

Property Record Card

Eagle County

POLARIS VAIL LLC
C/O: GARFIELD & HECHT

Account: R058911
Tax Area: SC103 - VAIL (TOWN) - SC103

Parcel: 2101-082-08-032
Situs Address:
000124 WILLOW BRIDGE RD #6C
VAIL AREA, 0

PO BOX 5450
AVON, CO 81620-5450

Acres: 0.029

Value Summary

Value By:	Market	Override
Condo (1)	\$6,017,560	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$13,390	N/A
Extra Feature (2)	\$3,750	N/A
Extra Feature (3)	\$2,660	N/A
Total	\$6,037,360	\$6,037,360

Legal Description

DESC: BLDG B PK SP 16 & 26 Subdivision: VILLAGE CENTER
Unit: 6C
R200602882 DEC 02-03-06
R200625849 MAP 09-22-06



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
201323617	11/15/2013	SWD	QV	Y	\$5,750,000	105.00	\$5,700,000	105.92	\$6,059,100	99.64

Condo Occurrence 1

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	4219 - VILLAGE CENTER
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	16 - FRM STUCCO	Percentage	50.0
	31 - STONE VEN		50.0

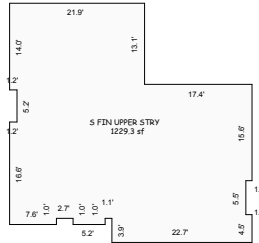
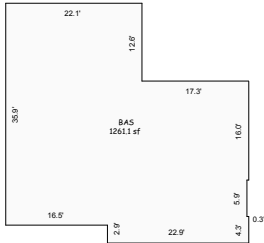
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Condo Occurrence 1

Roof Cover	4 - BUILT-UP	Roof Structure	2 - SHED
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	13 - BASEBOARD
Air Conditioning	0 - NONE	Actual Year Built	1973
Bedrooms	3	Bathrooms	3.5
Construction Quality	6 - V.GOOD	Effective Year Built	2006
Fixtures	15	Rooms	6
Units	1	Units	1
Super Neighborhood	4200 - VAIL CORE CONDO	Stories	2 - STORIES 2
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FUS	1229.3	1229.3	1229.3	1229.3
BAS	1261.1	1261.1	1261.1	1261.1
Total	2,490.40	2,490.40	2,490.40	2,490.40
	Value	Rate	Rate	Rate
	\$6,017,560	2,416.30	2,416.30	2,416.30



Sketch by Apex Sketch v5 Pro™

Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	4219 - VILLAGE CENTER
Land Code	11308590 - VILLAGE CENTER	Super Neighborhood	4200 - VAIL CORE CONDO
Size	0.029	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1283			
Total	1,283.00			

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Land Occurrence 1

	Value	Rate	Rate	Rate	Rate
	\$0				

Extra Feature Occurrence 1

XFOB Code	130 - FIREPL. EX	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4219 - VILLAGE CENTER		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	2			
Total	2.00			
	Value	Rate	Rate	Rate
	\$13,390	6,695.00		

Extra Feature Occurrence 2

XFOB Code	340 - HYDR-TUB G	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4219 - VILLAGE CENTER		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,750	3,750.00		

Extra Feature Occurrence 3

XFOB Code	410 - STEAM SH G	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4219 - VILLAGE CENTER		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$2,660	2,660.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1130	CONDO-LAND	\$0	\$0	NA	NA
1230	CONDOS-IMPROVEMENTS	\$6,037,360	\$480,570	NA	NA
Total		\$6,037,360	\$480,570	NA	NA