

Property Record Card

Eagle County

WALSO LLC

191 UNIVERSITY BLVD # 306
DENVER, CO 80206-4613

Account: R007918

Tax Area: SC103 - VAIL (TOWN) - SC103
Acres: 0.018

Parcel: 2101-091-02-050

Situs Address:
001650 FALLRIDGE RD #314
VAIL AREA, 0

Value Summary

Value By:	Market	Override
Condo (1)	\$795,620	N/A
Land (1)	\$0	N/A
Extra Feature (1)	\$2,260	N/A
Total	\$797,880	\$797,880

Legal Description

Subdivision: FALL RIDGE CONDOS Unit: 314
R721551 QCD 01-10-00



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201706821	04/18/2017	SWD	UI	Y	\$733,000	108.85	\$728,000	109.60	\$728,000	109.60
926611	08/10/2005	WD	QV	Y	\$579,000	137.80	\$579,000	137.80	\$746,331	106.91
B: 000633 P: 000299	02/17/1994	WD	QV	Y	\$198,500	401.95	\$198,500	401.95	\$198,500	401.95

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	4 - BUILT-UP	Roof Structure	6 - MANSARD
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

Property Record Card

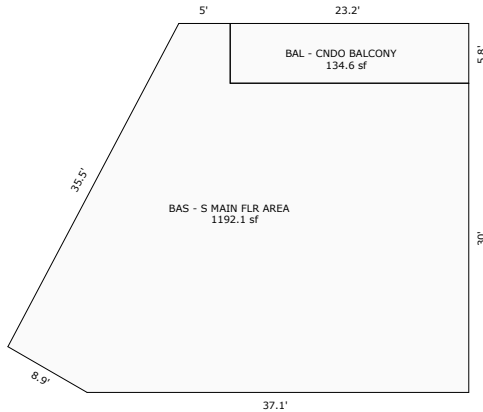
Eagle County

Condo Occurrence 1

Air Conditioning	0 - NONE	Actual Year Built	1974
Bedrooms	2	Bathrooms	2
Construction Quality	5 - GOOD	Effective Year Built	1995
Fixtures	7	Rooms	4
Units	1	Units	1
Super Neighborhood	4250 - POTATO PATCH CONDO	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAL	134.6			
BAS	1235	1235	1235	1235
Total	1,369.60	1,235.00	1,235.00	1,235.00
	Value	Rate	Rate	Rate
	\$795,620	580.91	644.23	644.23

*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	0.018	Zoning	6 - CONDO

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	797			
Total	797.00			
	Value	Rate	Rate	Rate
	\$0			

Property Record Card

Eagle County

Extra Feature Occurrence 1

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			
	Value	Rate	Rate	Rate
	\$2,260	2,260.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1130	CONDO-LAND	\$0	\$0	NA	NA
1230	CONDOS-IMPROVEMENTS	\$797,880	\$57,450	NA	NA
Total		\$797,880	\$57,450	NA	NA