

RECORD OF OWNERSHIP

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

05952

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ERATION

N/A

CLASS

5

ZONING

DISTRICT

03

LEGAL DESCRIPTION

ROSE ZILPHIA 13937,15378
46.65AC

0000000005625

YEAR

VALUE OF LAND

VALUE OF IMPROV.

TOTAL VALUE

1986

14000

-

14000

1987

14000

14000

1988

14 000

14000

1989

14000

14000

1990

14000

14000

1991

14000

14000

1992

1993

1994

1995

1996

1997

BUILDING PERMITS

NO.

TYPE

DATE

% COMP.

DATE FINAL

APPRAISAL

APPRAISAL

NOTES:

MAP NO. 178 192B (A) 856

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		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 []	
ITEM	SIZE	RATE	VALUE	RATE	VALUE	Gd. ☐ Fair ☐ Poor ☐ VP ☐	Basmt. Finish	1/4 ☐ 1/2 ☐ 3/4 ☐ Full ☐	Attic ☐ Walls ☐ Fl. ☐	Stone [] Metal []					

SUMMARY OF BUILDINGS													YR. <u>1986</u>	YR.	YR.
ITEM	SIZE	GRADE	AGE	RATE	REPLACEMENT	COND.	SEPA.	Market Value	Market Value	Market Value					
Dwelling															
Porch															
Porch															
Carport															
Garage															
Cent. A/C															
Basement															
Bsmt. Finish															
Attic															
Fireplace(s)															
Heating															
Bath(s)															
Total															
Factor															
Replacement															

FRONTS ON										LAND VALUE COMPUTATIONS										LAND VALUE COMPUTATIONS										USE VALUE APPRAISALS RECAP		Property and Income Information	
Frontage	Depth	Square Footage	Front Ft. Rate	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	10 TOTAL APPRAISAL	Front Ft. Rate	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	10 TOTAL APPRAISAL	Market Value All Improvements	Market Value All Land	TOTAL MARKET VALUE	Average	Use Value	Land Cost													
PROPERTY FACTORS		CLASSIFICATION		ACRES	RATE	ADJ.	CLASSIFICATION		ACRES	RATE	ADJ.	CLASSIFICATION		ACRES	RATE	ADJ.	CLASSIFICATION		ACRES	RATE	ADJ.												
Utilities	Street or Road	Home Site					Home Site					Home Site					Home Site																
Public Water	Paved			46.65	300																												
Public Sewer	Gravel																																
Well	Dirt																																
Spring	No Road																																
Septic System	Curb & Gutter	Wasteland					Wasteland					Wasteland					Wasteland																
U. G. Utilities	Sidewalk			46.65																													

FRONTAGE TOPOGRAPHY			General Remarks: <u>Topo Very Poor</u>	
LEVEL ☐	SLOPES UP ☐	SLOPES DOWN ☐		
LOW ☐	STEEP UP ☐	STEEP DOWN ☐		

BOARD REVIEW NOTES