



2011
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**





2011 County Sales Verification Report

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. WRA has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

In 2011 WRA reviewed the sales verification procedures for all sixty-four Colorado counties. This study was conducted by checking selected sales from the master sales list for the valuation period. Specifically WRA reviewed a sample of each county's disqualified sales. A county received an "Excellent" rating if WRA agreed with the reasoning for every disqualified sale. A "Good" rating was obtained if WRA agreed with



WILDROSE
APPRAISAL, INCORPORATED

Audit Division

94-99% of the county's disqualified sales. If WRA agreed with 80-93% of the county's disqualified sales, a rating of "Adequate" was given. Anything below 80% would be considered "Inadequate."

Forty-one counties (64.1%) received an "Excellent" rating

Sixteen (25.0%) received a "Good" rating

Seven counties (10.9%) received an "Adequate" rating

No county received an "Inadequate" rating

Sales Verification - Field Notes for Narrative

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	01 ADAMS		
<input checked="" type="checkbox"/>	0182132318001	65 Unfulfilled Agreements	Seller took over operation with no cash, paid credit of 1%
<input checked="" type="checkbox"/>	0182335406011	65 Unfulfilled Agreements	Fair condition per assessor staff
<input checked="" type="checkbox"/>	0172129311019	65 Unfulfilled Agreements	Poor condition per TD
<input checked="" type="checkbox"/>	0172132205005	65 Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0172307311004	65 Unfulfilled Agreements	Seller under undue compulsion to sell
<input checked="" type="checkbox"/>	0172308210007	65 Unfulfilled Agreements	Not listed in MLS or exposed on open market
<input checked="" type="checkbox"/>	0172308305004	65 Unfulfilled Agreements	Not listed in MLS or exposed on open market
<input checked="" type="checkbox"/>	0172317402001	65 Unfulfilled Agreements	Resold on same day, price represents discount
<input checked="" type="checkbox"/>	0172318205006	65 Unfulfilled Agreements	Poor condition per TD
<input checked="" type="checkbox"/>	0171936300059	65 Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0182130401021	65 Unfulfilled Agreements	Lot sold at a bulk discounted price
<input checked="" type="checkbox"/>	0171932417023	65 Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0182134311002	65 Unfulfilled Agreements	Salvage condition, sold to Habitat for Humanity
<input checked="" type="checkbox"/>	0182305322017	65 Unfulfilled Agreements	Fixed and flipped for \$180k on 6-11-10
<input checked="" type="checkbox"/>	0182306113038	65 Unfulfilled Agreements	Sold by Habitat for Humanity, cost of construction not known
<input checked="" type="checkbox"/>	0182317205005	65 Unfulfilled Agreements	Lack of data to confirm sale
<input checked="" type="checkbox"/>	0182325315038	65 Remodel or Addition	Fair condition per TD
<input checked="" type="checkbox"/>	0182334131016	68Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0182334406008	65 Unfulfilled Agreements	Fixed and flipped for \$115k on 9-17-09
<input checked="" type="checkbox"/>	0182335208011	65 Remodel or Addition	Fair condition per TD
<input checked="" type="checkbox"/>	0181527205012	70 Other	Poor condition per TD
<input checked="" type="checkbox"/>	0157132418001	70 Other	Purchased as part of an assemblage
<input checked="" type="checkbox"/>	0182509400013	65 Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0156902303029	65 Unfulfilled Agreements	Excessive deterioration per MLS, fair condition per TD
<input checked="" type="checkbox"/>	0156906406008	65 Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0156907102012	68 Remodel or Addition	Fair condition per TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0156907305023	65	Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0156908314031	65	Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0157112404011	68	Remodel or Addition	Remodeled after sale
<input checked="" type="checkbox"/>	0157129310044	65	Unfulfilled Agreements	Build to suit, not exposed on open market
<input checked="" type="checkbox"/>	0172120000058	65	Unfulfilled Agreements	Purchased as part of an assemblage, fair condition per TD
<input checked="" type="checkbox"/>	0157132400005	70	Other	Purchased as part of an assemblage
<input checked="" type="checkbox"/>	0171902325011	65	Unfulfilled Agreements	Remodeled and resold in 12/09 for \$156,000
<input checked="" type="checkbox"/>	0157333015029	65	Unfulfilled Agreements	Below average condition per listing broker
<input checked="" type="checkbox"/>	0171910421016	65	Unfulfilled Agreements	DOM: 0, no exposed on open market
<input checked="" type="checkbox"/>	0171914104005	65	Unfulfilled Agreements	Seller under undue compulsion to sell
<input checked="" type="checkbox"/>	0171923112029	65	Unfulfilled Agreements	Poor condition per assessor's office
<input checked="" type="checkbox"/>	0171924318048	65	Unfulfilled Agreements	Poor condition per MLS
<input checked="" type="checkbox"/>	0171926315011	65	Unfulfilled Agreements	Fair condition per TD
<input checked="" type="checkbox"/>	0171927200015	65	Unfulfilled Agreements	Distressed sale per MLS, functional obsolescence
<input checked="" type="checkbox"/>	0171928320028	65	Unfulfilled Agreements	Possible structural damage per MLS
<input checked="" type="checkbox"/>	0157129313031	65	Unfulfilled Agreements	Fair condition per MLS
<input checked="" type="checkbox"/>	0157134000076	65	Unfulfilled Agreements	Old house with structural damage and mold
<input type="checkbox"/>	0171905403002	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0157116401033	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0171909106001	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0156911303013	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0172317202010	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0171916402011	65	Unfulfilled Agreements	Not adequate justification for disqualification
<input type="checkbox"/>	0172118130013	65	Unfulfilled Agreements	Not adequate justification for disqualification

Accounts Audited: 50 Auditor Agrees: -43 Auditor Disagrees: -7 Auditor Disagrees: -14.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	02	Alamosa	
<input checked="" type="checkbox"/>	541310307003	19 distressed sale	Home in Poor condition w/foundation problems
<input checked="" type="checkbox"/>	541513100127	20 other	seller financed
<input checked="" type="checkbox"/>	513732113004	30 outlier	low by comps
<input checked="" type="checkbox"/>	527730407013	22 purchased sight unseen	low by comps
<input checked="" type="checkbox"/>	527730407013	22 purchased sight unseen	low by comps
<input checked="" type="checkbox"/>	528533002008	70 non-arms length transaction	low by comps
<input checked="" type="checkbox"/>	528308400275	30 outlier	low by comps
<input checked="" type="checkbox"/>	528526202002	20 other	adjacent lots/prevent neighbor from acquiring
<input checked="" type="checkbox"/>	514505324001	30 outlier	high by comps
<input checked="" type="checkbox"/>	541310402014	19 distressed sale	Home in Poor condition
<input checked="" type="checkbox"/>	514504312004	20 other	multiple lots
<input checked="" type="checkbox"/>	541709106004	22 purchased sight unseen	location & physical attributes poor, no water
<input checked="" type="checkbox"/>	513915101003	70 non-arms length transaction	low by comps
<input checked="" type="checkbox"/>	513915105008	70 non-arms length transaction	low by comps
<input checked="" type="checkbox"/>	513915104014	70 non-arms length transaction	low by comps
<input checked="" type="checkbox"/>	513915103003	70 non-arms length transaction	low by comps
<input checked="" type="checkbox"/>	541706100231	20 other	multiple parcels
<input checked="" type="checkbox"/>	528136104001	22 purchased sight unseen	high by comps
<input checked="" type="checkbox"/>	528311304010	22 purchased sight unseen	high by comps
<input checked="" type="checkbox"/>	514505304013	22 purchased sight unseen	low by comps
<input checked="" type="checkbox"/>	541709106005	22 purchased sight unseen	location & physical attributes poor, no water
<input checked="" type="checkbox"/>	541501400190	20 other	seller financed
<input checked="" type="checkbox"/>	541709106006	22 purchased sight unseen	location & physical attributes poor, no water/seller financed
<input checked="" type="checkbox"/>	513732113011	22 purchased sight unseen	low by comps
<input checked="" type="checkbox"/>	528526200019	20 other	garage only imps
<input checked="" type="checkbox"/>	541302406010	20 other	multiple buildings
<input checked="" type="checkbox"/>	541109200325	20 other	wrong property by deed description

