STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

West Virginia Code 11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95) CID Revised 7/95

County _____ Taxing District _____
Tax Map No.(s) _____ Parcel(s) _____
Tax Map No.(s) _____ Parcel(s) _____
Assessor Account No. _____
Grantor's Name _____
Grantee's Name _____
Mailing Address of New Owner _____
Most Recent Previous Deed Book No. _____ Page No. _____
Grantor's Source of Title: _____
(If not by "Previous Deed" referenced above)

(a) Real Estate (b) Other Valuable Goods/Services: (If Applicable

Consideration/Value $_____ $_____
Lot Size or Acreage Involved: _____
Estate(s) Transferred: _____
(Examples: Fee, Surface, Mineral, Coal, etc)

Financing Arrangements Materially Affecting Consideration: Yes / No (Circle one)
If "Yes" Use Appropriate Word or Phrase to Describe:

_____

Filed By: _____
Signature

LIENHOLDER INFORMATION (OPTIONAL)

_____ Check if change of name and/or address

Name: _____
Address for Notice: _____

INTEREST IN PROPERTY:

_____ Surface Owner's Rights Deed Book: _____ Page No. _____
_____ Fiduciary Interest Relationship to Owner: _____
_____ Lienholder Trust Deed Book No.: _____ Page No. _____
_____ Other _____

To be Completed by County Clerk:	Sheriff's Use Only
Stamp Fee Paid:	Date Received:
Date Recorded:	Effective Dates of Lien:
New Deed Book No.:	Date Entered:
New Deed Book Page No.:	Entered By:
Date of Transaction:	Tax Ticket No.:

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN:

Date Lien Is Released: _____
Signature of Lienholder: _____

COPIES WHITE - ASSESSOR; CANARY - SHERIFF; PINK - TAX COMMISSIONER; GOLDENROD - PREPARER

STATE OF WEST VIRGINIA
DEPARTMENT OF TAX AND REVENUE
TAX DIVISION

CECIL H. UNDERWOOD
Governor

ROBIN C. CAPEHART
Cabinet Secretary

RICHARD E. BOYLE, JR.
State Tax Commissioner

July 1, 1998

The Honorable Ken Hechler
Secretary of State
Building 1, Suite 157-K
State Capitol
Charleston, West Virginia 25305

Dear Mr. Hechler:

Attached are the final natural resource valuation variables for the 1999 Tax Year. These variables have been developed by the Department of Tax and Revenue to be applied in the appraisal of coal, oil, natural gas and other natural resource properties for ad valorem tax purposes.

In accordance with the requirements of CSR 110, Series 1I, 1J and 1K, these variables were made available for public comment on June 1, 1998. After review of public comments received on or before June 16, 1998, I respectfully request that these final valuation variables be entered into the State Register.

Very truly yours,

Rich Boyle
State Tax Commissioner

REB/jak/dhj

Attachment

Property Tax Division
P. O. Box 2389, Charleston, West Virginia 25328-2389

FILED
JUN 1 12 07 PM '98
OFFICE OF WEST VIRGINIA
SECRETARY OF STATE

A. COAL PROPERTIES ANALYSIS

NOTE

The late March 1998 decision to disallow implementation of the proposed reserve coal valuation methodology and associated rules did not afford the Property Tax Division sufficient time to accomplish the annual reserve coal sales survey under existing Legislative Regulations Title 110, Series 1I.

The values and supporting data submitted on May 31, 1997, for Tax Year 1998 application are hereby re-submitted for application to reserve coal properties for Tax Year 1999.

