

# Property Record Card

Eagle County

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

**Account: R009902**

**Parcel: 2101-091-03-030**

PO BOX 5914  
VAIL, CO 81658-5914

Tax Area: SC103 - VAIL (TOWN) - SC103

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

Acres: 0.231

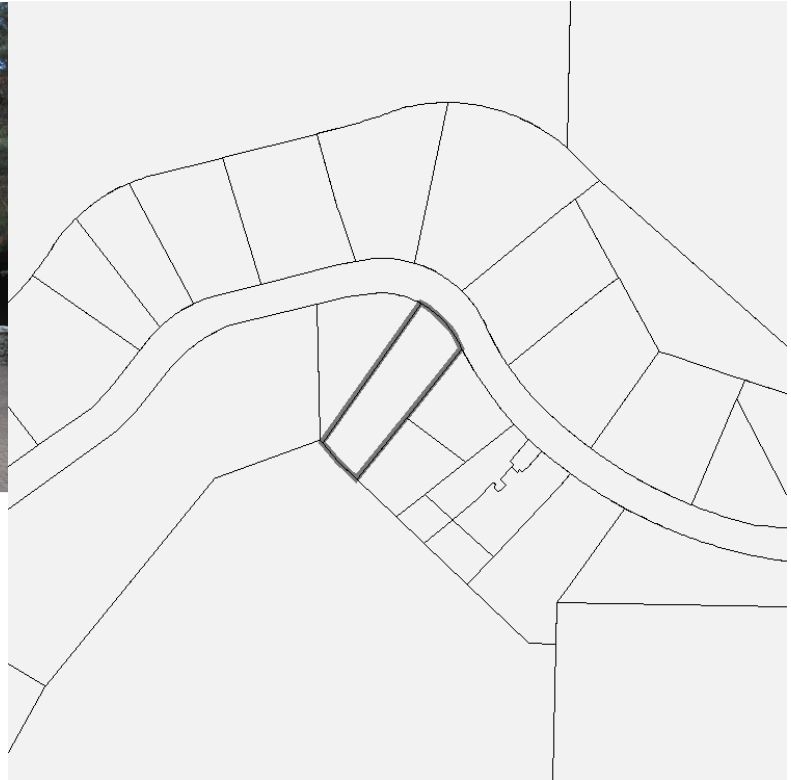
## Value Summary

Value By:	Market	Override
Land (1)	\$1,138,450	\$1,190,190
Single Family Residence (1)	\$948,950	N/A
Extra Feature (1)	\$2,640	N/A
Extra Feature (2)	\$3,170	N/A
<b>Total</b>	<b>\$2,093,210</b>	<b>\$2,144,950</b>

## Legal Description

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

BK-0513 PG-0993 QCD 09-13-89  
BK-0530 PG-0424 QCD 05-01-90  
R687968 PRD 02-16-99  
R689703 LET 01-29-99  
R800589 WD 05-15-02  
R888146 DEC 08-18-04  
R899269 DEC 12-01-04



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
200704971	02/15/2007	WD	QV	Y	\$2,600,000	82.50	\$2,600,000	82.50	\$2,600,000	82.50
R721351	01/20/2000	WD	UV	Y	\$1,100,000	195.00	\$1,100,000	195.00	\$4,400	48748.86

## 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	0.231	Zoning	9 - PS
Location Adjustment	70		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land U	2957			

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## Land Occurrence 1

Total		2,957.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,190,190	402.50			

## Single Family Residence Occurrence 1

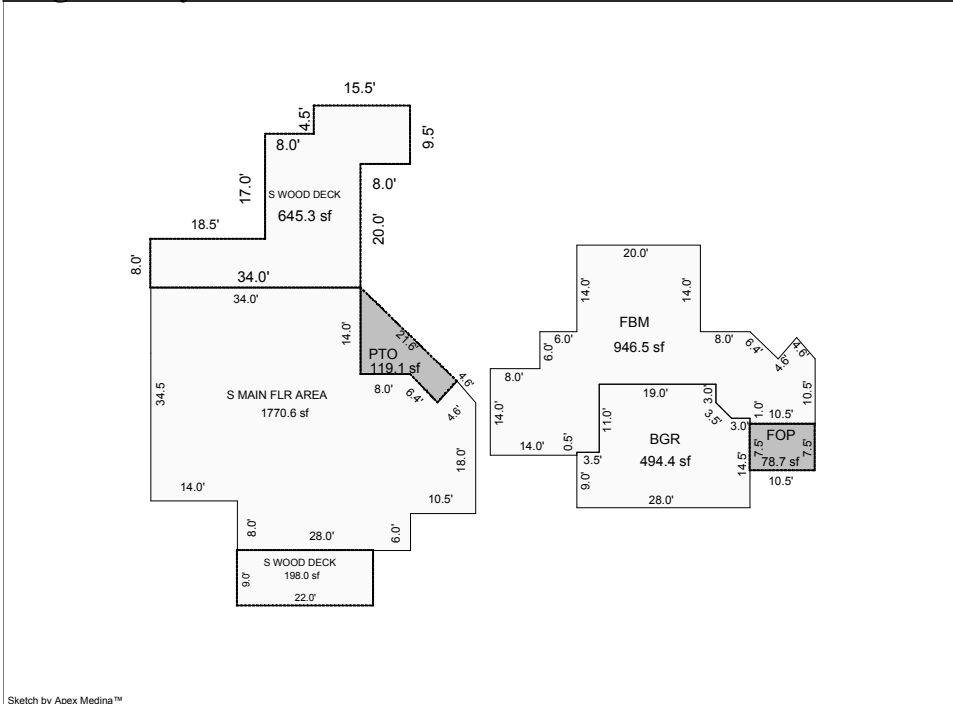
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	220 - VAIL VALLEY 3RD
Building Type	121500 - DUP-TRIPLEX	Arch Style	3 - 2 STORY
Exterior Wall	14 - WD SID AVG 31 - STONE VEN	Percentage	90.0 10.0
Roof Cover	9 - CEDAR SHAK	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1982
Bedrooms	2	Bathrooms	2.5
Construction Quality	6 - V.GOOD	Effective Year Built	1998
Fixtures	12	Rooms	7
Units	1	Units	1
Super Neighborhood	250 - MID VAIL NON-CORE	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	1.5 - GARAGE 351-500

	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1771	1771	1771	1771
FBM	946	757	946	946
GAF	494			494
WDB	645	129		645
WDD	198	40		198
Total	4,054.00	2,697.00	2,717.00	4,054.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$948,950	234.08	351.85	349.26
			349.26	234.08

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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	\$1,138,450	\$90,620	\$1,190,190	\$94,740
1212	SINGLE FAM.RES-IMPROVEMTS	\$954,760	\$76,000	NA	NA
<b>Total</b>		<b>\$2,093,210</b>	<b>\$166,620</b>	<b>\$2,144,950</b>	<b>\$170,740</b>