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	528501100012	20	other	seller financed
<input checked="" type="checkbox"/>	541311225003	20	other	Moldy walls/pictures
<input checked="" type="checkbox"/>	541316100011	20	other	vacant land with minor imp
<input checked="" type="checkbox"/>	541710208008	22	purchased sight unseen	location & physical attributes poor, no water
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	03	ARAPAHOE	
<input checked="" type="checkbox"/>	1975-16-4-17-008	9 SALE PROCESSED & UNQUALIFIED	Fair Condition at time of sale
<input checked="" type="checkbox"/>	1975-18-4-08-019	9 SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	1975-05-4-10-005	9 SALE PROCESSED & UNQUALIFIED	Sales Terms Unverifiable
<input checked="" type="checkbox"/>	1975-05-2-07-057	0 OTHER	Intercorporate
<input checked="" type="checkbox"/>	1973-35-2-39-001	9 SALE PROCESSED & UNQUALIFIED	Court ordered sale, non-arms-length sale
<input checked="" type="checkbox"/>	1973-28-1-02-005	9 SALE PROCESSED & UNQUALIFIED	Not on open market, related party
<input checked="" type="checkbox"/>	1973-25-1-11-085	9 SALE PROCESSED & UNQUALIFIED	Related Parties
<input checked="" type="checkbox"/>	1973-02-1-13-021	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1973-01-4-15-033	9 SALE PROCESSED & UNQUALIFIED	Remodeled after Sale
<input checked="" type="checkbox"/>	1973-01-1-13-022	7 UNQUALIFIED HUD/VA SALES	Fair Condition at time of sale
<input checked="" type="checkbox"/>	1973-01-1-13-005	9 SALE PROCESSED & UNQUALIFIED	Fair Condition at time of sale
<input checked="" type="checkbox"/>	1973-01-1-12-017	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1973-01-1-10-014	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1971-36-3-06-013	9 SALE PROCESSED & UNQUALIFIED	Remodeled after Sale
<input checked="" type="checkbox"/>	1971-35-4-18-047	9 SALE PROCESSED & UNQUALIFIED	Related Parties
<input checked="" type="checkbox"/>	1975-29-2-16-005	9 SALE PROCESSED & UNQUALIFIED	Fair Condition at time of sale
<input checked="" type="checkbox"/>	2075-21-4-27-002	0 OTHER	Intercorporate
<input checked="" type="checkbox"/>	1975-32-1-10-008	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1971-35-4-17-020	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1971-35-4-14-020	9 SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	2075-21-4-07-001	9 SALE PROCESSED & UNQUALIFIED	Verbally
<input checked="" type="checkbox"/>	2075-10-3-02-009	0 OTHER	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	1975-27-4-13-005	9 SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	2073-22-1-11-002	9 SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	2075-14-2-12-009	0 OTHER	Quit-Claim Deed
<input checked="" type="checkbox"/>	2075-18-1-12-009	9 SALE PROCESSED & UNQUALIFIED	Two sales the same day, second sale qualified
<input checked="" type="checkbox"/>	2075-20-4-13-039	9 SALE PROCESSED & UNQUALIFIED	No Justification for Disqualification

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	2075-21-3-32-002	9	SALE PROCESSED & UNQUALIFIED	Related party, not on open market, assumed loan
<input checked="" type="checkbox"/>	2073-36-2-05-027	9	SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	2075-21-4-20-006	0	OTHER	Intercorporate and multi-parcel
<input checked="" type="checkbox"/>	2077-10-2-18-015	9	SALE PROCESSED & UNQUALIFIED	Related Parties
<input checked="" type="checkbox"/>	2077-08-2-06-004	9	SALE PROCESSED & UNQUALIFIED	Poor Condition
<input checked="" type="checkbox"/>	2077-03-4-23-022	9	SALE PROCESSED & UNQUALIFIED	Poor Condition
<input checked="" type="checkbox"/>	2073-03-1-35-005	9	SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1975-34-1-36-024	9	SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1975-33-4-14-002	0	OTHER	Sale and lease Back
<input checked="" type="checkbox"/>	2075-21-3-31-001	9	SALE PROCESSED & UNQUALIFIED	Listed for \$750k, long term vacant, seller motivation, burned down subsequent
<input checked="" type="checkbox"/>	2073-17-1-34-004	9	SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	2073-02-2-23-003	9	SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	1977-19-1-36-013	9	SALE PROCESSED & UNQUALIFIED	Multiple Deeds
<input checked="" type="checkbox"/>	2073-04-2-24-017	9	SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	2073-05-2-01-045	9	SALE PROCESSED & UNQUALIFIED	Doc fee Doesn't Match Consideration
<input checked="" type="checkbox"/>	2073-07-3-24-007	9	SALE PROCESSED & UNQUALIFIED	Subsequent Sale in Base Year
<input checked="" type="checkbox"/>	2073-09-3-08-028	9	SALE PROCESSED & UNQUALIFIED	Poor Condition at time of sale
<input checked="" type="checkbox"/>	2077-03-1-22-016	9	SALE PROCESSED & UNQUALIFIED	Poor Condition
<input type="checkbox"/>	1973-02-3-24-017	9	SALE PROCESSED & UNQUALIFIED	No Justification for Disqualification
<input type="checkbox"/>	2071-19-4-08-003	9	SALE PROCESSED & UNQUALIFIED	No Justification for Disqualification

