

DISTRICT- ERVINTON

0000000002432

RECORD OF OWNERSHIP

~~EDWARDS NELSON C~~
 BOX 101
 BIRCHLEAF, VA- 24220
 C/O
 02701

DATE RECORDED 2-13-74
 DEED OR WILL BOOK 164-101
 CONSID-ERATION YR- SP

PEGASUS RESOURCES, INC
 ROCKY TOP DEV.
 Box 1357
 FISHKILL, VA 24220

DATE RECORDED 5-18-90
 DEED OR WILL BOOK 265-378
 CONSID-ERATION 175000.00

DATE RECORDED
 DEED OR WILL BOOK
 CONSID-ERATION

DATE RECORDED
 DEED OR WILL BOOK
 CONSID-ERATION

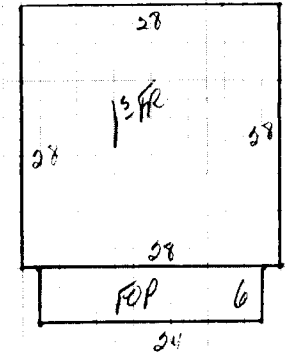
DATE RECORDED
 DEED OR WILL BOOK
 CONSID-ERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES:

CLASS		LEGAL DESCRIPTION			
5		LICK CREEK 38.5AC ***			
ZONING		DISTRICT			
02		02			
YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRE	
1986	14,800	13,600	28,400		
1987	12,700	9,200	21,900		
1988	12,700	9,200	21,900		
1989	12,700	9,200	21,900		
1990	12,700	9,200	21,900		
1991	12,700	9,200	21,900		
1992					
1993					
1994					
1995					
1996					
1997					



NOTES	MAIN BUILDING		ROOFING		EXTERIOR FINISH		GENERAL FEATURES		NUMBER OF ROOMS		INTERIOR FINISH		PLUMBING & HEATING	
	Dwelling		Comp. Sh.	Wood Siding	Yr. Built <u>40</u>	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 <u>COAL</u> 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		FIREPLACES					
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

TYPE	SIZE	RATE	VALUE
<u>1 1/2 PR</u>	<u>784</u>	<u>32</u>	<u>25,088</u>

EXTERIOR CONDITION

Gd. [] Fair [] Poor [] VP []

Basement Size NO

Basmt. Finish

1/4 [] 1/2 [] 3/4 [] Full []

FRONTS ON

TYPE	SIZE	RATE	VALUE
Porch	<u>144</u>	<u>8</u>	<u>1152</u>

SUMMARY OF BUILDINGS

TYPE	SIZE	FRONT	AREA	DATE	REPLACEMENT	COND.	DEPR.	Market Value	YR.
Dwelling					<u>21,799</u>		<u>40%</u>	<u>13,067</u>	<u>86</u>
Porch								<u>500</u>	

Basement

Basmt. Finish

Attic

Fireplace(s)

Heating

Bath(s)

Total 26,240

Factor .83

Replacement 21,799

M & L

DATE

APRP. MR

DATE

CLASSIFICATION 5

ZONING

MOBILE HOME INFORMATION

Owner

Make

Year

Size

Cond.

Not Home [] Time

AM [] PM []

Market Value All Improvements 13,567

Market Value All Land 14,750

TOTAL MARKET VALUE 28,317

USE VALUE APPRAISALS RECAP

Average

Use Value

Property and Income Information

Land Cost

Bldg. Cost

Sale Price

Rent

Expenses

Net Rent

LAND VALUE COMPUTATIONS

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

PROPERTY FACTORS

Utilities	Street or Road	CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site	<u>1</u>			Home Site			
Public Sewer	Gravel	<u>WOODS</u>	<u>37.5</u>	<u>300</u>				<u>3500/1500</u>	<u>11,250</u>
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk	<u>Woods</u>	<u>38.5</u>					<u>14,750/1,150</u>	

FRONTAGE TOPOGRAPHY

LEVEL [] SLOPES UP [] SLOPES DOWN []

LOW [] STEEP UP [] STEEP DOWN []

General Remarks: Topo V floor 37.5

BOARD REVIEW NOTES