

Property Record Card

Eagle County

**FOREST INTERNATIONAL
LLC
C/O: WEAR TRAVERS &
PERKINS PC**

Account: R010510
Tax Area: SC103 - VAIL (TOWN) -
SC103
Acres: 0.434

Parcel: 2101-071-13-002
Situs Address:
000045 FOREST RD
VAIL AREA, 0

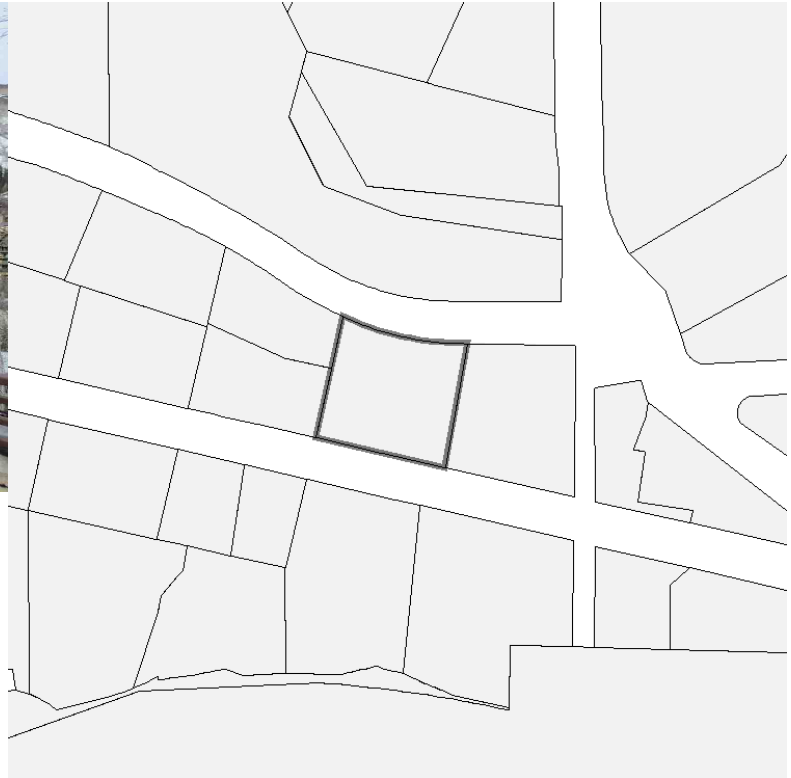
97 MAIN ST UNIT E-202
EDWARDS, CO 81632-8152

Value Summary

Value By:	Market	Override
Land (1)	\$4,793,470	N/A
Single Family Residence (1)	\$11,518,650	N/A
Extra Feature (1)	\$49,330	N/A
Extra Feature (2)	\$4,930	N/A
Extra Feature (3)	\$4,230	N/A
Extra Feature (4)	\$28,190	N/A
Extra Feature (5)	\$3,830	N/A
Total	\$16,402,630	\$16,402,630

Legal Description

Subdivision: VAIL VILLAGE FILING 1 Block: 7 Lot: 33 BK-0212
PG-0830 WD 11-18-66
BK-0214 PG-0781 WD 02-25-69
BK-0219 PG-0734 01-08-71
BK-0488 PG-0330 12-14-87
BK-0243 PG-0067 QCD 11-04-75
BK-0365 PG-0665 QCD 08-04-83
BK-0368 PG-0129 QCD 07-19-83
BK-0488 PG-0330 12-14-87



Public Remarks

Entry Date	Model	Remark
	Land Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
890485	09/03/2004	WD	QV	Y	\$7,750,000	211.65	\$7,740,000	211.92	\$9,779,490	167.72
R664618	07/28/1998	WD	QV	Y	\$7,850,000	208.95	\$7,850,000	208.95	\$7,850,000	208.95

Property Record Card

Eagle County

Sale Data

B: 000728 P: 000945	05/30/1997	WD	QV	Y	\$3,690,000	444.52	\$3,690,000	444.52	\$14,760	111128.93
B: 000632 P: 000510	02/10/1994	WD	QV	Y	\$3,500,000	468.65	\$3,500,000	468.65	\$3,500,000	468.65

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD
Land Code	7052 - FOREST ROAD	Super Neighborhood	200 - VAIL CORE
Size	0.434	Zoning	9 - PS
Physical Adjustment	90		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land U	7008			
Total	7,008.00			
	Value	Rate	Rate	Rate
	\$4,793,470	684.00		