Accounts Audited: 47 Auditor Agrees: -45 Auditor Disagrees: -2 Auditor Disagrees: -4.26%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	04	ARCHULETA		
<input checked="" type="checkbox"/>	R018147	69	SALE OF A PARTIAL INTEREST	10% INTEREST STATED ON DEED
<input checked="" type="checkbox"/>	R015051	15	REO SALE RESALE OF FORECLOSURE	SOLD AT CONDITION,
<input checked="" type="checkbox"/>	R015949	26	MIXED USE	COMMERCIAL AND RESIDENTIAL - PROPERTY CARD
<input checked="" type="checkbox"/>	R007753	29	NOT AVAILABLE ON OPEN MARKET	TD NOT FILLED OUT, BUT RETURNED, NOT LISTED W/REALTOR, NOT OPEN MKT.
<input checked="" type="checkbox"/>	R014154	15	REO SALE RESALE OF FORECLOSURE	FIRST SALE AFTER FORECLOSURE, AUCTION SALE ON INTERNET
<input checked="" type="checkbox"/>	R008665	15	REO SALE RESALE OF FORECLOSURE	REO SALE, 50% OF IMPS,ARE IN AT TIME OF SALE
<input checked="" type="checkbox"/>	R012508	15	REO SALE RESALE OF FORECLOSURE	BARN MUST BE TORN DOWN DUE TO BLDG. VIOLATION, REO, HOUSE NEEDED A LOT OF WORK.
<input checked="" type="checkbox"/>	R007558	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R006456	29	NOT AVAILABLE ON OPEN MARKET	ADJOINER PURCHASED PROPERTY FOR OFFICE BLDG. ADJACENT APARTMENTS. , NOT AVILABLE ON OPEN MKT., PREMIUM PAID DUE TO PROXIMITYU TO APARTMENTS
<input checked="" type="checkbox"/>	R017666	64	SALE INVOLVES MULTI PROPERTIES	MULTIPLE PEOPERTIES STATED ON DEED
<input checked="" type="checkbox"/>	R012193	70	OTHER (SEE NOTES)	PURCHASER OWNED ADJACENT PROPERTY, AFFECTED PRICE PAID DOWNWARDLY
<input checked="" type="checkbox"/>	R002029	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R003048	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R001579	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R001908	18	NON-PROFIT ORGANIZATION	SOLD TO HABIT FOR HUMANITY NON-PROFIT
<input checked="" type="checkbox"/>	R002465	70	OTHER (SEE NOTES)	ON SITE IMPROVEMENTS OF UNKNOWN VALUE, TYPICAL SITES IN THIS MARKET DO NOT HAVE THESE FEATURES
<input checked="" type="checkbox"/>	R013901	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R018267	22	NONTYPICAL FINANCING	NO INTEREST LOAN BY SELLER \$0 DOWN , 1,000 MONTHLY PAYM,ENTS
<input checked="" type="checkbox"/>	R006963	64	SALE INVOLVES MULTI PROPERTIES	MULTIPLE PEOPERTIES STATED ON DEED
<input checked="" type="checkbox"/>	R009157	29	NOT AVAILABLE ON OPEN MARKET	TRADE WITH PREVIOUS OWNER FOR AN OFFICE BUILDING, 1031 TRADE
<input checked="" type="checkbox"/>	R004179	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET, 1031 TRADE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R013512	13	UNUSUAL CONDITIONS	FIRE DAMAGED-EXTREME, THERE WILL BE COSTS TO REMOVE BLDGS., AFFECTED SALES PRICE
<input checked="" type="checkbox"/>	R002522	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET, SELLER FINANCED
<input checked="" type="checkbox"/>	R002488	26	MIXED USE	COMMERCIAL AND RESIDENTIAL - PROPERTY CARD
<input checked="" type="checkbox"/>	R001981	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R006093	15	REO SALE RESALE OF FORECLOSURE	SOLD AT AUCTION, NOT ESPOSED TO MARKET SALE PRICED 5% TO AUCTION
<input checked="" type="checkbox"/>	R007019	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R009939	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R010665	13	UNUSUAL CONDITIONS	DEVELOPER BUY-BUY BACK BECAUSE OF THE ILLEGAL SUBDIVISION
<input checked="" type="checkbox"/>	R013810	26	AG VALUE	RESIDENTIAL AND AG USE, MIXED USE
<input checked="" type="checkbox"/>	R017991	44	ATYPICAL OF MARKET	MOTIVATED BUYER PAID 20,000 OVER MKT, STATED ON TD
<input checked="" type="checkbox"/>	R005859	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET, OWNED ADJACENT PROPERTY
<input checked="" type="checkbox"/>	R005862	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R003451	29	NOT AVAILABLE ON OPEN MARKET	NOT LISTED WITH A REALTOR, NOT ON OPEN MARKET

Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	05 Baca			
<input checked="" type="checkbox"/>	R012480	64	SALE- MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R007295	80	OTHER-INCL MH	
<input checked="" type="checkbox"/>	R002033	56	SALE- FORECLOSURE	
<input checked="" type="checkbox"/>	R012238	57	SALE- RELATED PARTIES	
<input checked="" type="checkbox"/>	R007474	78	OTHER-MULTIPLE USE	
<input checked="" type="checkbox"/>	R002236	56	SALE- FORECLOSURE	
<input checked="" type="checkbox"/>	R012162	59	SALE- OWNER FINANCED	
<input checked="" type="checkbox"/>	R007723	72	OTHER-UNINFORMED BUYERS	Sold at auction included all personal property and inventory, should be coded differently.
<input checked="" type="checkbox"/>	R012488	82	OTHER-NON ARMS LENGTH	This should have two schedules second is R012488, should be multiple properties, should be with the sale below with code 64, sorry.
<input checked="" type="checkbox"/>	R007707	72	OTHER-UNINFORMED BUYERS	Purchaser first time buyer did not know or check market/comps show high sale price
<input checked="" type="checkbox"/>	R007455	80	OTHER-INCL MH	
<input checked="" type="checkbox"/>	R006527	73	OTHER-USE CHANGE	
<input checked="" type="checkbox"/>	R007882	72	OTHER-UNINFORMED BUYERS	Wife wanted this house no matter what the price/comps show high sale price
<input checked="" type="checkbox"/>	R007632	59	SALE- OWNER FINANCED	
<input checked="" type="checkbox"/>	R010286	78	OTHER-MULTIPLE USE	
<input checked="" type="checkbox"/>	R012249	67	SALE- FRANCHISE OR LIC VAL UNK	This property is Dollar General business
<input checked="" type="checkbox"/>	R012381	64	SALE- MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R007538	57	SALE- RELATED PARTIES	
<input checked="" type="checkbox"/>	R006916	82	OTHER-NON ARMS LENGTH	Vacant lot purchase which adjoined north side of buyers home
<input checked="" type="checkbox"/>	R013443	58	SALE- BUSINESS AFFIL	
<input checked="" type="checkbox"/>	R011060	56	SALE- FORECLOSURE	
<input checked="" type="checkbox"/>	R007946	72	OTHER-UNINFORMED BUYERS	Purchaser from out of town didn't know market/comps show high sale price
<input checked="" type="checkbox"/>	R007692	57	SALE- RELATED PARTIES	
<input checked="" type="checkbox"/>	R007527	66	SALE- PERS PROP VALUE UNK	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R013235	82	OTHER-NON ARMS LENGTH	Purchaser said would buy at any price to limit neighbors/comps show high sale price
<input checked="" type="checkbox"/>	R004777	71	OTHER-CONTRACT	
<input checked="" type="checkbox"/>	R010312	58	SALE- BUSINESS AFFIL	
<input checked="" type="checkbox"/>	R007982	74	OTHER-FORCED SALE	Seller purchased as an investment then had to sell for cash flow./comps show low sale price
<input checked="" type="checkbox"/>	R007312	57	SALE- RELATED PARTIES	
<input checked="" type="checkbox"/>	R007941	03	GIFT OR FAMILY	
<input checked="" type="checkbox"/>	R007250	56	SALE- FORECLOSURE	
<input checked="" type="checkbox"/>	M141222	80	OTHER-INCL MH	
<input checked="" type="checkbox"/>	R008297	03	GIFT OR FAMILY	
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	06 Bent		
<input checked="" type="checkbox"/>	0001000610	73 DURESS SALE	owner moved - job related had to sell
<input checked="" type="checkbox"/>	0008000340	68 REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001008240	68 REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001000170	68 REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0008001705	70 OTHER	used as residence
<input checked="" type="checkbox"/>	0001000805	72 UNINFORMED BUYER	buyer from out of area didn't understand the market
<input checked="" type="checkbox"/>	0001009150	73 DURESS SALE	house on the market for long period owner moved had to sell
<input checked="" type="checkbox"/>	0001007285	73 DURESS SALE	house on the market for long period owner moved had to sell
<input checked="" type="checkbox"/>	0001003950	73 DURESS SALE	house on the market for long period owner moved had to sell
<input checked="" type="checkbox"/>	0001009770	73 DURESS SALE	owner moved - job related had to sell
<input checked="" type="checkbox"/>	0001011735	73 DURESS SALE	owner moved - job related had to sell
<input checked="" type="checkbox"/>	0023005240	73 DURESS SALE	death in the family
<input checked="" type="checkbox"/>	0023000516	01 CONSIDERATION OF \$500 OR LESS	multi properties
<input checked="" type="checkbox"/>	0023003960	66 PERSONAL PROPERTY INVOLVED	
<input checked="" type="checkbox"/>	0001008510	73 DURESS SALE	daughter had serious health problems had to move for health care
<input checked="" type="checkbox"/>	0001012360	64 MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001013030	16 WARRANTY DEED	multi properties
<input checked="" type="checkbox"/>	0008000370	16 WARRANTY DEED	multi properties ag land involved
<input checked="" type="checkbox"/>	0001005130	17 SPECIAL WARRANTY DEED	foreclosure
<input checked="" type="checkbox"/>	0001007495	17 SPECIAL WARRANTY DEED	multi properties
<input checked="" type="checkbox"/>	0008003450	17 SPECIAL WARRANTY DEED	foreclosure
<input checked="" type="checkbox"/>	0001008090	64 MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0008000430	65 SALE INVOLVES AGREEMENTS	
<input checked="" type="checkbox"/>	0001012520	64 MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001001390	64 MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001004110	64 MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001012915	64 MULTIPLE PROPERTIES	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0008004270	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0008004280	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001010030	62	QUIET TITLE ACTION	
<input type="checkbox"/>	0001011520	74	FORECLOSURE OR IN LIEU THEREOF	
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-30	Auditor Disagrees: -1 Auditor Disagrees: -3.23%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	07 BOULDER			
<input checked="" type="checkbox"/>	R0033507	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Multi-parcel, situated on 28th in N. Boulder, future commercial use
<input checked="" type="checkbox"/>	R0045852	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Fair condition per TD, repairs had to be made before occupancy
<input checked="" type="checkbox"/>	R0002379	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Bought 66% interest
<input checked="" type="checkbox"/>	R0061434	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Value in land, fair per TD, excessive deferred maintenance
<input checked="" type="checkbox"/>	R0055239	20	FORECLOSURE	Fair condition per TD, mold in basement, flipped for \$383,500, in 2011
<input checked="" type="checkbox"/>	R0055112	20	FORECLOSURE	Fair condition per TD, 2100 sf storage building
<input checked="" type="checkbox"/>	R0053361	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Former gas station converted to SFR. Owner carry, no buyer appraisal, used commercially
<input checked="" type="checkbox"/>	R0025746	20	FORECLOSURE	Poor condition per TD, verified by MLS
<input checked="" type="checkbox"/>	R0050660	20	FORECLOSURE	Poor condition per TD, cash only buyer, plywood over windows, asbestos siding
<input checked="" type="checkbox"/>	R0066563	20	FORECLOSURE	Listing broker sold to family member with same last name, bought as investment
<input checked="" type="checkbox"/>	R0046920	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Poor condition per TD, fixed and flipped for \$185k on 9-3-10
<input checked="" type="checkbox"/>	R0079803	20	FORECLOSURE	Fair condition per TD,
<input checked="" type="checkbox"/>	R0042919	12	ABERRANT MUST HAVE DETAILED EXPLANAT	No MLS, not exposed in open market
<input checked="" type="checkbox"/>	R0037672	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Poor condition per TD, resold on same day, this sale was qualified
<input checked="" type="checkbox"/>	R0037479	20	FORECLOSURE	Fair condition per TD
<input checked="" type="checkbox"/>	R0034827	20	FORECLOSURE	MLS states kitchen partially dem'd, excessive deferred maintenance
<input checked="" type="checkbox"/>	R0030405	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Not listed on open market, seller to South America just out of incarceration
<input checked="" type="checkbox"/>	R0015210	9	REMODEL AFTER CONFIRMATION	\$42k permit to complete basement
<input checked="" type="checkbox"/>	R0012170	9	REMODEL AFTER CONFIRMATION	\$134k cost on permit to remodel and pop top
<input checked="" type="checkbox"/>	R0049869	20	FORECLOSURE	Fair condition per TD
<input checked="" type="checkbox"/>	R0112320	20	FORECLOSURE	Fair condition per TD
<input checked="" type="checkbox"/>	R0509059	20	FORECLOSURE	4 years on market, price included water and sewer taps worth \$42k, listed at \$69k on/off

