

# Property Record Card

Eagle County

**AVESA LLC**

20 CEDAR ST STE 108  
NEW ROCHELLE, NY 10801-5248

**Account: R058846**

Tax Area: SC202 - VAIL (TOWN) &  
LIONSHEAD TIF - SC202

Acres: 0.130

**Parcel: 2101-072-21-005**

Situs Address:  
000825 FOREST RD #13  
VAIL AREA, 0

**Value Summary**

Value By:	Market	Override
Condo (1)	\$6,036,320	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$3,970	N/A
Extra Feature (2)	\$6,620	N/A
Extra Feature (3)	\$3,970	N/A
Extra Feature (4)	\$3,970	N/A
Extra Feature (5)	\$11,050	N/A
<b>Total</b>	<b>\$6,065,900</b>	<b>\$6,065,900</b>

**Legal Description**

DESC: PHASE I

Subdivision: GORE CREEK PLACE Unit: 13  
R200617775 DEC 07-05-06  
R200617776 MAP 07-05-06  
R200635129 DEC 12-22-06

**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201302913	02/11/2013	WD	QV	Y	\$5,500,000	110.29	\$5,500,000	110.29	\$6,292,000	96.41
200620708	07/07/2004	SWD	QV	Y	\$3,650,000	166.19	\$3,650,000	166.19	\$6,544,815	92.68

**Condo Occurrence 1**

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	41997 - GORE CREEK PLACE
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	10 - WOOD SD GD 31 - STONE VEN	Percentage	90.0 10.0
Roof Cover	9 - CEDAR SHAK	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0

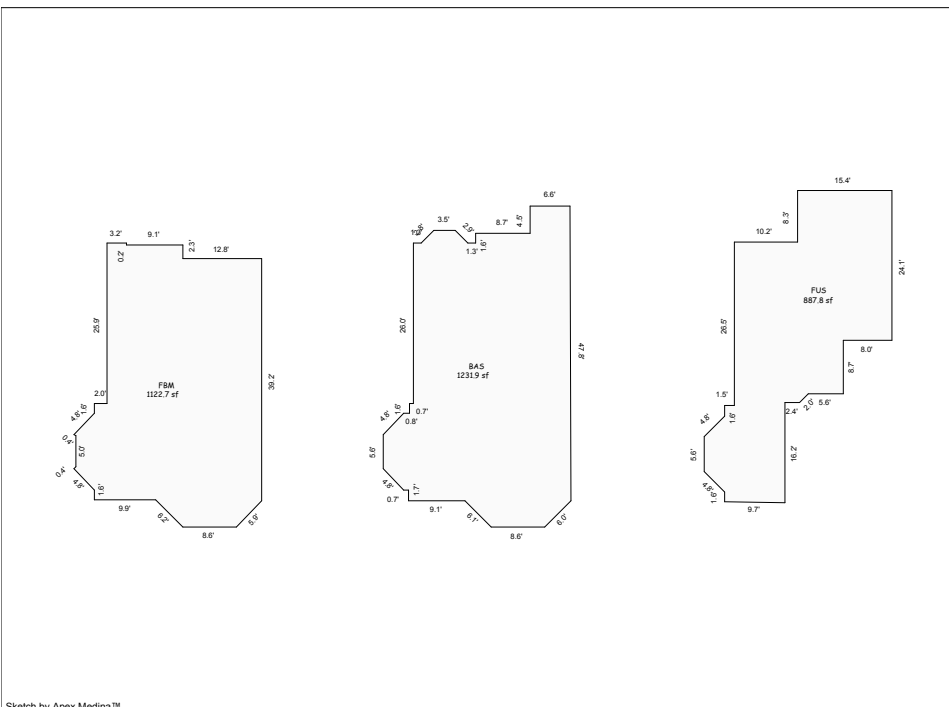
# Property Record Card

Eagle County

## Condo Occurrence 1

Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	40.0 60.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Air Conditioning	3 - CENTRAL	Actual Year Built	2005
Bedrooms	4	Bathrooms	4.5
Construction Quality	7 - EXCELLENT	Effective Year Built	2005
Fixtures	20	Rooms	8
Units	1	Units	1
Super Neighborhood	4225 - LIONSHEAD-CASCADE CONDO & TH	Stories	3 - STORIES 3
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FBM	1123	898	1123	1123
BAS	1232	1232	1232	1232
ONE	886	886	886	886
Total	3,241.00	3,016.00	3,241.00	3,241.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$6,036,320	1,862.49	2,001.43	1,862.49



## Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	41997 - GORE CREEK PLACE
Land Code	11311997 - GORE CREEK PLACE	Super Neighborhood	4225 - LIONSHEAD CASCADE CONDO & TH
Size	0.13		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land L	0.5			
Total	0.50			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>

# Property Record Card

Eagle County

## Land Occurrence 1

\$0

## Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1230 - CONDOS-IMPROVEMENTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	41997 - GORE CREEK PLACE			
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,970	3,970.00		

## Extra Feature Occurrence 2

XFOB Code	130 - FIREPL. EX	Abstract Code	1230 - CONDOS-IMPROVEMENTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	41997 - GORE CREEK PLACE			
<b>SubArea</b>	<b>ACTUAL</b>	<b>EFFECTIVE</b>	<b>HEATED</b>	<b>FOOTPRINT</b>
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$6,620	6,620.00		

## Extra Feature Occurrence 3

XFOB Code	470 - HOT TUB G	Abstract Code	1230 - CONDOS-IMPROVEMENTS		
Percentage	100.0	Use Code	1000 - RESIDENTIAL		
Neighborhood	41997 - GORE CREEK PLACE				
<b>SubArea</b>	<b>ACTUAL</b>	<b>EFFECTIVE</b>	<b>HEATED</b>	<b>FOOTPRINT</b>	
XFOB Units	1				
Total	1.00				
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,970	3,970.00			

## Extra Feature Occurrence 4

XFOB Code	410 - STEAM SH G	Abstract Code	1230 - CONDOS-IMPROVEMENTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	41997 - GORE CREEK PLACE			
<b>SubArea</b>	<b>ACTUAL</b>	<b>EFFECTIVE</b>	<b>HEATED</b>	<b>FOOTPRINT</b>
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,970	3,970.00		

## Extra Feature Occurrence 5

XFOB Code	140 - DUMBWAIT 2	Abstract Code	1230 - CONDOS-IMPROVEMENTS	
Percentage	100.0	Use Code	1000 - RESIDENTIAL	
Neighborhood	41997 - GORE CREEK PLACE			
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT

# Property Record Card

Eagle County

---

## Extra Feature Occurrence 5

---

XFOB Units		1			
Total		1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$11,050	11,050.00			

---

## Abstract Summary

---

<b>Code</b>	<b>Classification</b>	<b>Actual Value</b>	<b>Taxable Value</b>	<b>Actual Override</b>	<b>Taxable Override</b>
1130	CONDO-LAND	\$0	\$0	NA	NA
1230	CONDOS-IMPROVEMENTS	\$6,065,900	\$482,850	NA	NA
<b>Total</b>		<b>\$6,065,900</b>	<b>\$482,850</b>	<b>NA</b>	<b>NA</b>