

RECORD OF OWNERSHIP

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

08468

DATE RECORDED
 DEED OR WILL BOOK *N/A*
 CONSIDERATION **YR-SP**

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CLASS **6**
 ZONING
 DISTRICT **04**

LEGAL DESCRIPTION
RUSSELL FORK
SPLASHDAM FILE # 13999
117.80AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	<i>47100</i>	<i>2600</i>	<i>49700</i>	
1987	<i>47100</i>	<i>2600</i>	<i>49700</i>	
1988	<i>47100</i>	<i>2600</i>	<i>49700</i>	
1989	<i>47100</i>	<i>2600</i>	<i>49700</i>	
1990	<i>47100</i>	<i>2600</i>	<i>49700</i>	
1991	<i>47100</i>	<i>2600</i>	<i>49700</i>	
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		Ceclled		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 PLACES	
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 []		
FORM	SIZE	RATE	VALUE	REMARKS	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.
														Market Value	Market Value	Market Value	
Porch														FV	1800		
Porch														FV	800		
Carport																	
Garage																	
Cent. A/C																	
Basement					M & L				M & L					Market Value All Improvements	2600		
Bsmt. Finish					DATE				DATE					Market Value All Land	47100		
Attic					APRP.				APRP.					TOTAL MARKET VALUE	49700		
Fireplace(s)					DATE				DATE								
Heating																	
Bath(s)																	
Total																	
Factor																	
Replacement																	

FRONTS ON		LAND VALUE COMPUTATIONS										LAND VALUE COMPUTATIONS										
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj	1/2 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj	1/2 TOTAL APPRAISAL								

PROPERTY FACTORS				CLASSIFICATION				CLASSIFICATION			
Utilities	Street or Road			Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.
Public Water	Paved				117.8	400					47120
Public Sewer	Gravel										
Well	Dirt										
Spring	No Road										
Septic System	Curb & Gutter			Wasteland				Wasteland			
U. G. Utilities	Sidewalk				117.8						47120

FRONTAGE TOPOGRAPHY
 LEVEL [] SLOPES UP [] SLOPES DOWN []
 LOW [] STEEP UP [] STEEP DOWN []

General Remarks: *HAS BEEN USED FOR TREATMENT PLANT LOCATION. - HAS SOME FAIR AGERAGE AND SOME POOR AND UNDERWATER.*

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