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0507931	20	FORECLOSURE	Sold in 11 DOM for \$118k under list, went from bankrupt builder
<input checked="" type="checkbox"/>	R0505944	20	FORECLOSURE	New improvement placed on site. change in use
<input checked="" type="checkbox"/>	R0501476	20	FORECLOSURE	Fair condition per TD, \$304,385 financed,
<input checked="" type="checkbox"/>	R0148669	12	ABERRANT MUST HAVE DETAILED EXPLANAT	50% complete at time of sale when builder went bankrupt
<input checked="" type="checkbox"/>	R0145489	20	FORECLOSURE	Fair condition per TD, listed at \$545k and \$500k
<input checked="" type="checkbox"/>	R0130452	20	FORECLOSURE	Excessive deferred maintenance
<input checked="" type="checkbox"/>	R0066338	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Same deed recorded twice in same day, second deed qualified
<input checked="" type="checkbox"/>	R0114851	20	FORECLOSURE	Fair condition per TD, \$50k less than list price
<input checked="" type="checkbox"/>	R0050623	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Fair condition per TD, flipped for \$173k
<input checked="" type="checkbox"/>	R0098091	20	FORECLOSURE	Remodeled and resold for \$484,900
<input checked="" type="checkbox"/>	R0096734	20	FORECLOSURE	Fair condition per TD
<input checked="" type="checkbox"/>	R0094195	20	FORECLOSURE	Fixed and flipped on 6-4-10 for \$167,900
<input checked="" type="checkbox"/>	R0085156	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Bank went into receivership, sold for \$200k under asking price, remodeled after sale to office
<input checked="" type="checkbox"/>	R0084382	9	REMODEL AFTER CONFIRMATION	Added 297 sf of basement after sale
<input checked="" type="checkbox"/>	R0082870	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Excessive deferred maintenance, no back yard landscaping
<input checked="" type="checkbox"/>	R0082372	61	SHORT SALE	Fair condition per TD, remodeled after sale to Boulder Creek Builders office
<input checked="" type="checkbox"/>	R0128776	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Fair condition per TD
<input checked="" type="checkbox"/>	R0051324	3	CONFIRMED WITH PERSON	Intercorporate sale between Coors and Coors-Molson
<input type="checkbox"/>	R0127747	20	FORECLOSURE	Insufficient documentation for disqualification
<input type="checkbox"/>	R0122132	20	FORECLOSURE	Insufficient documentation for disqualification
<input type="checkbox"/>	R0047131	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Insufficient documentation for disqualification
<input type="checkbox"/>	R0506186	20	FORECLOSURE	Insufficient documentation for disqualification
<input type="checkbox"/>	R0071544	12	ABERRANT MUST HAVE DETAILED EXPLANAT	Insufficient documentation for disqualification

