

# Property Record Card

Eagle County

**FANILT D**  
**C/O: VAIL REALTY - ROSS**  
**GOLDBERG**

**Account: R008812**  
Tax Area: SC202 - VAIL (TOWN) &  
LIONSHEAD TIF - SC202  
Acres: 0.015

**Parcel: 2101-063-14-003**  
Situs Address:  
000531 E LIONSHEAD CIR #203  
VAIL AREA, 0

302 HANSON RANCH RD  
VAIL, CO 81657-3627

## Value Summary

Value By:	Market	Override
Condo (1)	\$786,660	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$2,110	N/A
<b>Total</b>	<b>\$788,770</b>	<b>\$788,770</b>

## Legal Description

Subdivision: LIONSHEAD ARCADE CONDO Unit: 203  
BK-0714 PG-0070 QCD 12-12-96  
R937609 EAS 11-21-05  
R937610 EAS 11-21-05  
R937611 EAS 11-21-05  
R200630394 DEC 11-06-06



## Public Remarks

Entry Date	Model	Remark
	Condo Occurrence 1	

## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201218065	09/04/2012	WD	QV	Y	\$750,000	105.17	\$750,000	105.17	\$891,750	88.45
200609253	04/07/2006	WD	UV	Y	\$800,000	98.60	\$800,000	98.60	\$841,680	93.71

## Condo Occurrence 1

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	4101 - LIONS ARCADE
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	14 - WD SID AVE	Percentage	30.0
	23 - REINF CONC		70.0

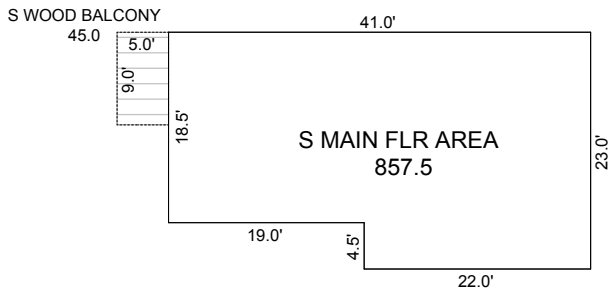
# Property Record Card

Eagle County

## Condo Occurrence 1

Roof Cover	4 - BUILT-UP	Roof Structure	1 - FLAT
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	23 - TILE 14 - CARPET INV 12 - HARDWOOD	Percentage	20 40 40
Heating Fuel	3 - GAS	Heating Type	13 - BASEBOARD
Air Conditioning	0 - NONE	Actual Year Built	1971
Bedrooms	2	Bathrooms	2
Construction Quality	4 - AVERAGE	Effective Year Built	2000
Fixtures	5	Rooms	4
Units	1	Units	1
Super Neighborhood	4225 - LIONSHEAD-CASCADE CONDO & TH	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAL	45			
BAS	857.5	857.5	857.5	857.5
Total	902.50	857.50	857.50	857.50
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$786,660	871.65	917.39	917.39



Sketch by Apex IV™

## Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	4101 - LIONS ARCADE
Land Code	11308090 - LIONSHEAD ARCADE	Super Neighborhood	4225 - LIONSHEAD CASCADE CONDO & TH
Size	0.015	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
---------	--------	-----------	--------	-----------

# Property Record Card

Eagle County

## Land Occurrence 1

---

Land S		638			
Total		638.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$0				

## Extra Feature Occurrence 1

---

XFOB Code	110 - FIREPL. A.	Abstract Code	1230 - CONDOS-IMPROVEMENTS		
Percentage	100.0	Use Code	1000 - RESIDENTIAL		
Neighborhood	4101 - LIONS ARCADE	Building Number	0		
<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>
	\$2,110	2,110.00			

## 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	\$788,770	\$62,790	NA	NA
<b>Total</b>		<b>\$788,770</b>	<b>\$62,790</b>	<b>NA</b>	<b>NA</b>