

NAME OF OWNER

#54 - DEAN, DORSEY Z.

Number of Acres: 163

Location: Near head of Hensley Hollow.

Roads: Two and one-half miles of steep rough road to county road near Mt. Pleasant Church and then four miles to Elkton.

Soil: Sandy clay of good depth and fair fertility. Somewhat rocky; steep to moderate slopes; northeast and southwest exposure.

History of Tract and condition of timber: Large portion of tract cleared in the past twenty-five years. Most of which has been cultivated and grazed since. Several fields have been neglected and have grown up to brush. Wooded area has been cut over repeatedly in past. The present stand consists of mixed oaks, hickory and some poplar. Estimated to cut an average of 600 bd. ft. per acre. Timber not considered in valuation because the owner has definitely stated that he will cut this timber before the land will be taken over by the park.

Improvements: Dwelling: Log, 14x14', kitchen, 14x14x8', porch 7x14', shingled, 1 1/2 story; 2 rooms, log finish, fair condition, occupied by owner.
Barn: Log and frame, 33x34x12', paper roof, fair condition.
Corn house: Log, 10x14x8', shingle roof, poor condition.
Hen house: Log, 6x8x8', shingled, fair condition.
Dwelling: Log, 12x14', 1 story, 3 rooms, log finish, shingled, vacant.
Hen house: Frame, 8x10x8', shingled, fair condition.
 16 apple trees - 1/3 acre.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	109	@	\$5.00	\$545.00
Cove:				
Grazing Land:	19	@	25.00	475.00
Fields Restocking:	11	@	10.00	110.00
Cultivated Land:	24	@	25.00	600.00
Orchard:				\$1730.00
Minerals:				
Value of Land:	\$ 1730.00			840.00
Value of Improvements:	\$ 840.00			50.00
Value of Orchard:	\$			125.00
Value of Minerals:	\$			
Value of Fruit:	\$ 50.00			50.00
Value of Timber:	\$ 125.00			\$2795.00
Value of Wood:	\$ 50.00			
Value per acre for tract:	\$ 17.14			

Incidental damages arising from the taking of this tract: \$ NONE.

Geo. N. Pen. CLERK. 76

County: Rockingham
 District: Stonewall

#54 - Dorsey, Z. Dean.

Acreage Claimed: 163 (Assessed in name of Edgar Dean) 52-A - 44 P. - \$150.
 Assessed: 111 A Deed 111 A.

Value Claimed: " \$650.00 " (1912) \$425.00

Location: Near head of Hensley Hollow.

Incumbrances, counter claims or laps: None known.

Soil: Sandy clay of good depth and fair fertility. Somewhat rocky; steep to moderate slopes; northwest and southwest exposure.

Roads: 3 1/2 miles of steep rough road to county road, near Mt. Pleasant Church and then four miles to Elkton.

History of tract and condition of timber: Large portion of tract cleared in the past twenty-five years. Most of which has been cultivated and grazed since. Several fields have been neglected and have grown up to brush. Wooded area has been cut over repeatedly in past. The present stand consists of mixed oaks, hickory and some poplar. Estimated to cut an average of 600 bd. ft. per A. valued at \$2.00 per M. Timber not considered in valuation because the owner has definitely stated that he will cut this timber before the land will be taken over by the park.

Improvements:

<u>Dwelling:</u> Log, 14x14', kitchen, 14x14x8', porch 7x14, shingled 1 1/2 story, 2 rooms, log finish, fair condition, occupied by owner -----	\$375.00
<u>Barn:</u> Log and frame, 33x34x12, paper roof, fair condition -----	225.00
<u>Corn house:</u> Log, 10x14x8', shingle roof, poor condition -----	10.00
<u>Hen house:</u> Log, 6x8x8', shingled, fair condition -	10.00
<u>Dwelling:</u> Log, 12x14, 1 story, 3 rooms, log finish, shingled, vacant -----	100.00
<u>Hen house:</u> Frame 8x10x8', shingled, fair condition-	20.00
16 apple trees - 1/3 A. valued @ \$60.00 per acre for trees only.	20.00
	760.00

Value of land by types:

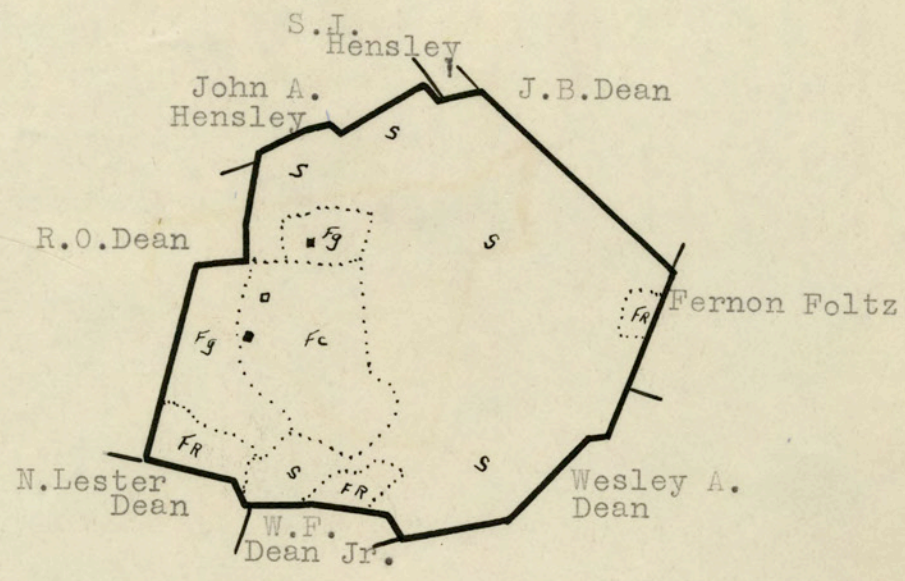
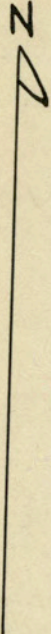
<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	109	\$3.00	\$327.00
F g	19	10.00	190.00
F c	24	12.00	288.00
F r	11	6.00	66.00
	163		871.00

Total value of improvements ~~\$371.00~~
 Total value of tract 1631.00
 Average Value per acre 10.01

22

County: Rockingham
District: Stonewall

#54- Dean, Dorsey Z.



LEGEND:
 Slope Grazing
 Tillable Fields restocking
 Scale - 1" = 20 chains