Accounts Audited: 45 Auditor Agrees: -40 Auditor Disagrees: -5 Auditor Disagrees: -11.11%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	64 BROOMFIELD			
<input checked="" type="checkbox"/>	R1015895	71	SALE NOT ON OPEN MARKET	Trade with other real property of undetermined value
<input checked="" type="checkbox"/>	R1016363	70	OTHER	Resold in October, 2010 for \$178,900, possible fix and flip
<input checked="" type="checkbox"/>	R0022093	70	OTHER	Resold on same day for \$291,500, this sale was qualified, relocation
<input checked="" type="checkbox"/>	R1016939	2	POST FORECLOSURE	Fair condition per TD. Has been remodeled and currently listed for \$144k.
<input checked="" type="checkbox"/>	R0023224	70	OTHER	Relocation company, sold later on same day for same price, qualified
<input checked="" type="checkbox"/>	R1016170	70	OTHER	Poor condition per TD
<input checked="" type="checkbox"/>	R1017508	70	OTHER	Fair condition per TD, structural problems
<input checked="" type="checkbox"/>	R1079881	70	OTHER	MLS stated the subject was in poor condition with excessive deferred maintenance
<input checked="" type="checkbox"/>	R1016170	70	OTHER	Poor condition per TD. Structural issues per TD 1000
<input checked="" type="checkbox"/>	R1079973	70	OTHER	Fair condition per TD. Per MLS: it needed flooring, paint, fixtures and doors
<input checked="" type="checkbox"/>	R1016292	2	POST FORECLOSURE	Subsequent sale in base year, fixed and flipped for \$222,000
<input checked="" type="checkbox"/>	R1016330	50	REMODEL OR ADDITION	Subsequent sale in base year, fixed and flipped for \$245,000
<input checked="" type="checkbox"/>	R1016409	1	SHORT SALE	Salvage condition per TD, fixed and flipped for \$185k on 12-31-10
<input checked="" type="checkbox"/>	R1118420	70	OTHER	Poor condition per TD
<input checked="" type="checkbox"/>	R1148479	70	OTHER	Subject sold back to original builder: Beazer Homes
<input checked="" type="checkbox"/>	R0121666	70	OTHER	Water damage, excessive deferred maintenance per abatement hearing photos
<input checked="" type="checkbox"/>	R1015994	70	OTHER	Salvage condition per TD, cash sale
<input checked="" type="checkbox"/>	R1016859	50	REMODEL OR ADDITION	Poor condition per TD. Fixed and flipped on 9-9-10 for \$223,000
<input checked="" type="checkbox"/>	R1016621	50	REMODEL OR ADDITION	Poor condition per TD. Fixed and flipped on 9-25-09 for \$230,000, qualified
<input checked="" type="checkbox"/>	R1129518	1	SHORT SALE	Deed in lieu in April, sold under duress
<input checked="" type="checkbox"/>	R1018984	2	POST FORECLOSURE	Poor condition per TD, MLS says foundation settling and cracks
<input checked="" type="checkbox"/>	R1078401	1	SHORT SALE	Water in basement, broken sump pump, wall shifted

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R1017243	2	POST FORECLOSURE	Subsequent sale in base year, fixed and flipped
<input checked="" type="checkbox"/>	R8866669	51	GOVERNMENT AGENCY SALE	Bulk vacant land sale: 61 lots in Wildgrass
<input checked="" type="checkbox"/>	R8867042	51	GOVERNMENT AGENCY SALE	Exempt to taxable, vacant lot, used for access
<input checked="" type="checkbox"/>	R0022731	51	GOVERNMENT AGENCY SALE	Fair condition per TD, resold for same amount in base year
<input checked="" type="checkbox"/>	R8866558	70	OTHER	Sale of common area in Fair Wind II Condos
<input checked="" type="checkbox"/>	R0020857	70	OTHER	Poor condition per TD
<input checked="" type="checkbox"/>	R0021627	70	OTHER	Fair condition per TD, no flooring, drywall damage, plumbing disconnected
<input checked="" type="checkbox"/>	R1015932	70	OTHER	Poor condition per TD
<input checked="" type="checkbox"/>	R1019015	50	REMODEL OR ADDITION	Fair condition per TD, cash sale, remodeled and sold on 4-24-10 for \$225,000
<input checked="" type="checkbox"/>	R0117373	70	OTHER	Extensive water damage in basement per listing agent
<input checked="" type="checkbox"/>	R1018140	50	REMODEL OR ADDITION	Poor condition per TD, major remodeling occurring after sale
<input checked="" type="checkbox"/>	R0023688	70	OTHER	Poor condition per TD
<input checked="" type="checkbox"/>	R1018103	50	REMODEL OR ADDITION	Poor condition per TD, cash sale, remodeled and sold on 6-29-09 for \$212,000
<input checked="" type="checkbox"/>	R1017928	2	POST FORECLOSURE	Fair condition per TD: unfinished bathrooms
<input checked="" type="checkbox"/>	R1017585	1	SHORT SALE	Poor condition per TD: no flooring
<input checked="" type="checkbox"/>	R1017459	50	REMODEL OR ADDITION	Remodeled after sale and listed for \$234,900
<input checked="" type="checkbox"/>	R1017233	50	REMODEL OR ADDITION	Remodeled and resold in base year on 8-20-09 for \$198k, qualified
<input checked="" type="checkbox"/>	R1019024	50	REMODEL OR ADDITION	Remodeled and resold on 4-2-10 for \$209,100, qualified

Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	08 Chaffee			
<input checked="" type="checkbox"/>	R316324100021	177	Vacant, but has garage	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R368130304008	131	purchaser owns adjacent	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R380706400090	131	mixed use, changed use, used for access only	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R327108463196	111	vacant, non economic lot purchased by adjoiner	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R326910300100	131	unbuildable lot purchased at same time as adjoining lot	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R380706100304	177	vacant except for garage	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R342533208114	117	PR deed	PR deed
<input checked="" type="checkbox"/>	R342313100017	131	merely a boundary line adjustment	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R380705151131	121	exempt to commercial ownership	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R327117123018	120	purchase the right to build, no imps. , no land In sale	computer notes support finding of U sale.
<input checked="" type="checkbox"/>	R327108447161	118	change from B&B to office use	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R342113300015	131	paid 1/2 due to location, County parcel notes, also QC deed	notes on parcel profile, QC deed
<input checked="" type="checkbox"/>	R327118100234	117	not on open market - Chaffee County Habitat	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R327118100235	117	Habitat for Humanity	not on open market, TD notes and staff confirmation
<input checked="" type="checkbox"/>	R368536400081	111	trade involved	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R342313100009	131	merely a boundary line adjustment	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R368310300020	131	merely a boundary line adjustment	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R327108447380	118	change in use	change in use stated on TD, confirmed by staff
<input checked="" type="checkbox"/>	R380705184290	117	not on open market	letter attached to TD supports U status
<input checked="" type="checkbox"/>	R342312400033	120	shell only on improvement	notes on computer, confirmed by staff

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R327118100075	106	family deal indicated on TD	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R353529412021	131	purchased intervening lot, uneconomic	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R327108402369	115	change of use	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R326903300162	111	lot taken in trade	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R353528400864	111	life estate, limits the ownership	computer notes, confirmed by staff
<input checked="" type="checkbox"/>	R327117200098	161	installment land contract	contract, not deed, no transfer
<input checked="" type="checkbox"/>	R368328100017	115	mixed use	notes on TD, multi imps, mixed use, confirmed by staff
<input checked="" type="checkbox"/>	R353529419017	117	not arm's length, not on open market	computer notes, confirmed by staff
<input checked="" type="checkbox"/>	R326902100112	117	not arm's length, not on open market, priced for quick sale	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R368534300145	131	purchased by adjoiner, QC deed	notes on TD, confirmed by staff via handwritten and/or computer notes
<input checked="" type="checkbox"/>	R380510226127	111	trade with town, Poncha Springs	notes on TD, confirmed by staff via handwritten and/or computer notes
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	09	Cheyenne		
<input checked="" type="checkbox"/>	333920131008	22	Remodeling	
<input checked="" type="checkbox"/>	333920114004	23	Partial Int	
<input checked="" type="checkbox"/>	333920114004	23	Partial Int	
<input checked="" type="checkbox"/>	333921209002	27	No Doc Fee	
<input checked="" type="checkbox"/>	333921212001	18	Multiple Properties	
<input checked="" type="checkbox"/>	333921204010	22	Remodeling	
<input checked="" type="checkbox"/>	333921324004	18	Multiple Properties	
<input checked="" type="checkbox"/>	333920406006	3	Mobile Home Sale	
<input checked="" type="checkbox"/>	336105406004	18	Multiple Properties	
<input checked="" type="checkbox"/>	333921207004	16	Doubtful Title, Quit Claim	
<input checked="" type="checkbox"/>	333920435005	16	Doubtful Title, Quit Claim	
<input checked="" type="checkbox"/>	333920428001	11	Related parties	
<input checked="" type="checkbox"/>	336109211006	20	Non Realty Items of Unk Value	
<input checked="" type="checkbox"/>	334112222003	3	Mobile Home Sale	
<input checked="" type="checkbox"/>	333920302013	27	No Doc Fee	
<input checked="" type="checkbox"/>	333921227010	18	Multiple Properties	
<input checked="" type="checkbox"/>	333921227012	18	Multiple Properties	
<input checked="" type="checkbox"/>	336104310006	27	No Doc Fee	
<input checked="" type="checkbox"/>	333920117002	11	Related parties	
<input checked="" type="checkbox"/>	333921324003	18	Multiple Properties	
<input checked="" type="checkbox"/>	333920113004	11	Related parties	
<input checked="" type="checkbox"/>	336104393012	27	No Doc Fee	
<input checked="" type="checkbox"/>	335108200055	16	Doubtful Title, Quit Claim	
<input checked="" type="checkbox"/>	333921218019	22	Remodeling	
<input checked="" type="checkbox"/>	334112200098	11	Related parties	
<input checked="" type="checkbox"/>	333920410001	27	No Doc Fee	
<input checked="" type="checkbox"/>	333920432002	27	No Doc Fee	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> 333920303003	11	Related parties	
<input checked="" type="checkbox"/> 333920303001	27	No Doc Fee	
<input checked="" type="checkbox"/> 336104301004	27	No Doc Fee	

Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	10	CLEAR CREEK	
<input checked="" type="checkbox"/>	R004520	10 OTHER - STATE REASON IN REMARKS	PURCHASED BY OWNER OF ADJACENT BUILDING
<input checked="" type="checkbox"/>	R005012	10 OTHER - STATE REASON IN REMARKS	ORIGINAL HOUSE BURNED DOWN, UNABLE TO DETERMINE TAP VALUE
<input checked="" type="checkbox"/>	R005186	10 OTHER - STATE REASON IN REMARKS	BOUGHT BY ADDITIONAL LANDOWNER
<input checked="" type="checkbox"/>	R005680	10 OTHER - STATE REASON IN REMARKS	SOLD BY A COURT ORDER OUT OF BANKRUPTCY
<input checked="" type="checkbox"/>	R005785	10 OTHER - STATE REASON IN REMARKS	DUPLICATE DEED, SUBSEQUENT DEED QUALIFIED
<input checked="" type="checkbox"/>	R005820	10 OTHER - STATE REASON IN REMARKS	COURT ORDERED SETTLEMENT OF LAWSUIT
<input checked="" type="checkbox"/>	R006194	10 OTHER - STATE REASON IN REMARKS	BUYING FROM NEIGHBOR WITH OPTION TO BUY BACK
<input checked="" type="checkbox"/>	R006642	10 OTHER - STATE REASON IN REMARKS	NOT EXPOSED ON OPEN MARKET
<input checked="" type="checkbox"/>	R008557	10 OTHER - STATE REASON IN REMARKS	MINING CLAIM WITH NO ACCESS
<input checked="" type="checkbox"/>	R008124	14 CONFLICTING INFO FROM TD	DISCREPANCY ON SALES PRICE FROM DEED TO TD 1000
<input checked="" type="checkbox"/>	R006260	8 SALE INVOLVES UNDETERMINED PERSONAL PROPERTY	DIFFERENCE BETWEEN PUBLIC RECORD AND ON SITE INSPECTION
<input checked="" type="checkbox"/>	R009634	10 OTHER - STATE REASON IN REMARKS	FAIR CONDITION PER FIELD INSPECTION
<input checked="" type="checkbox"/>	R010760	15 SPLIT/COMBINE OF ORIGINAL PARCEL	REMODELED AND SOLD SUBSEQUENTLY
<input checked="" type="checkbox"/>	R013451	12 CHANGE IN PROPERTY CHARACTERISTICS	NEW HOUSE CONSTRUCTED
<input checked="" type="checkbox"/>	R014603	8 SALE INVOLVES UNDETERMINED PERSONAL PROPERTY	HOUSE BURNED, LAND SOLD WITH FOUNDATION, WELL, SEPTIC
<input checked="" type="checkbox"/>	R004473	5 EXTENSIVE REMODELING OR ADDITION	ADDITION COMPLETED AFTER SALE
<input checked="" type="checkbox"/>	R008112	10 OTHER - STATE REASON IN REMARKS	SALE INCLUDED ADJACENT HOUSE
<input checked="" type="checkbox"/>	R001032	10 OTHER - STATE REASON IN REMARKS	FROZEN WATER PIPES, BBHW HEAT DESTROYED
<input checked="" type="checkbox"/>	R001440	10 OTHER - STATE REASON IN REMARKS	PARCEL IS IN TWO COUNTIES
<input checked="" type="checkbox"/>	R001242	10 OTHER - STATE REASON IN REMARKS	BUILDING REMOVED IMMEDIATELY AFTER SALE
<input checked="" type="checkbox"/>	R004451	10 OTHER - STATE REASON IN REMARKS	POOR CONDITION- SEWAGE RUNNING OUT BACK DOOR
<input checked="" type="checkbox"/>	R001534	10 OTHER - STATE REASON IN REMARKS	NEVER ON OPEN MARKET, PURCHASED FOR TAXC LIENS
<input checked="" type="checkbox"/>	R001736	10 OTHER - STATE REASON IN REMARKS	IMPROVEMENT DEMOLISHED 5-10-08
<input checked="" type="checkbox"/>	R001950	12 CHANGE IN PROPERTY CHARACTERISTICS	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R002220	10 OTHER - STATE REASON IN REMARKS	MINING CLAIM IS IN TWO COUNTIES
<input checked="" type="checkbox"/>	R002658	12 CHANGE IN PROPERTY CHARACTERISTICS	SUBSEQUENT ADDITION

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R003842	10	OTHER - STATE REASON IN REMARKS	50% INTEREST IN MINING CLAIM
<input checked="" type="checkbox"/>	R004337	10	OTHER - STATE REASON IN REMARKS	SAFEWAY SCRAPED FOR A CUM N GO GAS/CONVENIENCE
<input checked="" type="checkbox"/>	R001480	10	OTHER - STATE REASON IN REMARKS	MINING CLAIM WITH NO ACCESS, NEVER ON OPEN MARKET
<input type="checkbox"/>	R001755	10	OTHER - STATE REASON IN REMARKS	NO JUSTIFICATION FOR DISQUALIFICATION

