

RECORD OF OWNERSHIP

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

08428

DATE RECORDED
 DEED OR WILL BOOK
 CONSID- ERATION

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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS 2
 ZONING
 DISTRICT 04

LEGAL DESCRIPTION
 MCCLURE RIVER
 NANCY EPLING FILE # 199
 3.98AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	1200	-	1200	
1987	1200	-	1200	
1988	1200		1200	
1989	1200		1200	
1990	1200		1200	
1991	1200		1200	
1992				
1993				
1994				
1995				
1996				
1997				

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		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				Brick [] C. Block []			
Gd. [] Fair [] Poor [] VP []				Basmt. Finish				1/4 [] 1/2 [] 3/4 [] Full []				Attic [] Walls [] Fl. []				Stone [] Metal []							

SUMMARY OF BUILDINGS													YR.	86	YR.	YR.
TYPE	AREA	VAL	GRAB	ADJ	TOTAL	ADJ	TOTAL	ADJ	TOTAL	ADJ	TOTAL	ADJ	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		1200			
Attic		APRP.		APRP.		Make		Year		TOTAL MARKET VALUE		1200	
Fireplace(s)		DATE		DATE		Size		Cond.		USE VALUE APPRAISALS RECAP		Property and Income Information	
Heating		1-9-86				Not Home [] Time		AM [] PM []		Average		Use Value	
Bath(s)		CLASSIFICATION		ZONING		INFORMATION BY						Land Cost	
Total		2										\$	
Factor												Bldg. Cost	
Replacement												\$	

LAND VALUE COMPUTATIONS								LAND VALUE COMPUTATIONS							
Depth	Square Footage	Use Price	Front Footage	Front Ft. Rate	TOTAL	ADJ.	10 TOTAL APPRAIAL	Use Price	Front Footage	Front Ft. Rate	TOTAL	ADJ.	10 TOTAL APPRAIAL		

PARTY FACTORS		CLASSIFICATION				CLASSIFICATION			
Street or Road		ACRES	RATE	ADJ.	ACRES	RATE	ADJ.	ADJ.	ADJ.
Public Water	Paved	Home Site			Home Site				
Public Sewer	Gravel	3.98	300		1194				
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland			Wasteland				
U. G. Utilities	Sidewalk	3.98	Total Value Land	1194	Total Average		Total Value Land		

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

BOARD REVIEW NOTES