June 1, 1998
Rich Boyle
State Tax Commissioner

VALID SALES TY 98

REGION 1

Sale Ref #	County	DB	PG	Date	Grantor	Grantee	Deed Acres	Reserve Coal Bed(s)	Reserve Coal Acres	Coal Price	Price Per Reserve Acre
1	Marion	913	993	1993	Herwick, Marjorie	Glover, Elwood P. & Merrilee V.	649.58	SWK	309.13	$4,350.00	$14.07
2	Marion	921	919	1994	Allison, Doma	Glover, Elwood P. & Merrilee V.	516.83	SWK	253.00	$5,350.00	$21.15
3	Monongalia	988	89	1989	Raber, Willis & Evelyn	Laurita, John A.	47.25	SWK, RS	17.43	$400.00	$22.95
4	Harrison	1259	1201	1994	Crawford, Lawrence L. et al	Alonso, Greg A. & Montica J.	106.70	RS	18.55	$906.00	$48.84
5	Harrison	1195	479	1989	White-Acker Co. et al	Grafton Coal Co.	1069.50	PG	1639.31	$117,000.00	$71.37
6	Monongalia	1060	246	1993	Sisler, Glenn R. et al	Conrad, Carl & Tina M.	91.32	RS	47.03	$6,200.00	$131.83
7	Marion	908	870	1993	Simpson, Addie M. by atty.	Trio Petroleum et al.	340.84	PG	14.70	$2,000.00	$136.05
8	Monongalia	1063	13	1993	Eastham, Kenneth & Catharine	Consolidation Coal Co.	90.01	WB, SWK, PG	247.52	$42,694.00	$172.49
9	Marion	922	303	1994	Jera Coal Co., Inc	Cole, Duane R. & Martine	41.69	PG	41.69	$7,740.00	$185.66
10	Marion	883	379	1989	Boice, Sarah Lee	Carr, Patrick & Dorothy	52.35	UK, LK	87.21	$23,868.00	$273.68
11	Harrison	1224	483	1991	TASA Corp.	Mike Ross Inc., et al	142.63	PG	64.10	$20,000.00	$312.01
12	Monongalia	1013	541	1990	Fox, Nancy B.	Solomon, Victor & Daniel	284.72	WB	76.88	$26,989.00	$351.05
13	Harrison	1233	124	1992	Newton, Emily A. et al	Lewis, Gerald L. & Cheryl	44.79	PG	12.88	$5,000.00	$388.80
14	HARRISON	1280	1019(2)	1996	MUTSCHELKNAUS, CLARENCE ET AL	Patriot Mining Co., Inc.	48.00	PG	20.00	$8,000.00	$400.00
15	Marion	900	613(2)	1991	Consolidation Coal Co / duPont Energy	Bell Mining Co	940.00	SWK	926.88	$423,472.00	$456.89
16	Harrison	1195	890	1989	Lambert, Jack & Martha	E. & S. Coal Co	2.87	PG	2.87	$1,500.00	$522.65
17	Marion	899	616	1990	Eastern Associated Coal Co.	Miami Coal Co. ,Inc	158.78	SWK	127.47	$70,000.00	$549.15
18	Monongalia	1036	660	1991	Turner, D. et al	Matthew, Marvin L. & Janet M.	101.07	UF	49.00	$30,940.00	$631.43
19	Marion	890	4	1989	Harbert, Richard & Martha L.	Jera Coal Co. Inc.	385.72	SWK, PG	126.45	$81,615.00	$645.43
20	Monongalia	1072	411(4)	1993	Young, Laura L. & Samual J.,Jr. ET AL	Patroit Mining Co.	284.72	WB	153.75	$120,000.00	$780.49
21	Harrison	1245	262	1993	Camicia, Nicholas T. & Virginia B.	LaRosa, James D.	875.00	PG	97.98	$106,073.00	$1,082.60
22	Monongalia	1016	624	1990	Martin, Hubert et al	Laurita, James L.	30.00	SWK	19.97	$22,000.00	$1,101.65
23	Monongalia	1055	555	1992	Williams, Milner & Eloise	Consolidation Coal Co.	2.23	PG	0.13	$200.00	$1,538.46
24	Harrison	1242	489	1992	Protestant Episcopal Church of WV	Patricia Coal Co.	63.20	PG	27.50	$43,802.00	$1,592.80
25	Monongalia	1103	209	1995	Bland, Mark & Debra	Patriot Mining Co., Inc.	25.62	WB	14.45	$67,500.00	$4,671.28
26	Monongalia	1090	262	1994	Consolidation Coal Co.	Patriot Mining Co., Inc.	50.54	WB	2.73	$32,250.00	$11,813.19

REGION 1

5 YEARS	1992 - 1996
MEDIAN	$388.80
AGGREGATE MEAN	$375.19
AGGREGATE MEAN WEIGHTED BY YEARS	$387.81
AVERAGE OF ANNUAL AGGREGATE MEANS	$375.93

6 YEARS	1991 - 1996
MEDIAN	$394.40
AGGREGATE MEAN	$412.71
AGGREGATE MEAN WEIGHTED BY YEARS	$387.81
AVERAGE OF ANNUAL AGGREGATE MEANS	$375.93

7 YEARS	1990 - 1996
MEDIAN	$400.00
AGGREGATE MEAN	$423.41
AGGREGATE MEAN WEIGHTED BY YEARS	$387.81
AVERAGE OF ANNUAL AGGREGATE MEANS	$375.93

8 YEARS	1989 - 1996
MEDIAN	$394.40
AGGREGATE MEAN	$292.43
AGGREGATE MEAN WEIGHTED BY YEARS	$387.81
AVERAGE OF ANNUAL AGGREGATE MEANS	$375.93

