

# Property Record Card

Eagle County

**BRIDGE STREET  
INVESTMENTS LLC  
C/O: BRIAN JOHNSON**

**Account: R043183**  
Tax Area: SC103 - VAIL (TOWN) -  
SC103  
Acres: 0.007

**Parcel: 2101-082-69-038**  
Situs Address:  
000278 HANSON RANCH RD #402  
VAIL AREA, 0

2121 N FRONTAGE RD W UNIT  
263  
VAIL, CO 81657-4957

## Value Summary

Value By:	Market	Override
Condo (1)	\$1,867,260	N/A
Land (1)	\$0	N/A
<b>Total</b>	<b>\$1,867,260</b>	<b>\$1,867,260</b>

## Legal Description

Subdivision: BRIDGE STREET LODGE Unit: 402 BK-0684 PG-0839 DEC 12-29-95  
BK-0684 PG-0840 MAP 12-29-95  
BK-0666 PG-0093 QCD 04-25-95  
BK-0708 PG-0826 QCD 10-14-96



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201206601	04/02/2012	WD	UV	Y	\$9,350,000	19.97	\$9,350,000	19.97	\$9,350,000	19.97
B: 000708 P: 000827	01/11/1996	SWD	QV	Y	\$1,320,000	141.46	\$1,320,000	141.46	\$1,320,000	141.46

## Condo Occurrence 1

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	4077 - BRIDGE STREET LODGE
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Cover	4 - BUILT-UP	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	23 - TILE	Percentage	20.0
	14 - CARPET INV	Percentage	80.0

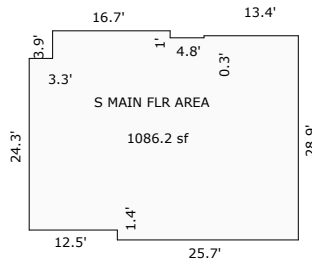
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## Condo Occurrence 1

Heating Fuel	3 - GAS	Heating Type	13 - BASEBOARD
Air Conditioning	1 - NONE	Actual Year Built	1995
Bedrooms	2	Bathrooms	2
Construction Quality	5 - GOOD	Effective Year Built	2005
Fixtures	8	Rooms	4
Units	1	Units	1
Super Neighborhood	4200 - VAIL CORE CONDO	Stories	1 - STORIES 1
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1086.2	1086.2	1086.2	1086.2
Total	1,086.20	1,086.20	1,086.20	1,086.20
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,867,260	1,719.08	1,719.08	1,719.08



Sketch by Apex Sketch v5 Pro™

## Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	4077 - BRIDGE STREET LODGE
Land Code	11307982 - BRIDGE STREET LODGE	Super Neighborhood	4200 - VAIL CORE CONDO
Size	321		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	321			
Total	321.00			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$0			

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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	\$1,867,260	\$134,440	NA	NA
<b>Total</b>		<b>\$1,867,260</b>	<b>\$134,440</b>	<b>NA</b>	<b>NA</b>