

# Property Record Card

Eagle County

**FR 312 LLC**

DIEGO RIVERA 149  
SAN ANGEL INN 01060 MEXICO  
D.F.  
MEXICO

**Account: R007916**

Tax Area: SC103 - VAIL (TOWN) -  
SC103

Acres: 0.028

**Parcel: 2101-091-02-048**

Situs Address:  
001650 FALLRIDGE RD #312  
VAIL AREA, 0

**Value Summary**

Value By:	Market	Override
Condo (1)	\$1,205,750	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$3,330	N/A
<b>Total</b>	<b>\$1,209,080</b>	<b>\$1,209,080</b>

**Legal Description**

Subdivision: FALL RIDGE CONDOS Unit: 312

**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201404903	03/19/2014	WD	UV	Y	\$1,025,000	117.96	\$1,005,000	120.31	\$1,032,135	117.14
201002578	01/26/2010	WD	QV	Y	\$1,050,000	115.15	\$1,050,000	115.15	\$949,200	127.38

**Condo Occurrence 1**

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	4280 - FALL RIDGE
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	17 - CB STUCCO	Percentage	100.0
Roof Cover	14 - SYNTHETIC	Roof Structure	1 - FLAT
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	23 - TILE 14 - CARPET INV	Percentage	10.0 90.0
Heating Fuel	4 - ELECTRIC	Heating Type	13 - BASEBOARD
Air Conditioning	0 - NONE	Actual Year Built	1974

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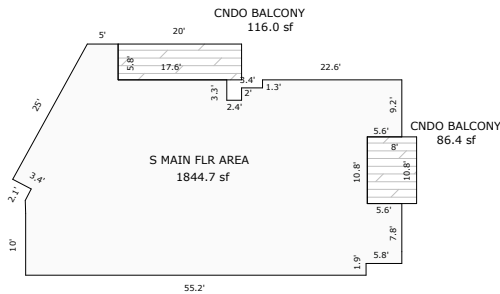
Eagle County

## Condo Occurrence 1

Bedrooms	4	Bathrooms	3
Construction Quality	5 - GOOD	Effective Year Built	2000
Fixtures	11	Rooms	6
Units	1	Units	1
Super Neighborhood	4250 - POTATO PATCH CONDO	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAL	198.1			
BAS	1866	1866	1866	1866
Total	2,064.10	1,866.00	1,866.00	1,866.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,205,750	584.15	646.17	646.17

\*See remarks in condo model regarding the difference in sq. footage between areas and actual sketch.



Sketch by Apex Medina™

## Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	4280 - FALL RIDGE
Land Code	11307975 - FALL RIDGE COND	Super Neighborhood	4250 - POTATO PATCH CONDO
Size	0.028	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1202			
Total	1,202.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$0			

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## Extra Feature Occurrence 1

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XFOB Code	110 - FIREPL. A.	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4280 - FALL RIDGE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,330	3,330.00		

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## Abstract Summary

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Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1130	CONDO-LAND	\$0	\$0	NA	NA
1230	CONDOS-IMPROVEMENTS	\$1,209,080	\$87,050	NA	NA
<b>Total</b>		<b>\$1,209,080</b>	<b>\$87,050</b>	<b>NA</b>	<b>NA</b>