

RECORD OF OWNERSHIP

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

08424

DATE RECORDED	3/15/07
DEED OR WILL BOOK	134-557
CONSID-ERATION	YR - 3725 SP - 4500

CLASS	2
ZONING	
DISTRICT	045

LEGAL DESCRIPTION  
 RUSSELL FORK  
 CONAWAY TITUS TRACT  
 2.27AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	800	-	800	
1987	800	-	800	
1988	800		800	
1989	800		800	
1990	800		800	
1991	800		800	
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	Flr. or Wall Furnace [ ] Stove(s) [ ]
	Wood Frame	Tar & Grav.	Stucco [ ] Con. Block [ ]	Crawl [ ] Conc. [ ]	HW [ ] Pine [ ] Carp. [ ] Tile [ ]	Unfinished	FIRE PLACES (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						INSULATION					
ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd. [ ] Fair [ ] Poor [ ] VP [ ]	Basmt. Finish	Basmt. Size	Attic Floor & Stairs	Attic [ ] Walls [ ] Fl. [ ]	Stone [ ] Metal [ ]						

SUMMARY OF BUILDINGS														YR.	YR.	YR.
USE	DESCRIPTION	SIZE	GRADE	AGE	DATE	REPLACEMENT	COND.	DEPR.	Market Value			Market Value	Market			
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		794		
Attic	APRP.	APRP.	Make	TOTAL MARKET VALUE				
Fireplace(s)	DATE	DATE	Size	USE VALUE APPRAISALS RECAP				
Heating	B.S.P.		Not Home [ ] Time	Acreage		Use Value		Property and Income Information
Bath(s)	DATE	DATE	AM [ ] PM [ ]	Agricult.				Land Cost
Total	5/3/85		INFORMATION BY	Hort.				\$
Factor	CLASSIFICATION	ZONING		Forest				Bldg. Cost
Replacement				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.	1986 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	1986 TOTAL APPRAISAL					
								86						794					

PROPERTY FACTORS			CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Utilities	Street or Road		Home Site				Home Site			
Public Water	Paved		Wooded	2.27	350					
Public Sewer	Gravel	✓								
Well	Dirt									
Spring	No Road									
Septic System	Curb & Gutter		Wasteland				Wasteland			
U. G. Utilities	Sidewalk		Total Acreage		Total Value Land		Total Acreage		Total Value Land	

FRONTAGE TOPOGRAPHY			General Remarks:		
LEVEL [ ]	SLOPES UP [ ]	SLOPES DOWN [ ]	TOPS POOR		
LOW [ ]	STEEP UP [ ]	STEEP DOWN [ ]			

BOARD REVIEW NOTES