

Property Record Card

Eagle County

BRIDGE STREET INVESTMENTS LLC

356 HANSON RANCH RD # B
VAIL, CO 81657-4527

Account: R039997

Tax Area: SC103 - VAIL (TOWN) - SC103

Acres: 0.045

Parcel: 2101-082-66-003

Situs Address:
000356 HANSON RANCH RD #B
VAIL AREA, 0

Value Summary

Value By:	Market	Override
Condo (1)	\$5,102,660	\$5,420,370
Land (1)	\$0	N/A
Extra Feature (1)	\$3,420	N/A
Extra Feature (2)	\$3,730	N/A
Extra Feature (3)	\$4,000	N/A
Total	\$5,113,810	\$5,431,520

Legal Description

Subdivision: CHRISTIANIA AT VAIL CONDO Unit: B
BK-0604 PG-0295 DEC 03-16-93
BK-0604 PG-0296 MAP 03-18-93
R786729 QCD 02-14-02
R878456 EAS 05-26-04



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201711806	06/16/2017	WD	QV	Y	\$6,650,000	81.68	\$6,649,000	81.69	\$6,649,000	81.69
200620953	07/31/2006	WD	QV	Y	\$5,550,000	97.87	\$5,500,000	98.75	\$6,090,150	89.19
786727	02/14/2002	WD	QV	Y	\$4,700,000	115.56	\$4,650,000	116.81	\$11,502,240	47.22
B: 000716 P: 000280	01/07/1997	WD	QV	Y	\$3,100,000	175.21	\$3,100,000	175.21	\$6,200	87605.16

Condo Occurrence 1

Abstract Code	1230 - CONDOS-IMPROVEMENTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	4932 - CHRISTIANIA AT VAIL CONDO
Building Type	123000 - CONDOMINIUM	Arch Style	26 - CONDO
Exterior Wall	10 - WOOD SD GD	Percentage	50.0
	16 - FRM STUCCO		50.0

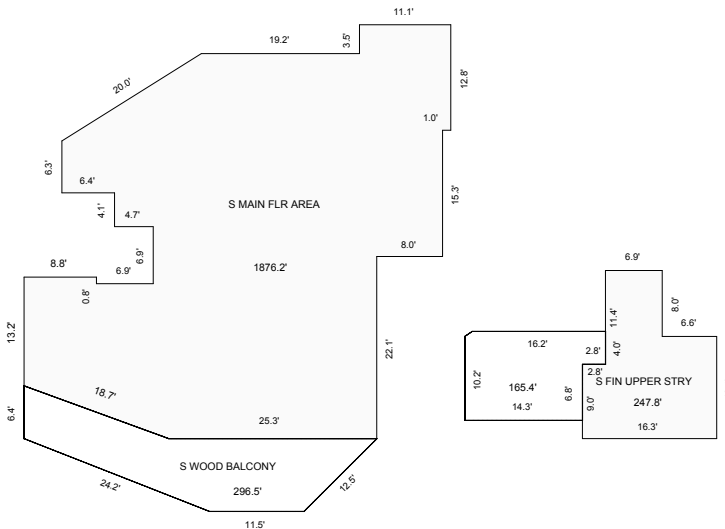
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Condo Occurrence 1

Roof Cover	9 - CEDAR SHAK	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	23 - TILE 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	7 - RADIANT
Air Conditioning	1 - NONE	Actual Year Built	1992
Bedrooms	4	Bathrooms	4
Construction Quality	8 - V GOOD PLUS	Effective Year Built	2004
Fixtures	13	Rooms	6
Units	1	Units	1
Super Neighborhood	4200 - VAIL CORE CONDO	Stories	2 - STORIES 2
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FUS	247.8	247.8	247.8	247.8
BAS	1876.2	1876.2	1876.2	1876.2
Total	2,124.00	2,124.00	2,124.00	2,124.00
	Value	Rate	Rate	Rate
	\$5,420,370	2,551.96	2,551.96	2,551.96



Sketch by Apex Sketch v5 Pro™

Land Occurrence 1

Abstract Code	1130 - CONDO-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	4932 - CHRISTIANIA AT VAIL CONDO
Land Code	11308873 - CHRISTIANIA COND	Super Neighborhood	4200 - VAIL CORE CONDO
Size	1976	Zoning	24 - SDD28

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1976			

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Land Occurrence 1

Total		1,976.00			
	Value	Rate	Rate	Rate	Rate
	\$0				

Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	4932 - CHRISTIANIA AT VAIL CONDO	Building Number	1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,420	3,420.00		

Extra Feature Occurrence 2

XFOB Code	340 - HYDR-TUB G	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	4932 - CHRISTIANIA AT VAIL CONDO		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,730	3,730.00		

Extra Feature Occurrence 3

XFOB Code	410 - STEAM SH G	Abstract Code	1230 - CONDOS-IMPROVEMENTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	4932 - CHRISTIANIA AT VAIL CONDO		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$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	\$5,113,810	\$368,190	\$5,431,520	\$391,070
Total		\$5,113,810	\$368,190	\$5,431,520	\$391,070