

# Property Record Card

Eagle County

**VAN ALSTEN, WILLIAM -  
CASSIDY, HOLLY**

7436 WETHERINGTON DR  
WEST CHESTER, OH 45069-4662

**Account: R007598**

Tax Area: SC103 - VAIL (TOWN) -  
SC103

Acres: 0.022

**Parcel: 2101-091-02-021**

Situs Address:  
001650 FALLRIDGE RD #205  
VAIL AREA, 0

## Value Summary

Value By:	Market	Override
Condo (1)	\$973,670	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$4,000	N/A
<b>Total</b>	<b>\$977,670</b>	<b>\$977,670</b>

## Legal Description

Subdivision: FALL RIDGE CONDOS Unit: 205  
BK-0546 PG-0833 WD 01-29-91



## 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
201707854	05/01/2017	WD	QV	Y	\$1,215,000	80.47	\$1,211,000	80.73	\$1,211,000	80.73
200801544	01/18/2008	WD	QV	Y	\$995,000	98.26	\$995,000	98.26	\$995,000	98.26
B: 000733 P: 000877	08/04/1997	WD	QV	Y	\$410,000	238.46	\$410,000	238.46	\$820	119228.05

## 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

# Property Record Card

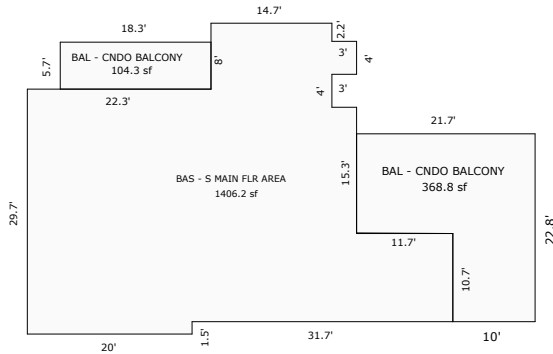
Eagle County

## Condo Occurrence 1

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
Bedrooms	3	Bathrooms	3
Construction Quality	5 - GOOD	Effective Year Built	2004
Fixtures	11	Rooms	5
Units	1	Units	1
Super Neighborhood	4250 - POTATO PATCH CONDO	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAL	473.1			
BAS	1450	1450	1450	1450
Total	1,923.10	1,450.00	1,450.00	1,450.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$973,670	506.30	671.50	671.50

\*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	0.022	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	938			

# Property Record Card

Eagle County

## Land Occurrence 1

Total		938.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$0			

## Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	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>
	\$4,000	4,000.00		

## Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1130	CONDO-LAND	\$0	\$0	NA	NA
1230	CONDOS-IMPROVEMENTS	\$977,670	\$70,390	NA	NA
<b>Total</b>		<b>\$977,670</b>	<b>\$70,390</b>	<b>NA</b>	<b>NA</b>