

# Property Record Card

Eagle County

**PEGASO VAIL REAL  
ESTATE LLC  
C/O: CINDY ALCORTA**

**Account: R007400**  
Tax Area: SC103 - VAIL (TOWN) -  
SC103  
Acres: 0.445

**Parcel: 2101-082-50-004**  
Situs Address:  
000365 MILL CREEK CIR  
VAIL AREA, 0

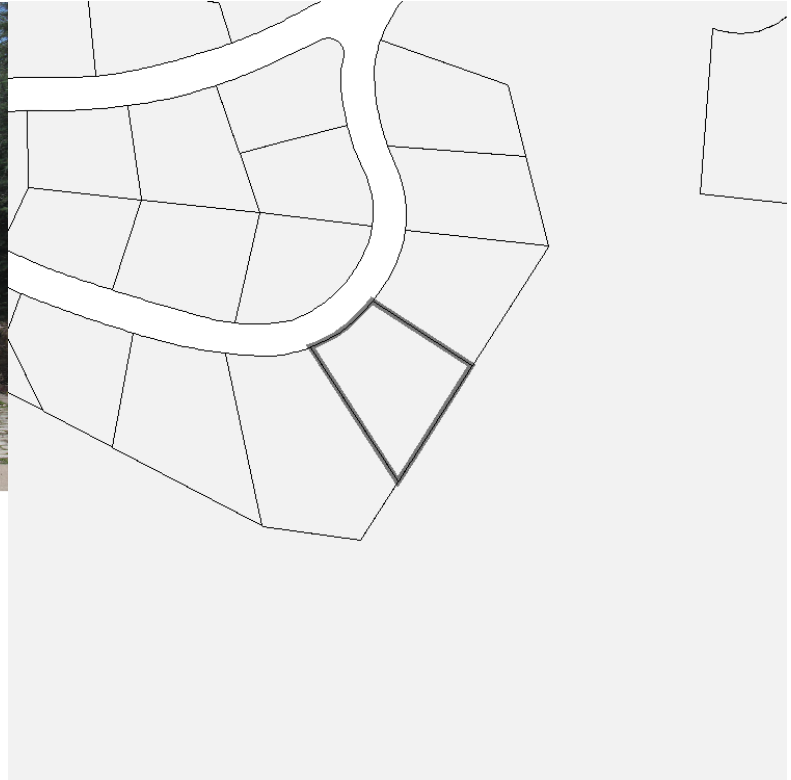
216 W VILLAGE BLVD STE 302  
LAREDO, TX 78041-2322

## Value Summary

Value By:	Market	Override
Land (1)	\$17,445,230	N/A
Single Family Residence (1)	\$3,065,230	N/A
Extra Feature (1)	\$7,610	N/A
Extra Feature (2)	\$13,390	N/A
Extra Feature (3)	\$6,780	N/A
<b>Total</b>	<b>\$20,538,240</b>	<b>\$20,538,240</b>

## Legal Description

Subdivision: VAIL VILLAGE FILING 1 Block: 1 Lot: 16 BK-0166  
PG-0329  
BK-0453 PG-0508 QCD 11-26-86  
BK-0743 PG-0400 SWD 08-26-97  
R200802664 QCD 09-14-07



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B: 000631 P: 000339	01/28/1994	WD	QV	Y	\$5,500,000	373.42	\$5,500,000	373.42	\$5,500,000	373.42

## Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK
Land Code	7049 - MILL CREEK	Super Neighborhood	200 - VAIL CORE
Size	0.445	Zoning	9 - PS

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
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## Land Occurrence 1

Land U		7070		
Total		7,070.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$17,445,230	2,467.50		

## Single Family Residence Occurrence 1

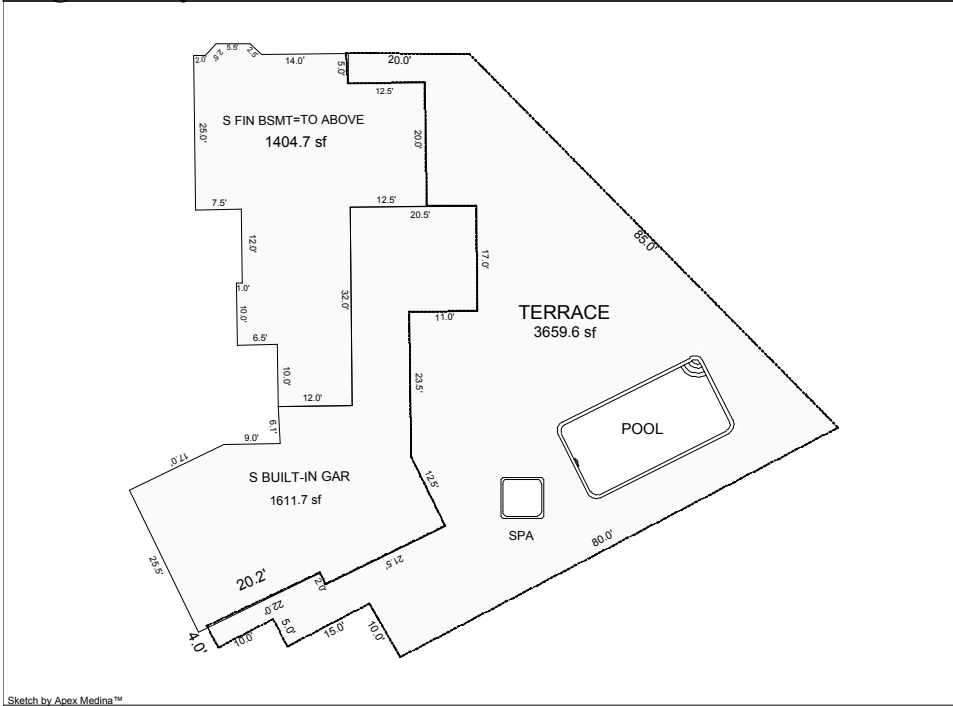
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	31 - STONE VEN 33 - LOG > 10"	Percentage	70.0 30.0
Roof Cover	11 - SLATE	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	30.0 70.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Actual Year Built	2001	Bedrooms	6
Bathrooms	7	Construction Quality	7 - EXCELLENT
Effective Year Built	2001	Fixtures	30
Rooms	11	Units	1
Units	1	Super Neighborhood	200 - VAIL CORE, L.H., GOLFCOURSE
Stories	2 - STORIES 2.0	Use Code	1000 - RESIDENTIAL
Garage	5 - GARAGE 1401-1550		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2396	2396	2396	2396
FBM	1405	1124	1405	1405
FOP	100	30		100
FUS	1573	1573	1573	1573
GAF	1512			1512
PTO	3660	366		3660
WDB	941	188		941
WDD	103	21		103
Total	11,690.00	5,698.00	5,374.00	11,690.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,065,230	262.21	537.95	570.38

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## Single Family Residence Occurrence 1



### Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	2			
Total	2.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$7,610	3,805.00		

### Extra Feature Occurrence 2

XFOB Code	130 - FIREPL. EX	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1

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

### Extra Feature Occurrence 3

XFOB Code	2324 - SWIMPL AVG	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	232 - VAIL VILLAGE FI 1/MILL CREEK	Building Number	1

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## Extra Feature Occurrence 3

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SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	297			
Total	297.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$6,780	22.83		

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## Abstract Summary

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Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$17,445,230	\$1,388,640	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$3,093,010	\$246,200	NA	NA
<b>Total</b>		<b>\$20,538,240</b>	<b>\$1,634,840</b>	<b>NA</b>	<b>NA</b>