VALID SALES TY 98

REGION 3

Sale Ref #	County	DB	PG	Date	Grantor	Grantee	Deed Acres	Reserve Coal Bed(s)	Reserve Coal Acres	Coal Price	Price Per Reserve Acre
27	Preston	547	787	1989	Feather, Wanda	Shrout, Donald et al	25.88	BK	23.29	$381.00	$16.36
29	Barbour	356	353	1995	Cross, Ron & Shelva E.	Mutchelknaus, Clarence W. et al	1526.00	LK	616.15	$19,462.17	$31.59
28	Barbour	355	122	1995	Shockey, William A. & Pauline B.	Cross, Ronald & Shelva E.	304.00	LK	126.32	$6,031.00	$47.74
30	UPSHUR ET AL	352	294	1990	BRIGHT MINING AND LAND CO	WOLFPEN KNOB DEVELOPMENT	1022.60	UK, LK	730.60	$51,109.00	$69.95
31	Grant	185	244	1994	Baker, Elizabeth	Buffalo Coal Co. Inc	346.00	BT, UF	95.81	$6,708.00	$70.01
32	Barbour	349	377	1994	Rhodes College	Douglas, James P. & Elaine B.	59.50	MK	39.00	$3,140.00	$80.51
33	Preston	547	822	1989	Methany, Howard & Betty	Shrout, Donald et al	25.07	BKT	19.92	$2,725.00	$136.80
34	Taylor	245	427	1995	Mayle, Jimmy C. & Robin L.	Tygart East Co	52.69	LK	50.58	$7,468.00	$147.65
35	Upshur	378	62	1994	Feola, Antoniette	Southern Upshur Lumber Co.	57.63	LK, UM	65.00	$12,860.00	$197.85
36	Taylor	234	219	1992	Pittsburgh Ligonier Inc	Tygart East Co	88.58	LK	88.58	$26,400.00	$298.04
37	TAYLOR	227	152	1991	PITTSBURGH LIGONIER, INC.	COVE CORPORATION	61.04	KT	61.04	$18,312.00	$300.00
38	Taylor	227	121	1991	Greathouse, Eleanor et al	Pittsburgh Ligonier, Inc	61.04	LK	61.04	$18,312.00	$300.00
39	Taylor	221	174	1989	Knotts, Carl	Cooper, Larry Lee	77.84	LK	77.84	$23,400.00	$300.62
40	Barbour	346	419	1993	Bailey, Nancy H. et al	McConnell, Jude W. et ux	38.60	UK, MK	26.32	$8,763.00	$332.94
42	Grant	176	192	1991	Myers, Ruth E. et vir	New Allegheny Co.	163.66	UF	75.00	$26,699.00	$355.99
43	Preston	546	238	1989	Cale, William O. & Rebecca B.	Kingwood Mining Company	20.00	UF, UK, LK	55.00	$20,000.00	$363.64
44	Preston	550	892	1989	Preston County Coal & Coke Corp.	Volkstone Co.	109.38	BT	55.00	$20,083.00	$365.15
45	Barbour	345	289	1993	Pitman, Joseph et al	Andrick, Arnett Wayne	10.88	MK	10.88	$4,000.00	$367.65
46	RANDOLPH	445	174	1996	LAROSA, JAMES & LEIGH	ALLEN, JOHN & JOYCE	131.90	LK	131.90	$50,000.00	$379.08
41	UPSHUR	352	302	1990	HOLLY GROVE TRUST, ET AL	RESERVE COAL PROPERTIES	16746.29	UK, LK, UM,ST	5474.00	$2,150,120.00	$392.79
47	RANDOLPH	445	47	1996	LAROSA, JAMES & LEIGH	ALLEN, JOHN & JOYCE	116.03	LK	116.03	$50,000.00	$430.92
48	Grant	187	279	1994	Park, Harold M & Janet L.	Slagle, Ronald L & Norma J	10.00	UF	10.00	$4,390.00	$439.00
49	GRANT/MIN.	189	570	1995	GOODWIN, KATHLEEN & JOSEPH	BAKERSTOWN MINING LLC	1882.00	BT, UF	833.00	$379,333.00	$455.38
50	PRESTON	591	751	1996	WESBANCO WHEELING	MAYNORD, DAVID M	437.50	UF, MH	136.97	$77,134.00	$563.15
51	Barbour	330	500	1990	Hildreth, Mabel Riggs & Denzil	Southern, Edgar W.	437.48	BT,UF	45.83	$30,625.00	$668.23
52	Barbour	351	151	1994	Poling, Herman & Jeanne E.	Bartlet, Stephen T. & Lois K.	319.80	UF	120.00	$82,828.00	$690.23
53	Upshur	364	248	1991	Yohe, Edward A. & Carol A.	Carpino, Joseph Y. II & Mary R.	49.89	EL	23.00	$16,650.00	$723.91
54	Preston	583	942	1991	Jenkins, Milford & Mary Joan	Mangus Coal Co	281.00	UF	19.34	$20,000.00	$1,034.13
55	Preston	561	384	1990	Larke, Carroll & Jane	Bitely, E & Debra Paulson	224.27	LK	74.94	$79,100.00	$1,055.51
56	Upshur	350	44	1989	Renzelli, Mary Lou & Michael A. et vir	Yohe, Edward A. & Carol A.	49.00	EL	23.00	$26,254.00	$1,141.48
57	UPSHUR	385	253	1995	ELKAY MINING CO. INC.	ZITHER MINING CO INC.	5626.00	UF	3006.75	$4,784,139.00	$1,591.13
58	Preston	564	394	1991	Wigley, Harry D. & Shirley A.	Hemman, Wilbur & Judy	20.59	LK	20.59	$34,811.00	$1,690.68
59	PRESTON	591	447	1996	DRESSMAN, BETTY J.	PATRIOT MINING CO. INC.	268.56	UF	16.25	$35,823.00	$2,204.49
60	Upshur	384	304	1995	Rohr, Lucille et al	Coastal Lumber Co.	50.0(69.59)	LK, UM	5.00	$23,886.00	$4,777.20

