

RECORD OF OWNERSHIP

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

05871

DATE
RECORDEDDEED OR
WILL BOOKCONSID-
ERATION YR-
SP

N/A

DATE
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BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS

2

ZONING

DISTRICT

03

LEGAL DESCRIPTION

MCCLAIN FILE 17308
11.25AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	AC
1986	3300	—	3300	
1987	3300	—	3300	
1988	3300		3300	
1989	3300		3300	
1990	3300		3300	
1991	3300		3300	
1992				
1993				
1994				
1995				
1996				
1997				

MAP NO. 178 207D (A) 184

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 []	
	CONSTRUCTION		Asbestos		Asb. Wood Shg.		S. Level [] S. Foyer []			Total No. Bedrooms		Ceciled		Cent. Heat [] A/C []	
	Wood Frame		Metal		Cin. Block [] Stone []		FOUNDATION					Panel		Fir. or Wall Furnace [] Stove(s) []	
	Cin. Block		Tar & Grav.		Stucco [] Con. Block []		Crawl [] Conc. []			HW [] Pine [] Carp. [] Tile []		Unfinished			
		Tile		Aluminum [] Masonite []		Riers [] Cin. Blk. []									
		Shakes		Storm Doors [] Storm Win. []		Slab [] Brick []									

COMPUTATIONS						EXTERIOR CONDITION						ATTIC FINISH						INTERIOR CONDITION						INSULATION						FIREPLACES(S)					
ITEM	SIZE	RATE	VALUE	DATE	VALUE	Gd. [] Fair [] Poor [] VP []	Basement Size					Disappearing Stairs					Gd. [] Fair [] Poor [] VP []					Brick [] C. Block []					Stone [] Metal []								
							Basmt. Finish					1/4 [] 1/2 [] 3/4 [] Full []					Attic [] Walls [] Fl. []																		

SUMMARY OF BUILDINGS												YR. 1986	YR.	YR.
ITEM	DESCRIPTION	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	DEPR.				Market Value	Market Value	Market
	Dwelling													
Porch														
Porch														
Carport														
Garage														
Cent. A/C														
Basement														
	M & L													

MOBILE HOME INFORMATION						USE VALUE APPRAISALS RECAP						Property and Income Information	
Owner						Market Value All Improvements						Land Cost	
Make						Market Value All Land						\$	
Size						TOTAL MARKET VALUE						Bldg. Cost	
Not Home [] Time						3300						\$	
AM [] PM []						3300						Sale Price	
INFORMATION BY												Rent	
												\$	
												Expenses	
												\$	
												Net Rent	
												\$	

LAND VALUE COMPUTATIONS												LAND VALUE COMPUTATIONS											
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	10-50 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	10-50 TOTAL APPRAISAL									
PROPERTY FACTORS														CLASSIFICATION		ACRES		RATE		ADJ.			
Utilities		Street or Road		Home Site		11.25		300		3300		Home Site		ACRES		RATE		ADJ.					
Public Water		Paved																					
Public Sewer		Gravel																					
Well		Dirt																					
Spring		No Road																					
Septic System		Curb & Gutter																					
U. G. Utilities		Sidewalk																					
				Wasteland																			
				Total Average		11.25		Total Value Land		3300		Wasteland											

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

BOARD REVIEW NOTES