

# Property Record Card

Eagle County

**CORZA HOLDINGS INC**  
 305 ALCAZAR AVE STE 3  
 CORAL GABLES , FL 33134-4314

**Account: R043411**  
 Tax Area: SC111 - VAIL (TOWN) - SC111  
 Acres: 0.100

**Parcel: 2103-123-28-003**  
 Situs Address:  
 001548 MATTERHORN CIR #3  
 VAIL AREA, 0

## Value Summary

Value By:	Market	Override
Land (1)	\$360,000	N/A
Single Family Residence (1)	\$774,120	N/A
Extra Feature (1)	\$3,550	N/A
Extra Feature (2)	\$3,310	N/A
<b>Total</b>	<b>\$1,140,980</b>	<b>\$1,140,980</b>

## Legal Description

Subdivision: PARKSIDE VILLAS Lot: 3 BK-0683 PG-0308 MAP 12-11-95  
 BK-0683 PG-0309 DEC 12-11-95  
 R656745 DEC 05-18-98



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201504522	02/06/2015	QCD	UI	Y	\$817,100	139.64	\$817,100	139.64	\$817,100	139.64
B: 000736 P: 000962	09/03/1997	WD	QV	Y	\$610,000	187.05	\$610,000	187.05	\$5,490	20782.88

## Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	273 - MATTERHORN CLUSTER
Land Code	7156 - WEST VAIL SOUTH	Super Neighborhood	260 - WEST VAIL / INTERMOUNTAIN
Size	0.1	Zoning	28 - CLUSTER

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land U	3000			
Total	3,000.00			

# Property Record Card

Eagle County

## Land Occurrence 1

<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
\$360,000	120.00			

## Single Family Residence Occurrence 1

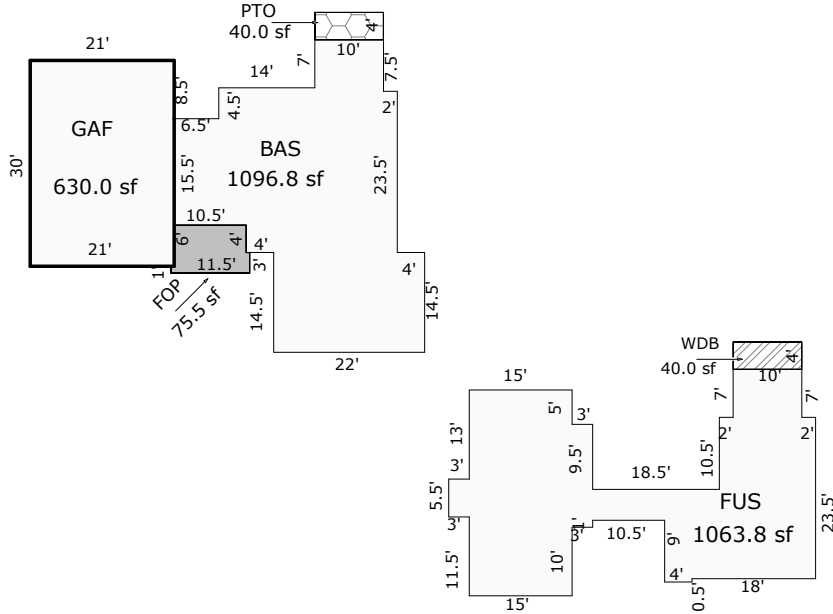
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	273 - MATTERHORN CLUSTER
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	31 - STONE VEN 16 - FR STUCCO	Percentage	10.0 90.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD 14 - CARPET INV	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	1995
Bedrooms	4	Bathrooms	4
Construction Quality	5 - GOOD	Effective Year Built	1995
Fixtures	17	Rooms	7
Units	1	Units	1
Super Neighborhood	260 - WEST VAIL / INTERMOUNTAIN	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1096.8	1096.8	1096.8	1096.8
FOP	75.5	22.7		75.5
FUS	1063.8	1063.8	1063.8	1063.8
GAF	630.0			630.0
PTO	40.0	4.0		40.0
WDB	40.0	8.0		40.0
Total	2,946.10	2,195.30	2,160.60	2,946.10
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$774,120	262.76	352.63	358.29

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## Single Family Residence Occurrence 1



Sketch by Apex Medina™

## Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	273 - MATTERHORN CLUSTER	Building Number	1

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

## Extra Feature Occurrence 2

XFOB Code	340 - HYDR-TUB G	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	273 - MATTERHORN CLUSTER	Building Number	1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,310	3,310.00		

## Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
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## Abstract Summary

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1112	SINGLE FAM.RES.-LAND	\$360,000	\$25,920	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$780,980	\$56,230	NA	NA
<b>Total</b>		<b>\$1,140,980</b>	<b>\$82,150</b>	<b>NA</b>	<b>NA</b>