REGION 3

5 YEARS	1992 - 1996
MEDIAN	$373.36
AGGREGATE MEAN	$1,015.98
AGGREGATE MEAN WEIGHTED BY YEARS	$903.20
AVERAGE OF ANNUAL AGGREGATE MEANS	$833.12

6 YEARS	1991 - 1996
MEDIAN	$373.36
AGGREGATE MEAN	$993.50
AGGREGATE MEAN WEIGHTED BY YEARS	$903.20
AVERAGE OF ANNUAL AGGREGATE MEANS	$833.12

7 YEARS	1990 - 1996
MEDIAN	$385.93
AGGREGATE MEAN	$664.58
AGGREGATE MEAN WEIGHTED BY YEARS	$903.20
AVERAGE OF ANNUAL AGGREGATE MEANS	$833.12

8 YEARS	1989 - 1996
MEDIAN	$366.40
AGGREGATE MEAN	$658.42
AGGREGATE MEAN WEIGHTED BY YEARS	$903.20
AVERAGE OF ANNUAL AGGREGATE MEANS	$833.12

Exhibit II
Page 4 of 7

VALID SALES TY 98

REGION 4

Sale Ref #	County	DB	PG	Date	Grantor	Grantee	Deed Acres	Reserve Coal Bed(s)	Reserve Coal Acres	Coal Price	Price Per Reserve Acre
61	Webster	231	681	1994	Radtka, William	Burton, Helen M.	182.00	UK, LK, UM	38.00	$600.00	$15.79
62	Webster	232	569	1993	Beulah Cool Co.	The Sun Lumber Co.	12.00	LK, ST	15.40	$600.00	$38.96
63	Nicholas	336	775	1990	Hewitt, Ellen et al	Waggoner, Doyle & Pearl	75.00	ST	75.00	$6,000.00	$80.00
64	Lewis	517	409	1994	Lewis, Everett	Wilson, James H. & Betty L.	67.25	RS	5.64	$805.00	$142.73
65	Nicholas	336	40	1990	Hewitt, T. Michael et al	Williams, James et al	100.75	2G	52.00	$8,400.00	$161.54
66	Nicholas	362	684	1995	Lively, Richard M. Sr. & Nancy J.	K & P Mining Inc.	88.00	SW	27.84	$4,733.00	$170.01
67	Clay	151	73	1990	Board Of Education, Clay Co.	Indore Mining Inc.	250.00	LK, ST, CB	231.29	$70,000.00	$302.65
68	Braxton	467	742	1991	Hall, Herbert Ralph	Wolfpen Knob Dev.	103.60	PG, LK	123.86	$41,038.00	$331.31
69	Braxton	501	71	1995	Facemire, James A.	Brooks Run Coal Co.	110.00	UK, LK	8.14	$2,700.00	$331.70
70	Braxton	455	698(3)	1990	Winfree, Virginia Hoover et vir, ET AL.	Wolfpen Knob Devlp. Co.	99.50	PG, LK	23.70	$7,960.00	$335.86
71	Braxton	475	625	1992	Frame, Silas Mark	Wolfpen Knob Dev.	86.17	PG, LK	33.56	$11,500.00	$342.67
72	Clay/Nicholas	153	120	1990	Pegasus Resources Co.	Prospect Land & Devlp. Co, Inc.	73600.00	UK,MK,LK,ST,CB,EG	19365.00	$6,729,477.00	$347.51
73	Nicholas	359	312(8)	1994	Davis, Frank McGee ET AL.	McCutcheon, Ann H. ET AL	253.00	GB	111.94	$41,020.00	$366.45
74	Braxton	457	202(6)	1990	Hart, James & Sharron ET AL.	Wolfpen Knob Devlp. Co.	89.00	PG, LK	12.68	$4,855.20	$382.90
75	BRAXTON	471	111(2)	1992	MOLLOHAN, THURMAN & ELLA, ET AL	WOLFPEN KNOB DEVELOPMENT	21.78	LK	21.78	$8,712.00	$400.00
76	Braxton	463	454	1991	Nettles, Halman	Wolfpen Knob Devlp. Co.	79.20	PG, LK	79.20	$31,680.00	$400.00
