 DEED OR WILL BOOK
 CONSID-ERATION

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 CONSID-ERATION

CLASS
 6
 ZONING
 DISTRICT
 04

LEGAL DESCRIPTION
RUSSELL FORK
WM S THOMAS FILE # 1448Z
147.95AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	A
1986	44700	-	44700	
1987	44700		44700	
1988	44700		44700	
1989	44700		44700	
1990	44700		44700	
1991	44700		44700	
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. 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			
ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []		

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

Basement	M & L	M & L	MOBILE HOME INFORMATION		Market Value All Improvements
Bsmt. Finish	DATE	DATE	Owner	Market Value All Land	44700
Attic	APRP.	APRP.	Make Year	TOTAL MARKET VALUE	44700
Fireplace(s)	DATE	DATE	Size Cond.	USE VALUE APPRAISALS RECAP	
Heating	BP		Not Home [] Time	Acreage	Use Value
Bath(s)	DATE	DATE	AM [] PM []		
Total	CLASSIFICATION	ZONING	INFORMATION BY		
Factor	6				
Replacement					

FRONTS ON		LAND VALUE COMPUTATIONS							LAND VALUE COMPUTATIONS						
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	1986 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	1986 TOTAL APPRAISAL	
								1200							

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road	Home Site				Home Site			
Public Water	Paved	Rd Frt	3	400					
Public Sewer	Gravel	Wooded	144.95	300					
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk	Total Acreage	147.95	Total Value Land	44685	Total Acreage		Total Value Land	

FRONTAGE TOPOGRAPHY			General Remarks:
LEVEL []	SLOPES UP []	SLOPES DOWN []	Tops Fork
LOW []	STEEP UP []	STEEP DOWN []	

Property and Income Information
Land Cost
\$
Bldg. Cost
\$
Sale Price
\$
Rent
\$
Expenses
\$
Net Rent
\$

BOARD REVIEW NOTES