Single Family Residence Occurrence 1

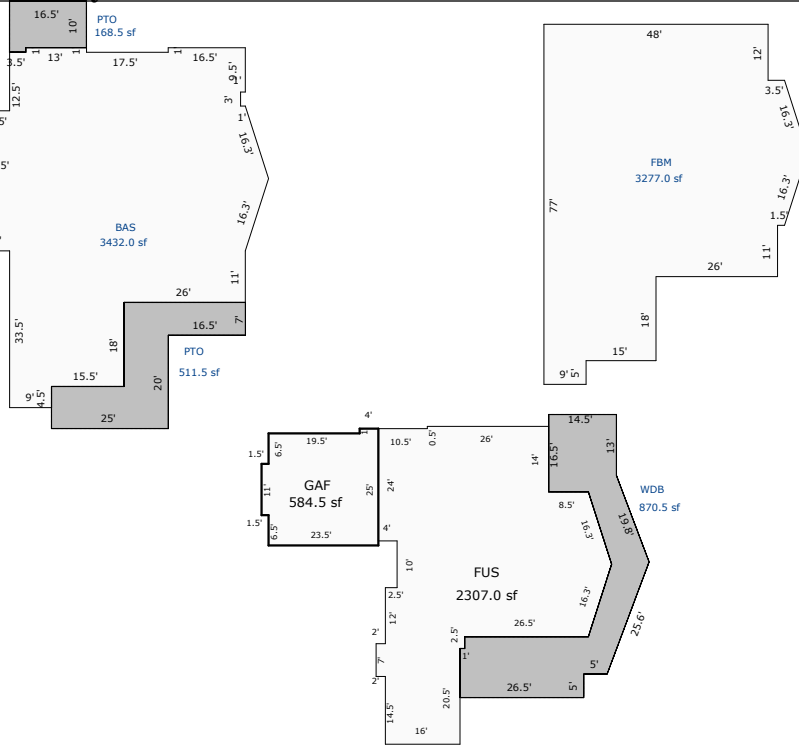
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	16 - FR STUCCO 31 - STONE VEN	Percentage	50.0 50.0
Roof Cover	4 - BUILT-UP	Roof Structure	4 - WOOD TRUSS
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Air Conditioning	1 - NONE	Actual Year Built	1967
Bedrooms	5	Bathrooms	7
Construction Quality	7 - EXCELLENT	Effective Year Built	2007
Fixtures	18	Rooms	15
Units	1	Units	1
Super Neighborhood	200 - VAIL CORE, L.H., GOLFCOURSE	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	3432.0	3432.0	3432.0	3432.0
FBM	3277.0	2621.6	3277.0	3277.0
FUS	2307.0	2307.0	2307.0	2307.0
GAF	584.5			584.5
PTO	680.0	68.0		680.0
WDB	870.5	174.1		870.5
Total	11,151.00	8,602.70	9,016.00	11,151.00
	Value	Rate	Rate	Rate
	\$11,518,650	1,032.97	1,277.58	1,032.97

Property Record Card

Eagle County

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

XFOB Code	130 - FIREPL. EX	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	7			
Total	7.00			
	Value	Rate	Rate	Rate
	\$49,330	7,047.14		

Extra Feature Occurrence 2

XFOB Code	310 - SPA GOOD	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$4,930	4,930.00		

Extra Feature Occurrence 3

XFOB Code	410 - STEAM SH G	Abstract Code	1212 - SINGLE FAM.RES-
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Property Record Card

Eagle County

Extra Feature Occurrence 3

Percentage	100.0	Use Code	IMPROVEMTS
Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD	Building Number	1000 - RESIDENTIAL
			0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$4,230	4,230.00		

Extra Feature Occurrence 4

XFOB Code	3010 - ELEVTR RES	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$28,190	28,190.00		

Extra Feature Occurrence 5

XFOB Code	2323 - SWIMPL EXC	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	240 - VAIL VILLAGE FI 1 E. FOREST RD		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	136			
Total	136.00			
	Value	Rate	Rate	Rate
	\$3,830	28.16		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$4,793,470	\$345,130	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$11,609,160	\$835,860	NA	NA
Total		\$16,402,630	\$1,180,990	NA	NA