Accounts Audited: 30 Auditor Agrees: -29 Auditor Disagrees: -1 Auditor Disagrees: -3.33%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	11 Conejos		
<input checked="" type="checkbox"/>	598729138084		included personal property
<input checked="" type="checkbox"/>	556322100099		Not an arms-length transaction/not representative of market value
<input checked="" type="checkbox"/>	556108400235		This is from a sales contract from 2001
<input checked="" type="checkbox"/>	556108400235		This is from a sales contract from previous years
<input checked="" type="checkbox"/>	598109300002		Seller was ill and kept reducing price drastically-buyer says purchase was below market value
<input checked="" type="checkbox"/>	586721109044		Family Related
<input checked="" type="checkbox"/>	586724205101		Change in use
<input checked="" type="checkbox"/>	556335201019		Less than 100% interest
<input checked="" type="checkbox"/>	586724452066		Less than 100% interest
<input checked="" type="checkbox"/>	614301300025		Change in use
<input checked="" type="checkbox"/>	557122110003		estate and less than 100% interest
<input checked="" type="checkbox"/>	556111200273		Water Rights included in sale
<input checked="" type="checkbox"/>	586724339025		Assemblage
<input checked="" type="checkbox"/>	598729218001		residence torn down and rebuilt new home-foreclosure
<input checked="" type="checkbox"/>	598106204020		This has building on it-but not residential or commercial
<input checked="" type="checkbox"/>	556334101062		Not representative of market value/by comps
<input checked="" type="checkbox"/>	571735408012		Sale included a well, metal storage, and concrete slab
<input checked="" type="checkbox"/>	586514400014		Not representative of market value/by comps
<input checked="" type="checkbox"/>	598106204021		This has building on it-but not residential or commercial
<input checked="" type="checkbox"/>	613507200041		Buyer believes there are improvements on property
<input checked="" type="checkbox"/>	556335203053		Property sold for less than paid for Treasurer's deed-paper transfer only
<input checked="" type="checkbox"/>	556335201020		Property sold for less than paid for Treasurer's deed-paper transfer only
<input checked="" type="checkbox"/>	557122100800		This is not an arms-length transaction according to purchasers
<input checked="" type="checkbox"/>	586724435005		Assemblage
<input checked="" type="checkbox"/>	598729300021		Family Related

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	598732100126			Partial Interest
<input checked="" type="checkbox"/>	598732100126			Partial Interest
<input checked="" type="checkbox"/>	556335201007			Property sold for less than paid for Treasurer's deed-paper transfer only
<input checked="" type="checkbox"/>	556335203056			According to seller there was more on property, normal selling price would be \$3,500
<input type="checkbox"/>	586724452066			This one should have been qualified when we got TD-1000 back
<input type="checkbox"/>	572114260008			Should be qualified-transferred over from ACS incorrectly

Accounts Audited: 31 Auditor Agrees: -29 Auditor Disagrees: -2 Auditor Disagrees: -6.45%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	12 Costilla			
<input checked="" type="checkbox"/>	70233020	Z	(WDJT 416-558)&(WDJT 416-559) NO REAL PROP. TRANS. DECLAR. 10/09 SV.---(QCDW.R. 416-560)&(QCDW.R. 416-561) WATER RIGHTS, SHARES, WELLS. 10/09 SV.	Sold again within data gathering period
<input checked="" type="checkbox"/>	70233020	Z	(WDJT 416-558)&(WDJT 416-559) NO REAL PROP. TRANS. DECLAR. 10/09 SV.---(QCDW.R. 416-560)&(QCDW.R. 416-561) WATER RIGHTS, SHARES, WELLS. 10/09 SV.	Sold again within data gathering period
<input checked="" type="checkbox"/>	60001680	Z	513 NARCISSO AVE ARE FOR LOTS 16-18, 519 NARCISSO AVE. ARE FOR LOTS 19-21 & 523 NARCISSO AVE. ARE FOR LOTS 22-24 AS PER PLANNING & ZONING. ---AS PER THOMAS ARAGON, LOWERED VALUE DUE TO THESE LOTS HAVING WATER, SEWER, POWER- OWNER PROTESTED VALUE (ERNE	Sold again within data gathering period
<input checked="" type="checkbox"/>	70273520	Z	(GWD 415-253) SOLD ON CONTRACT PRI DATA PERI. 9/09	Sold under contract pre data gathering period
<input checked="" type="checkbox"/>	70239340	R		COMPS - 70240410 \$2,500, 70240470 \$3,000, 70240650 \$4,000
<input checked="" type="checkbox"/>	20003900			Less than 100% conveyed
<input checked="" type="checkbox"/>	71512650	R		COMPS - 71537483 \$3,500, 71537483 \$3,500, 71528940 \$3,900
<input checked="" type="checkbox"/>	20002770	Z	(CONF. D 415-792) FORECLOSURE. 9/09 SV.--(SWD 416-588-- 589) NO REAL PROP. TRANS. DECLAR. 10/09 SV.	1st after foreclosure - house in poor condition
<input checked="" type="checkbox"/>	73600120	Z	(WDJT 415-196) UNINFORMED BUYER, SIGHT UNSEEN. 9/09	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	70120990	Z	(WD 417-664) SOLD ON CONTRACT PRE DATA PERI. 2/10 SV.	Sold under contract pre-data gathering period
<input checked="" type="checkbox"/>	73800070	Z	(WD TIC 413-653) SOLD ON CONTRACT PRE DATA PERI. 6/09	Sold under contract pre data gathering period
<input checked="" type="checkbox"/>	70109050	Z		Sale is questionable with 2 sales within 1 year. Secretary of veteran affairs buys for \$105,000 after foreclosure then sells for \$80,000
<input checked="" type="checkbox"/>	20002390	Z		Sale included personal property
<input checked="" type="checkbox"/>	70272810	Z	(WDJT 417-854) SOLD ON CONTRACT PRE DATA PERI. 2/10 SV.	sold under contract pre data gathering period

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	70206320	Z	(WD 417-853) SOLD ON CONTRACT PRE DATA PERI. 2/10 SV.	Sold under contract pre data gathering period
<input checked="" type="checkbox"/>	70230580	Z	(WDJT 417-847) QUESTIONABLE DATA. (TOTAL VALUE ON RECORD IS \$66,874 BUT SOLD FOR \$32,000) 2/10 SV. RODNEY BAILEY HAD AN APPRAISAL DONE TO PROTEST VALUE OF THE HOUSE.	House bought in poor condition
<input checked="" type="checkbox"/>	70128650	Z	(SCD 418-91) SHERIFF'S DEED. 2/10 SV. (WDJT 418- 339) UNINFORMED BUYER SIGHT UNSEEN. 3/10 SV,	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	70233350	Z	(BSD W.R. 417-727) WATER RIGHTS, SHARES, WELLS. 2/10 SV.	Sold with house on property, house removed and relocated after sale
<input checked="" type="checkbox"/>	10015006	Z	416-677 SIGHT UNSEEN	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	10011830	Z	(SWD 415-768) FINANCIAL INSTITUTION. 9/09 SV.--- (SWDJT 417-300-301) LESS THAN 100% INTEREST CONVEY. 11/09 SV. NO DOC FEE ASSIGNED TO DEED	Less than 100% conveyed
<input checked="" type="checkbox"/>	70705890	Z	(BSDJT 417-260-261) COUNTY LAND SALE. 11/09 SV.	County Land sale - Auction
<input checked="" type="checkbox"/>	11000950	Z	(WDJT 417-86) UNINFORMED BUYER, SIGHT UNSEEN. 11/09 SV.	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	70328830	Z	(WD 417-20) UNINFORMED BUYER, SIGHT UNSEEN. 11/09 SV.	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	70103800	Z		Sold under contract pre data gathering period - transfer questionable
<input checked="" type="checkbox"/>	70108980	Z	(WD 412-483) DEVELOPER. (WDTIC 416-719) UNINFORMED BUYER, SIGHT UNSEEN.	Uninformed buyer sight unseen/comps show high sale price
<input checked="" type="checkbox"/>	70208310	I	(SWD 417-827-828) DEVELOPER. 2/10 SV. (QCD W.R. 417-8- 29) WATER RIGHTS, SHARES, WELLS. 2/10 SV.	Sale includes water rights, shares, and wells
<input checked="" type="checkbox"/>	70109050	Z	(SWD 413-644) CONSIDERATION OF \$500 OR LESS. 6/09	Sold again within data gathering period for \$80,000
<input checked="" type="checkbox"/>	30002331			Multiple lots
<input checked="" type="checkbox"/>	10004910	Z	(WDJT 414-111) SOLD ON CONTRACT PRE DATA PERI. 7/09	Sold again within data gathering period
<input checked="" type="checkbox"/>	70339760	I	(CONF. DEED 408-407) CONFIRMATION DEED. SV. 2/17/2009- ----(SWD 414-120) DEVELOPER. 7/09	1st after foreclosure - house in poor condition
<input checked="" type="checkbox"/>	70119730	I	(CD 413-337) TREASURE'S DEED. 5/09 (SWD 413-622) GOVERNMENT. 6/09	First sale after foreclosure - Bank Sale
<input type="checkbox"/>	70271450	I	(SWD 417-917-918) DEVELOPER. 2/10 SV.	Developer
<input type="checkbox"/>	71232910	I		Developer