77	BRAXTON	463	7	1991	DOBBINS, RICHARD K.	WOLFPEN KNOB DEVELOPMENT	29.40	LK	29.40	$12,000.00	$408.16
79	Braxton	473	110	1991	Murphey, Edward H.	Sizemore, Raymond	63.00	PG	1.18	$500.00	$423.73
80	Clay	153	27	1990	Dennison, Geraldine et al	Butler, Danial J.	333.00	PG	39.47	$17,800.00	$450.98
81	BRAXTON etal	451	736	1990	BRIGHT MINING & LAND CO	WOLFPEN KNOB DEVELOPMENT	53238.00	PG, UK, LK, CB	31309.28	$14,348,891.00	$458.30
82	Clay/Nicholas	148	310	1989	Western Pocahontas Properties, Ltd.	Bright Mining & Land Co. Ltd. Pshp.	8900.00	UK, MK, 5B, ST, CB, EG	12780.00	$6,131,739.00	$479.79
83	Greenbrier et al.	405	277(4)	1991	Hewitt, T. Michael ET AL.	The Trust for Public Land	14604.80	SW, FC	2921.00	$1,489,584.00	$509.96
78	BRAXTON	507	482	1996	STALNAKER, MARVIN & PHILLIS	BUSBY/MATTHIAE/ENGLISH	75.38	LK, UF	52.86	$32,512.00	$615.06
84	Nicholas	346	548	1992	Prospect Land & Development Co, Inc.	Nicco Corp.	14646.00	MK, LK, ST, CB, EG	3230.84	$2,067,471.00	$639.92
85	Greenbrier	420	883	1993	Graham Smokeless Coal Corp.	Georgia Pacific Corp.	3170.27	BK, FC, P6	2381.18	$1,584,051.00	$665.24
86	BRAXTON	463	445(9)	1991	GREEN, VERGIE	WOLFPEN KNOB DEVELOPMENT	6.00	LK	5.40	$4,000.00	$740.74
87	BRAXTON	467	795	1992	WEST VIRGINIA COALS INC	WOLFPEN KNOB DEVELOPMENT	113.00	LK	15.12	$13,468.00	$890.74
88	CLAY/Nicholas	158	540(2)	1992	PRIMEACRE LAND CORP.	FOLA LAND CO. INC.	11558.45	MK,LK,CL,CB,PL	5361.43	$5,781,261.00	$1,078.31
89	Clay/Nicholas	159	328	1993	Prospect Land & Dev. Co., Inc	Appalachian Land Co.	52000.00	UK,MK,LK,ST,CB,EG	16163.00	$18,091,381.00	$1,119.31
90	NICHOLAS	343	780	1990	PRIMEACRE LAND CORP.	PETERS CREEK LAND CO.	1810.00	EG ONLY	516.59	$655,710.00	$1,269.30
91	Clay	150	582	1989	Bright Mining & Land Co. Ltd. Pshp.	Prospect Land & Devlp. Co, Inc.	8900.00	UK, MK, 5B, ST, CB, EG	15518.00	$26,367,297.00	$1,699.14
92	CLAY/Braxton	151	121	1990	EXXON COAL RESOURCES USA	WOLFPEN KNOB DEVELOPMENT	6306.90	5B	3701.50	$9,699,853.00	$2,620.52

REGION 4

5 YEARS	**1992 - 1996**
MEDIAN	$383.22
AGGREGATE MEAN	$1,006.34
AGGREGATE MEAN WEIGHTED BY YEARS	$911.78
AVERAGE OF ANNUAL AGGREGATE MEANS	$870.93
6 YEARS	**1991 - 1996**
MEDIAN	$404.08
AGGREGATE MEAN	$954.05
AGGREGATE MEAN WEIGHTED BY YEARS	$911.78
AVERAGE OF ANNUAL AGGREGATE MEANS	$870.93
7 YEARS	**1990 - 1996**
MEDIAN	$400.00
AGGREGATE MEAN	$707.00
AGGREGATE MEAN WEIGHTED BY YEARS	$911.78
AVERAGE OF ANNUAL AGGREGATE MEANS	$870.93
8 YEARS	**1989 - 1996**
MEDIAN	$404.08
AGGREGATE MEAN	$816.34
AGGREGATE MEAN WEIGHTED BY YEARS	$911.78
AVERAGE OF ANNUAL AGGREGATE MEANS	$870.93

