

Property Record Card

Eagle County

PEGASO VAIL REAL ESTATE LLC
C/O: CINDY ALCORTA

Account: R007400
 Tax Area: SC103 - VAIL (TOWN) - SC103
 Acres: 0.445

Parcel: 2101-082-50-004
 Situs Address:
 000365 MILL CREEK CIR
 VAIL AREA, 0

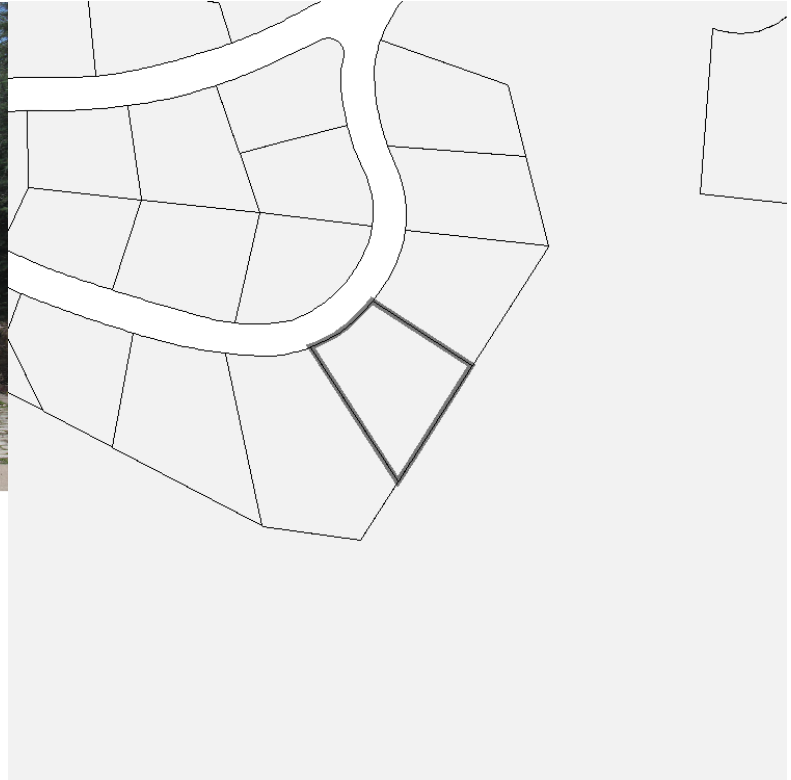
216 W VILLAGE BLVD STE 302
 LAREDO, TX 78041-2322

Value Summary

Value By:	Market	Override
Land (1)	\$17,445,230	N/A
Single Family Residence (1)	\$3,065,230	N/A
Extra Feature (1)	\$7,610	N/A
Extra Feature (2)	\$13,390	N/A
Extra Feature (3)	\$6,780	N/A
Total	\$20,538,240	\$20,538,240

Legal Description

Subdivision: VAIL VILLAGE FILING 1 Block: 1 Lot: 16 BK-0166 PG-0329
 BK-0453 PG-0508 QCD 11-26-86
 BK-0743 PG-0400 SWD 08-26-97
 R200802664 QCD 09-14-07



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B: 000631 P: 000339	01/28/1994	WD	QV	Y	\$5,500,000	373.42	\$5,500,000	373.42	\$5,500,000	373.42

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK
Land Code	7049 - MILL CREEK	Super Neighborhood	200 - VAIL CORE
Size	0.445	Zoning	9 - PS

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
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Land Occurrence 1

Land U		7070		
Total		7,070.00		
	Value	Rate	Rate	Rate
	\$17,445,230	2,467.50		

Single Family Residence Occurrence 1

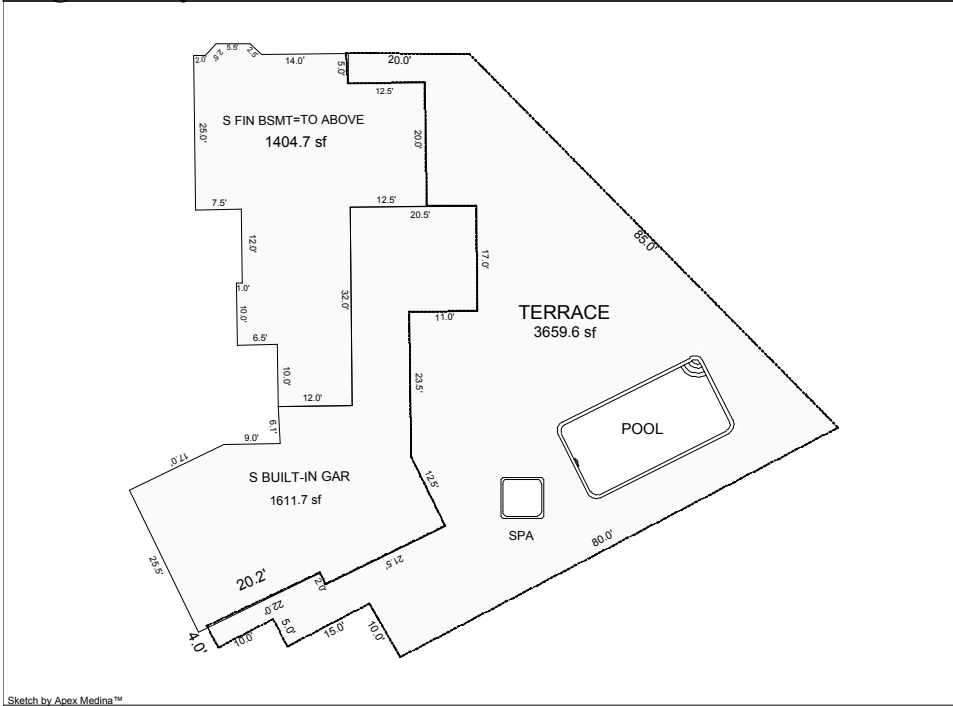
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	31 - STONE VEN 33 - LOG > 10"	Percentage	70.0 30.0
Roof Cover	11 - SLATE	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	30.0 70.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Actual Year Built	2001	Bedrooms	6
Bathrooms	7	Construction Quality	7 - EXCELLENT
Effective Year Built	2001	Fixtures	30
Rooms	11	Units	1
Units	1	Super Neighborhood	200 - VAIL CORE, L.H., GOLFCOURSE
Stories	2 - STORIES 2.0	Use Code	1000 - RESIDENTIAL
Garage	5 - GARAGE 1401-1550		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2396	2396	2396	2396
FBM	1405	1124	1405	1405
FOP	100	30		100
FUS	1573	1573	1573	1573
GAF	1512			1512
PTO	3660	366		3660
WDB	941	188		941
WDD	103	21		103
Total	11,690.00	5,698.00	5,374.00	11,690.00
	Value	Rate	Rate	Rate
	\$3,065,230	262.21	537.95	570.38
			570.38	262.21

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Single Family Residence Occurrence 1



Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1	
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	2			
Total	2.00			
	Value	Rate	Rate	Rate
	\$7,610	3,805.00		

Extra Feature Occurrence 2

XFOB Code	130 - FIREPL. EX	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1	
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	2			
Total	2.00			
	Value	Rate	Rate	Rate
	\$13,390	6,695.00		

Extra Feature Occurrence 3

XFOB Code	2324 - SWIMPL AVG	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1	

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Extra Feature Occurrence 3

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	297			
Total	297.00			
	Value	Rate	Rate	Rate
	\$6,780	22.83		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$17,445,230	\$1,388,640	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$3,093,010	\$246,200	NA	NA
Total		\$20,538,240	\$1,634,840	NA	NA