

# Property Record Card

Eagle County

**LUBLAN S.A.**  
**C/O: EKKE SERVICES**

PO BOX 5914  
VAIL, CO 81658-5914

**Account: R009901**

Tax Area: SC103 - VAIL (TOWN) - SC103

Acres: 0.271

**Parcel: 2101-091-03-029**

Situs Address:  
001944 SUNBURST DR #A  
VAIL AREA, 0

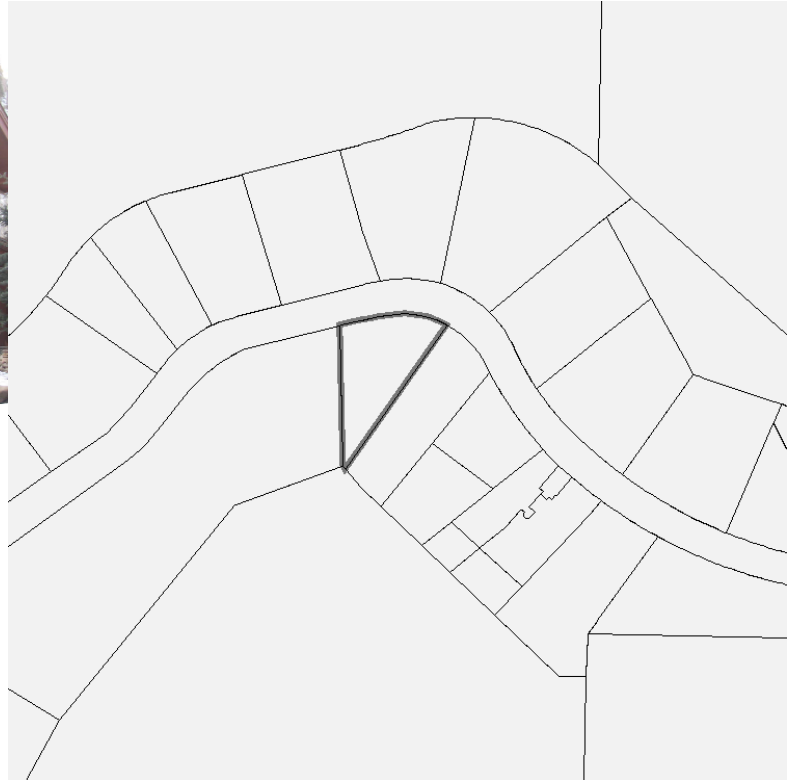
## Value Summary

Value By:	Market	Override
Land (1)	\$1,707,860	\$1,785,490
Single Family Residence (1)	\$1,007,600	N/A
Extra Feature (1)	\$2,640	N/A
Extra Feature (2)	\$3,170	N/A
<b>Total</b>	<b>\$2,721,270</b>	<b>\$2,798,900</b>

## Legal Description

Subdivision: VAIL VALLEY 3RD FILING Lot: 21 UNIT 21A

BK-0349 PG-0506 MAP 11-29-82  
BK-0434 PG-0301 SWD 12-30-85  
BK-0452 PG-0866 SWD 11-17-86  
BK-0611 PG-0190 WD 04-28-93  
R800588 WD 05-15-02  
R888146 DEC 08-18-04  
R899269 DEC 12-01-04



## Public Remarks

Entry Date	Model	Remark
	Land Occurrence 1	

## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
937870	11/15/2005	WD	QV	Y	\$3,250,000	86.12	\$3,250,000	86.12	\$3,458,000	80.94
R684249	01/15/1999	WD	UI	Y	\$1,750,000	159.94	\$1,750,000	159.94	\$7,000	39984.29

## Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	220 - VAIL VALLEY 3RD
Land Code	6955 - VAIL VALLEY	Super Neighborhood	250 - MID VAIL NON-CORE
Size	0.271	Zoning	9 - PS

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## Land Occurrence 1

Location Adjustment 70

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land U	4436			
Total	4,436.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,785,490	402.50		

## Single Family Residence Occurrence 1

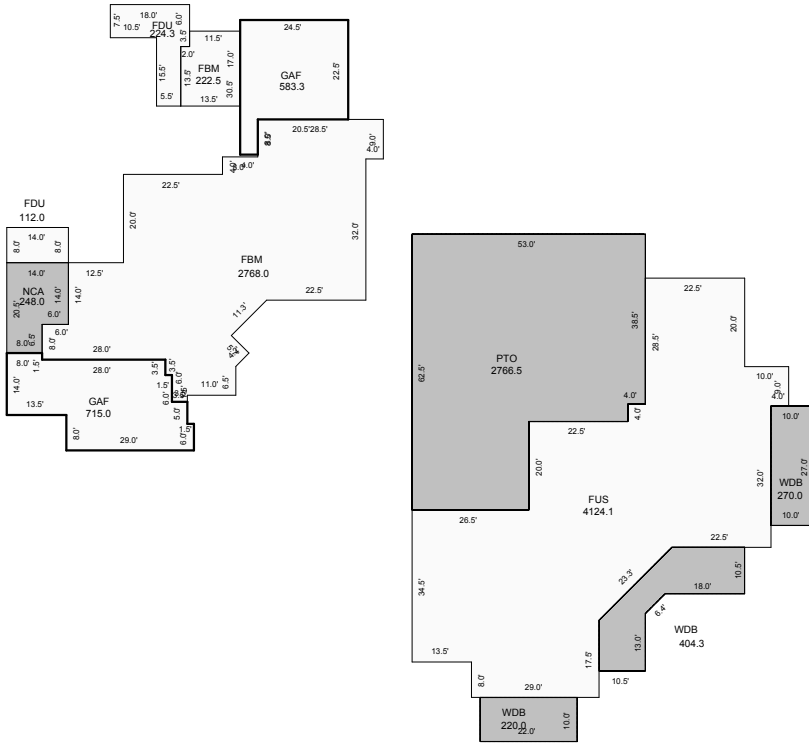
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	220 - VAIL VALLEY 3RD
Building Type	121500 - DUP-TRIPLEX	Arch Style	3 - 2 STORY
Exterior Wall	10 - WOOD SD GD	Percentage	100.0
Roof Cover	9 - CEDAR SHAK	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1984
Bedrooms	4	Bathrooms	4.5
Construction Quality	6 - V.GOOD	Effective Year Built	1998
Fixtures	18	Rooms	10
Units	1	Units	1
Super Neighborhood	250 - MID VAIL NON-CORE	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2702	2702	2702	2702
GAF	528			528
WDB	789	158		789
Total	4,019.00	2,860.00	2,702.00	4,019.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,007,600	250.71	352.31	372.91

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## Single Family Residence Occurrence 1



## Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	220 - VAIL VALLEY 3RD	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$2,640	2,640.00		

## Extra Feature Occurrence 2

XFOB Code	470 - HOT TUB G	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	220 - VAIL VALLEY 3RD	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,170	3,170.00		

## Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$1,707,860	\$135,950	\$1,785,490	\$142,130

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## Abstract Summary

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1212	SINGLE FAM.RES-IMPROVEMTS	\$1,013,410	\$80,670	NA	NA
<b>Total</b>		<b>\$2,721,270</b>	<b>\$216,620</b>	<b>\$2,798,900</b>	<b>\$222,800</b>