VALID SALES TY 98

REGION 5

Sale Ref #	County	DB	PG	Date	Grantor	Grantee	Deed Acres	Reserve Coal Bed(s)	Reserve Coal Acres	Coal Price	Price Per Reserve Acre
93	Mercer	694	158	1989	Carter, Leslie R. & Ruby Anderson	Pack, Michael Lee	117.00	P2	93.45	$1,798.00	$19.24
94	KANAWHA	2231	183	1989	HAMILTON, LAWSON JR. ETUX	ARK LAND CO	687.00	CB	393.00	$13,000.00	$33.08
95	WYOMING	369	535	1991	POCAHONTAS LAND CORP.	HERNDON COAL & LAND CO.	816.53	P3	339.50	$50,000.00	$147.28
96	Logan	474	699	1990	Primeacre Land Corp.	Phoenix Coal Corp.	1496.00	5B, ST, CB, BFC, WF	755.42	$141,562.00	$187.40
97	Boone	198	203(2)	1992	Roberts, Glen C. & Glenna L.	Allegheny Land Co.	558.00	5B, ST, CH	107.13	$20,786.00	$194.03
98	McDowell	431	69	1995	Consolidation Coal Co.	Mega Minerals, Inc.	16000.00	P6, P9	2519.00	$500,000.00	$198.49
99	BOONE	198	886	1992	PRIMEACRE LAND CORP.	BLACK KING MINE DEVELOPMENT	2627.00	5B,CH,HN,UCG,LCG,2G,PW,EG	6181.20	$1,265,737.00	$204.77
100	McDowell	422	580	1993	Pocahontas Land Corp.	Tug Fork Coal Corp & U S Steel	519.00	P4	496.00	$119,293.00	$240.51
101	Boone	190	148	1989	Armco, Inc.	Drummond Co., Inc.	29355.00	UF, 6B, 5B, ST, CB,	42712.77	$11,007,737.00	$257.72
102	Mingo	306	212(6)	1990	Queen, Delbert ET AL	Freemont Coal	17.80	ST, CB, WF, CG, AL, EG	49.90	$15,894.00	$318.52
103	Mingo	332	201	1994	Laurel Creek Co, Inc.	Pocahontas Land Corp.	8316.18	CH, UCG, LCG	11638.70	$4,798,102.00	$412.25
104	Mc Dowell	410	160	1991	Central West Virginia Energy Co.	Bankers Pocahontas Coal Ptshp	477.00	WCH	363.64	$160,000.00	$440.00
105	Boone	205	262	1994	Greenbrier Land Co.	Raven Resources, Inc.	1310.00	AL, 2G	887.00	$432,779.00	$487.91
106	LOGAN	489	339	1992	PRIMEACRE LAND CORP.	BOONE WEST DEVELOPMENT	14640.00	CB,BC,WF,CH,WM,UCG,AL,2G	6391.00	$3,150,775.00	$493.00
107	MCDOWELL	412	237	1991	TUG FORK LAND CO.	MARCO LAND CO.	1200.00	DG, GB	339.80	$200,000.00	$588.58
108	LOGAN	481	544	1991	BROWNING, TROY ET AL	LYNN BRANCH COAL CO	130.62	2G, EG	189.28	$125,000.00	$660.40
109	LOGAN	483	101	1991	ARMSTRONG, SHARON & BENNY	LYNN BRANCH COAL CO.	1233.00	2G	220.61	$150,000.00	$679.93
110	Wyoming	381	166	1994	E & E Land Co., Inc.	National Resources, Inc.	11108.36	BK, FC, P9, P7, P6	1859.02	$1,500,000.00	$806.88
111	McDowell	413	684	1992	BCGL Partners	Bishop, Pamela	107.00	DG	42.24	$35,100.00	$830.97
112	WYOMING	369	16	1991	CHARLESTON NATIONAL BANK	EASTERN ASSOCIATED COAL	5.82	PW, EG	5.82	$4,973.00	$854.47
113	Fayette	473	205	1989	Mullins Coal Co.	Kanawha Services Corp.	3092.00	CB, 2G, PW	3823.10	$4,755,813.00	$1,243.97
114	Mingo	343	551	1995	Webb, Nelson R.	Maynard, Leonard J.	75.00	CG	19.00	$24,175.00	$1,272.37
115	Fayette	493	200	1992	Tabit Enterprises	K L C Corp	311.00	PL	158.00	$290,523.00	$1,838.75
116	Mingo	306	197	1990	Island Creek Coal Co.	Cumberland Village Mining Group	374.00	AL	263.58	$503,809.00	$1,911.41
117	Mingo	332	168	1994	Laurel Creek Co, Inc.	Pocahontas Land Corp.	7690.75	5B, CB	5129.72	$11,360,000.00	$2,214.55
118	Mingo	331	677	1994	AgipCoal Holding USA, Inc.	Pocahontas Land Corp.	7902.4	CL, ST, CB, WF	3537.88	$13,026,440.00	$3,681.99
26											

