

Property Record Card

Eagle County

SANDFORD, JACK

PO BOX 5890
AVON, CO 81620-5890

Account: R009911

Tax Area: SC103 - VAIL (TOWN) -
SC103

Acres: 0.050

Parcel: 2103-122-07-001

Situs Address:
001881 LIONS RIDGE LP #1
VAIL AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$0	N/A
Town Home (1)	\$854,250	\$800,990
Extra Feature (1)	\$3,550	N/A
Total	\$857,800	\$804,540

Legal Description

Subdivision: VAIL POINT TOWNHOMES Lot: 1



Public Remarks

Entry Date	Model	Remark
	Land Occurrence 1	
	Town Home Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201517244	09/02/2015	WD	QV	Y	\$1,130,000	71.20	\$1,130,000	71.20	\$1,130,000	71.20
787985	03/01/2002	WD	QV	Y	\$428,000	187.98	\$418,000	192.47	\$891,008	90.30
	05/01/1998	WD	QV	Y	\$375,000	214.54	\$375,000	214.54	\$1,875	42908.80

Land Occurrence 1

Abstract Code	Percentage
1112 - SINGLE FAM.RES.-LAND	100.0

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Land Occurrence 1

Use Code	1000 - RESIDENTIAL	Neighborhood	4566 - VAIL POINT TOWNHOMES
Land Code	11308471 - VAIL POINT	Super Neighborhood	4260.5 - WEST VAIL/INTERMTN TH
Size	0.05	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2178			
Total	2,178.00			
	Value	Rate	Rate	Rate
	\$0			

Town Home Occurrence 1

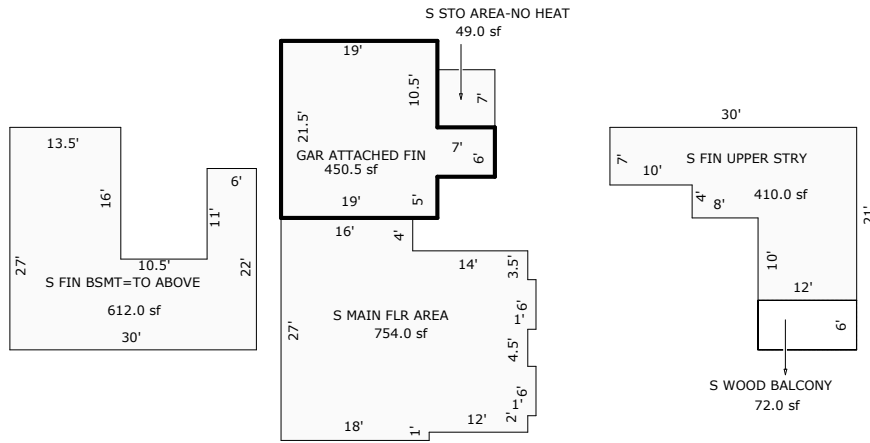
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS 1112 - SINGLE FAM.RES.-LAND	Percentage	88 12
Use Code	1000 - RESIDENTIAL	Neighborhood	4566 - VAIL POINT TOWNHOMES
Building Type	123100 - TOWNHOUSE	Arch Style	19 - TOWNHOUSE
Exterior Wall	14 - WD SID AVG	Percentage	100.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 23 - CERAMIC TILE	Percentage	80.0 20.0
Heating Fuel	4 - ELECTRIC	Heating Type	13 - ELE.B/B
Actual Year Built	1983	Bedrooms	4
Bathrooms	4.5	Construction Quality	5 - GOOD
Effective Year Built	2004	Fixtures	11
Rooms	6	Units	1
Units	1	Super Neighborhood	4260.5 - WEST VAIL/INTERMTN TOWNHOMES
Stories	2 - STORIES 2.0	Use Code	1000 - RESIDENTIAL
Garage	1.5 - GARAGE 351-500		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	754.0	754.0	754.0	754.0
FBM	612.0	489.6	612.0	612.0
FUS	410.0	410.0	410.0	410.0
GAF	450.5			450.5
STO	49.0	22.1		49.0
WDB	72.0	14.4		72.0
Total	2,347.50	1,690.10	1,776.00	2,347.50
	Value	Rate	Rate	Rate
	\$800,990	341.21	473.93	451.01

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Town Home Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4566 - VAIL POINT TOWNHOMES		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,550	3,550.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$102,510	\$8,160	\$96,240	\$7,660
1212	SINGLE FAM.RES-IMPROVEMTS	\$755,290	\$60,120	\$708,300	\$56,380
Total		\$857,800	\$68,280	\$804,540	\$64,040