DISTRICT- KENADY

00000000005487

RECORD OF OWNERSHIP

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

05862

DATE RECORDED	
DEED OR WILL BOOK	N/A
CONSID-ERATION	YR- SP
DATE RECORDED	
DEED OR WILL BOOK	
CONSID-ERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSID-ERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSID-ERATION	
DATE RECORDED	
DEED OR WILL BOOK	
CONSID-ERATION	

CLASS	6
ZONING	
DISTRICT	03

LEGAL DESCRIPTION
PHILLIPS FILE 1219Z
~~423.93~~AC ~~421.13~~
419.64 AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	128 000	—	128 000	
1987	128 000	—	128 000	
1988	128 000		128 000	
1989	127,600	—	127,600	
1990	127 600		127 600	
1991	87 600		87 600	
1992				
1993				
1994				
1995				
1996				
1997				

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES: 1.49 AC to James Taylor 253-227

MAP NO. 178 173 B (A) 810

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	½ 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		FIREPLACE(S)	
	Cin. Block		Tile		Aluminum ☐	Masonite ☐	Piers ☐	Cin. Blk. ☐	ATTIC FINISH	INTERIOR CONDITION		Number	
	Steel Frame		Shakes		Storm Doors ☐	Storm Win. ☐	Slab ☐	Brick ☐	Disappearing Stairs	Gd. ☐ Fair ☐ Poor ☐ VP ☐		Number Chimneys	
					EXTERIOR CONDITION		Basement Size		Attic Floor & Stairs	INSULATION		Brick [ ] C. Block [ ]	
					Gd. ☐ Fair ☐ Poor ☐ VP ☐		Basmt. Finish		¼ ☐ ½ ☐ ¾ ☐ Full ☐	Attic ☐ Walls ☐ Fl. ☐		Stone [ ] Metal	[ ]

COMPUTATIONS

ITEM	SIZE	RATE	VALUE	RATE	VALUE
Porch					
Porch					
Carport					
Garage					
Cent. A/C					
Basement					
Bsmt. Finish					
Attic					
Fireplace(s)					
Heating					
Bath(s)					
Total					
Factor					
Replacement					

SUMMARY OF BUILDINGS

USE	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.		YR. 1986 Market Value	YR. Market Value	YR. Market Value
Dwelling												

M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements
DATE	DATE	Owner	Market Value All Land 128000
APRP. BP	APRP.	Make Year	TOTAL MARKET VALUE 128000
DATE 5-8-85	DATE	Size Cond.	USE VALUE APPRAISALS RECAP
CLASSIFICATION 6	ZONING	Not Home ☐ Time AM ☐ PM ☐	INFORMATION BY

	Acreage	Use Value
Agric.		
Hort.		
Forest		
Open Space		
Totals		

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

BOARD REVIEW NOTES

FRONTS ON

LAND VALUE COMPUTATIONS

Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	19 TOTAL APPRAISAL

LAND VALUE COMPUTATIONS

Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	19 TOTAL APPRAISAL

PROPERTY FACTORS

Utilities		Street or Road	
Public Water		Paved	✓
Public Sewer		Gravel	
Well		Dirt	
Spring		No Road	✓
Septic System		Curb & Gutter	
U. G. Utilities		Sidewalk	

CLASSIFICATION	ACRES	RATE	ADJ.		CLASSIFICATION	ACRES	RATE	ADJ.	
Home Site					Home Site				
	17.0	400		6800					
	~~404.13~~	300		+21239					
	402.64			120,800					
Wasteland				~~127,600~~ +28054	Wasteland				
Total Acreage	421,13	Total Value Land			Total Acreage		Total Value Land		

FRONTAGE TOPOGRAPHY

LEVEL ☐	SLOPES UP ☐	SLOPES DOWN ☐
LOW ☐	STEEP UP ☐	STEEP DOWN ☐

General Remarks: ON DISTRICT LINE HWY 63 - LIES MOSTLY IN ERUINTON DISTRICT
Topo POOR
411.47 AC ACCORDING TO CCCo Maps