REGION 5

5 YEARS	**1992 - 1996**
MEDIAN	$493.00
AGGREGATE MEAN	$937.33
AGGREGATE MEAN WEIGHTED BY YEARS	$894.27
AVERAGE OF ANNUAL AGGREGATE MEANS	$844.21
6 YEARS	**1991 - 1996**
MEDIAN	$588.58
AGGREGATE MEAN	$920.57
AGGREGATE MEAN WEIGHTED BY YEARS	$894.27
AVERAGE OF ANNUAL AGGREGATE MEANS	$844.21
7 YEARS	**1990 - 1996**
MEDIAN	$540.79
AGGREGATE MEAN	$912.79
AGGREGATE MEAN WEIGHTED BY YEARS	$894.27
AVERAGE OF ANNUAL AGGREGATE MEANS	$844.21
8 YEARS	**1989 - 1996**
MEDIAN	$490.46
AGGREGATE MEAN	$606.14
AGGREGATE MEAN WEIGHTED BY YEARS	$894.27
AVERAGE OF ANNUAL AGGREGATE MEANS	$844.21

COAL SEAMS ABBREVIATION

COLUMN I		COLUMN II	
WASHINGTON	WT	PEERLESS (Upper Campbells Creek)	PL
UNIONTOWN	UT	NO 2 GAS/CAMPBELLS CREEK (Pond Crk. Logan Eagle. Lower Elkhorn. Rawl. Upper War Eagle and Warfield	2G/CMC
WAYNESBURG	WB	POWELLTON (Brownstown, Hatfield Tunnel)	PW
REDSTONE	RS	MATEWAN (Upper Eagle)	MT
SEWICKLEY (Mapletown)	SWK	EAGLE 'A'	AEG
REDSTONE	RS	EAGLE	EG
PITTSBURG (PG 8, Raymond City)	PG	BENS CREEK	BNC
LITTLE PITTSBURGH	PGL	LITTLE EAGLE	EGL
LITTLE CLARKSBURG	CKL	CEDAR	CD
ELK LICK	EL	LITTLE CEDAR	CDL
HARLEM	HL	LOWER WAR EAGLE	LWE
BAKERSTOWN (Four Foot Honeycomb, Thomas	BT	GLEN ALUM TUNNEL	GT
UPPER/LOWER	UBT/LBT	GILBERT	GB
BRUSH CREEK	BC	DOUGLAS/RED ASH	DG/RA
		LOWER	LDG/LRA
MAHONING	MH	HUGHES FERRY/IAEGER	HF/IG
FREEPORT, UPPER/ LOWER	UF/LF	CASTLE	CT
KITTANNING	KT	SEWELL 'B'	BSW
UPPER KITTANNING	UK	SEWELL 'A'	ASW
		SEWELL	SW
MIDDLE KITTANNING/ 6 BLOCK	MK/6B	WELCH/POCAHONTAS 13	WCH/P13
LOWER KITTANNING/ 5 BLOCK	LK/5B	LITTLE RALEIGH	LR
CLARION	CL	BECKLEY/POCAHONTAS 12	BK/P12
STOCKTON 'A'/UPPER MERCER	AST/UM	FIRE CREEK/POCAHONTAS 11	FC/P11
		LITTLE FIRE CREEK/ POCAHONTAS 10	FCL/P10
STOCKTON/LOWER MERCER (Belmont, Stockton-Lewiston, Hampton)	ST/LM	POCAHONTAS NO 9	P9
COALBURG (Quakertown, Quakertown Rider)	CB	POCAHONTAS NO 6	P6
UPPER/LOWER	UCB/LCB	POCAHONTAS NO 5	P5
BUFFALO CREEK	BFC	POCAHONTAS NO 4	P4
WINIFREDE/DOROTHY (Black Band, Carbon Splint, Quakertown)	WF/DTY	POCAHONTAS NO 3	P3
		POCAHONTAS NO 2	P2
CHILTON 'A'	ACH	POCAHONTAS NO 1	P1
CHILTON	CH	SQUIRE JIM	SJ
HERNSHAW	HH		
DINGESS	DGS		
WILLIAMSON	WM		
CEDAR GROVE (Island Creek, Marpleton, Mingo, Red Jacket, Thacker, Upper Thacker)	CG		
UPPER/LOWER	UCG/LCG		
ALMA (B, Warfield, Draper)	AL		
ALMA 'A'/ ALMA 'B'/ALMA 'C'	AAL/BAL/CAL		
LITTLE ALMA	ALL		

