

# Property Record Card

Eagle County

**RZ REAL ESTATE LLC  
C/O: FLORES GROUP**

9901 W INTERSTATE 10 STE 777  
SAN ANTONIO, TX 78230-2252

**Account: R060393**

Tax Area: SC207 - LIONSHEAD  
TIF/VAIL SQUARE METRO 2 -  
SC207

Acres: 0.000

**Parcel: 2101-063-27-006**

Situs Address:  
000675 LIONSHEAD PL #329  
VAIL AREA, 0

## Value Summary

Value By:	Market	Override
Condo (1)	\$7,238,600	N/A
Extra Feature (1)	\$4,060	N/A
Extra Feature (2)	\$3,790	N/A
<b>Total</b>	<b>\$7,246,450</b>	<b>\$7,246,450</b>

## Legal Description

Subdivision: ARRABELLE AT VAIL SQUARE RESIDENTIAL  
CONDOMINIUMS Unit: 329 R200733764 DEC 12-31-07  
R200733765 MAP 12-31-07  
R200801783 DEC 01-28-08  
R200817859 DEC 08-25-08



## 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
200802603	01/29/2008	WD	QV	Y	\$6,975,000	103.89	\$6,975,000	103.89	\$6,975,000	103.89
200802602	01/16/2008	SWD	QV	Y	\$5,295,000	136.85	\$5,295,000	136.85	\$5,295,000	136.85

## Condo Occurrence 1

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	42032 - ARRABELLE AT VAIL SQUARE
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	16 - FRM STUCCO 21 - STONE	Percentage	80.0 20.0
Roof Cover	6 - ASP SHGL	Roof Structure	8 - IRREGULAR

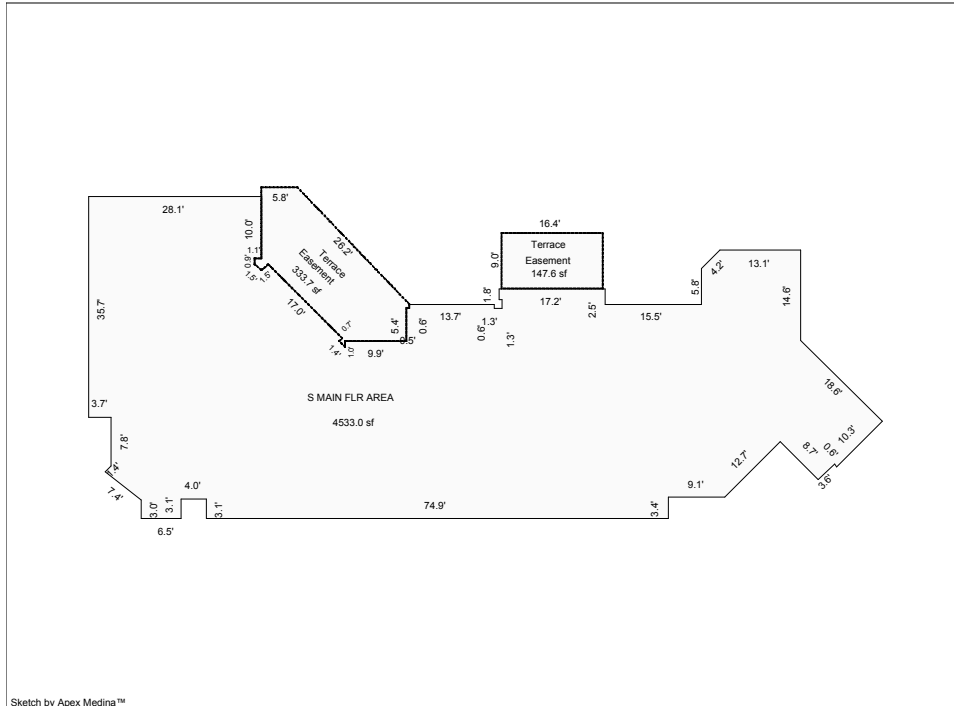
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## Condo Occurrence 1

Interior Wall	8 - DECORATIVE 5 - DRYWALL	Percentage	30.0 70.0
Floor	23 - TILE 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	3 - CENTRAL	Actual Year Built	2007
Bedrooms	5	Bathrooms	6
Construction Quality	8 - V GOOD PLUS	Effective Year Built	2007
Fixtures	23	Rooms	6
Units	1	Units	1
Super Neighborhood	4225 - LIONSHEAD-CASCADE CONDO & TH	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	4533	4533	4533	4533
Total	4,533.00	4,533.00	4,533.00	4,533.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$7,238,600	1,596.87	1,596.87	1,596.87



## Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	42032 - ARRABELLE AT VAIL SQUARE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$4,060	4,060.00		

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## Extra Feature Occurrence 2

XFOB Code	340 - HYDR-TUB G	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	42032 - ARRABELLE AT VAIL SQUARE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,790	3,790.00		

## Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1230	CONDOS-IMPROVEMENTS	\$7,246,450	\$576,820	NA	NA
<b>Total</b>		<b>\$7,246,450</b>	<b>\$576,820</b>	<b>NA</b>	<b>NA</b>