1

RESERVE COAL SALES VALIDATION REVIEW

CODE

County: _____ District: _____

Deed Book: _____ Page: _____

Grantor: _____

Grantee: _____

SM Reference: _____

MM Reference: _____

Deed Sale Price: _____ Total Deed Acres: _____

1. Date of Transaction: _____ 2. Date of Record: _____

3. Is the date of transaction or record prior to January 1, 1989? . . . . . Y N

4. Are tax stamps missing or irregular? . . . . . Y N

5. Does the transaction involve a liquidation, forced sale, debt satisfaction, charitable organization and/or a government agency? . . . . . Y N

6. Is this a quitclaim or an unwarranted deed? (Justify further review.) . . . . . Y N

_____

_____

7. Is this a tax sale? . . . . . Y N

8. Are the parties involved affiliated? . . . . . Y N

9. Is this a straw party or a same-day sale? . . . . . Y N

10. Is this sale part of a sale listed in another county? . . . . . Y N
If yes, which county? _____

11. Is the coal on the property unmineable? . . . . . Y N

12. Is there consideration other than cash that cannot be quantified in dollars? . . . . . Y N

13. Does this involve a land contract or other special financing that is not quantifiable in dollars? . . . . . Y N

NOTE: If response to **all** of the above questions is "N", send questionnaire to both grantor and grantee and proceed with remainder of review.

14. Send a Questionnaire to:

(a) Grantor: Date Sent: _____ Date Received: _____
(b) Grantee: Date Sent: _____ Date Received: _____

15(a). Grantor Questionnaire Reviewed:

Reviewed By:							
Date:							

15(b). Grantee Questionnaire Reviewed:

Reviewed By:							
Date:							

16. After reviewing the deed and other reasonably accessible documents, were the conveyed estates/interest too ambiguous to identify or locate? Y N

Comments: (List Estates Conveyed)

17. Consider the estates conveyed:

a. Does this conveyance involve surface, improvements or non-coal property only? . . . . . Y N

b. Does surface, improvements, and/or other non-coal appraised value equal or exceed total sales price? . . . . . Y N

c. Does this conveyance involve active property only? . . . . . Y N

d. Does active coal equal or exceed total sales price? . . . . . Y N

Reviewed By:							
Date:							

18. Location and Geology:

The coal property is: producing ___ inactive ___ leased ___ permitted ___

Districts:	Topo Quads:

Source: Mineral Maps ___ County Reports ___ Published Information ___
Per Deed ___ Per T/P Return ___ Other ___

Reviewed by:	Date:

Coal Beds and Mineable Acres:

Coal Bed	Acres	Coal Bed	Acres	Coal Bed	Acres

19. Calculations for Valid Sales Only By: Date:

Estate(s)	Interests	Acres	Total Value	Source
Surface				
Oil & Gas				
Other Minerals				
Improvements				
Producing Coal				
Reserve Coal				

Reserve Coal Value Per Acre: _____

2. Reserve Coal Sales Survey

The West Virginia State Tax Commission has reviewed numerous real property transactions involving coal estates, both active and reserve. Attachment 2 is a listing of reserve sales and analyses by region. These sales are considered to be arms-length transfers as of June 1, 1997.*

Tentative Reserve Rate Per Acre

Region 1	$ 400/Acre
Region 2	$ 200/Acre
Region 3	$ 375/Acre
Region 4	$ 400/Acre
Region 5	$ 550/Acre

* Note: The past five to eight years have seen little, if any, activity in the reserve coal market in Region 2. The Commission has therefore used sales occurring in the period 1976 through 1983 that typically reflected a level of approximately $200 per acre in establishing an appraisal rate for Region 2.

Region 1	(Brooke, Harrison, Marion, Marshall, Monongalia, Ohio)
Region 2	(Berkeley, Cabell, Calhoun, Doddridge, Hampshire, Hancock, Hardy, Jackson, Jefferson or Kanawha[1], Monroe, Morgan, Pendleton, Pleasants, Pocahontas, Putnam, Ritchie, Roane, Tyler, Wetzel, Wirt, Wood)
Region 3	(Barbour, Grant, Mineral, Preston, Randolph, Taylor, Tucker, Upshur)
Region 4	(Braxton, Clay, Gilmer, Greenbrier, Lewis, Mason, Nicholas, Webster)
Region 5	(Boone, Fayette, Kanawha[2], Lincoln, Logan, McDowell, Mercer, Mingo, Raleigh, Summers, Wayne, Wyoming)

[1]Kanawha County = Poca, Union, Jefferson and part of Big Sandy and Elk Districts that lie north of the Elk River.

[2]Kanawha County = Washington, Malden, Louden, Cabin Creek and part of Big Sandy and Elk Districts that lie south of the Elk River.