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited: 33	Auditor Agrees: -31	Auditor Disagrees: -2	Auditor Disagrees: -6.06%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	13	Crowley	
<input checked="" type="checkbox"/>	57	SALE BETWEEN RELATED PARTIES	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	66	UNDETERMINED PERSONAL PROPERTY	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	71	IN LEIU OF FORECLOSURE	
<input checked="" type="checkbox"/>	71	IN LEIU OF FORECLOSURE	
<input checked="" type="checkbox"/>	63	SALE INVOLVES TRADE	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	58	SALE BETWEEN BUSINESS AFFILI	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	66	UNDETERMINED PERSONAL PROPERTY	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
☑	56	SALE INVOLVES FINANCIAL INSTIT	
☑	64	MULTIPLE PROPERTIES	
☑	68	REMODEL-NEW CONSTRUCTION	
Accounts Audited: 0 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: #Num!			

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	14	Custer	
<input checked="" type="checkbox"/>	0010074006	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010106551	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010133201	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010211057	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010062150	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010155850	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010127450	75 Immediate Resale	Resale for higher price within a year and no changes
<input checked="" type="checkbox"/>	0010069802	75 Immediate Resale	Resale for higher price within a year and no changes
<input checked="" type="checkbox"/>	0010128500	75 Immediate Resale	Resale for higher price within a year and no changes
<input checked="" type="checkbox"/>	0010217550	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010112115	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010059801	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010182751	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010005801	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010077601	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010030237	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010109200	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010150650	72 Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010147158	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010026601	72 Stress Sale	Hud Sale
<input checked="" type="checkbox"/>	0010212251	72 Stress Sale	Court ordered Sale
<input checked="" type="checkbox"/>	0010212251	72 Stress Sale	Court ordered Sale
<input checked="" type="checkbox"/>	0010200021	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010091700	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010128300	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010219450	64 Multiple Properties	
<input checked="" type="checkbox"/>	0010147159	64 Multiple Properties	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0010147157	64	Multiple Properties	
<input checked="" type="checkbox"/>	0010147150	64	Multiple Properties	
<input checked="" type="checkbox"/>	0010229906	72	Stress Sale	Sale after Foreclosure
<input checked="" type="checkbox"/>	0010064600	72	Stress Sale	Sale after Foreclosure
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	15 Delta			
<input checked="" type="checkbox"/>	R023160	70 OTHER	not exposed to the open market, computer notes	
<input checked="" type="checkbox"/>	R015075	70 OTHER	poor condition, plumbing must be re-done including leaking areas, computer notes	
<input checked="" type="checkbox"/>	R019013	70 OTHER	distressed sale, computer notes	
<input checked="" type="checkbox"/>	R009977	70 OTHER	mfg. home on property sold separately, also a UDG on property, computer notes.	
<input checked="" type="checkbox"/>	R008901	70 OTHER	2 residential units on subject property, non-typical, computer notes	
<input checked="" type="checkbox"/>	R006006	70 OTHER	estate sale, knowledgeable buyer felt price was below market, computer notes	
<input checked="" type="checkbox"/>	R012829	70 OTHER	Seller financing at atypical financing terms, computer notes	
<input checked="" type="checkbox"/>	R008546	70 OTHER	2 residential units on subject property, non-typical, computer notes	
<input checked="" type="checkbox"/>	R006001	70 OTHER	land a metal building will stay for commercial use, residence will be razed, computer notes	
<input checked="" type="checkbox"/>	R015060	70 OTHER	pre-arranged sale, not exposed to market, computer notes	
<input checked="" type="checkbox"/>	R014787	70 OTHER	atypical financing utilized, comprehensive re-model after sale, computer notes	
<input checked="" type="checkbox"/>	R012907	70 OTHER	not on open mkt., purchased from children, computer notes	
<input checked="" type="checkbox"/>	R012035	70 OTHER	mixed use and not offered on open market, computer notes	
<input checked="" type="checkbox"/>	R022912	70 OTHER	not exposed to the open market, computer notes	
<input checked="" type="checkbox"/>	R019040	70 OTHER	foreclosure , purchased at below market	
<input checked="" type="checkbox"/>	R001238	MOD. OR ADDITI	major foundation and interior issues after sale	
<input checked="" type="checkbox"/>	R014716	OTHER	2 residential units on subject property, non-typical, computer notes	
<input checked="" type="checkbox"/>	R013874	70 OTHER	poor condition, interior remodel after sale, computer notes	
<input checked="" type="checkbox"/>	R003654	VES PROPERTY	acquired with a trade for land parcel at golf course - computer notes	
<input checked="" type="checkbox"/>	R007965	70 OTHER	Gov't entity selling property believed to be at end of economic life, inspection does not indicate end of econ. Life. Sale was considered distressed, QC deed	
<input checked="" type="checkbox"/>	R008504	GOVERNMENT AC	County Hospital is buyer, not on open market	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R004568	70 OTHER	distressed sale per conversation with sellers, computer notes	
<input checked="" type="checkbox"/>	R013743	70 OTHER	reason stated in county computer notes	
<input checked="" type="checkbox"/>	R014415	06 Sheriff's deed	computer notes support Sheriff certificate of purchase	
<input checked="" type="checkbox"/>	R014763	70 OTHER	reason stated in county computer notes, QC deed	
<input checked="" type="checkbox"/>	R014988	70 OTHER	church was buyer, paid above mkt., due to location	
<input checked="" type="checkbox"/>	R001477	70 OTHER	2 residential units on subject property, non-typical, computer notes	
<input checked="" type="checkbox"/>	R002084	70 OTHER	foreclosure plus related conditional problems, computer notes	
<input checked="" type="checkbox"/>	R003967	70 OTHER	new owner stated the purchase was at foreclosure, well below market, computer notes	
<input checked="" type="checkbox"/>	R022699	70 OTHER	not exposed to the open market, computer notes	
<input checked="" type="checkbox"/>	R008849	MOD. OR ADDITI	\$5000, adjustment for PP, also extensive re-modeling	
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	16 DENVER		
<input checked="" type="checkbox"/>	05201-14-015-000	DN	Excessive deferred maintenance
<input checked="" type="checkbox"/>	05183-13-087-000	GD	Improvement demolished, Habitat for Humanity
<input checked="" type="checkbox"/>	05201-05-005-000	DN	Fair condition per TD
<input checked="" type="checkbox"/>	05201-07-016-000	DN	Fair condition per TD
<input checked="" type="checkbox"/>	05222-04-005-000	D	House razed on 8-24-09 and new building (warehouse) built
<input checked="" type="checkbox"/>	02283-15-047-000	D	Poor condition per TD, subsequent remodeling
<input checked="" type="checkbox"/>	06201-07-006-000	D	Poor condition per TD
<input checked="" type="checkbox"/>	06191-03-023-000	D	TD fair, fixed and flipped for \$232,500
<input checked="" type="checkbox"/>	06181-17-034-000	D	Deferred maintenance, cash sale, listed at \$595k
<input checked="" type="checkbox"/>	05363-13-026-000	DN	Poor condition, no MLS, cash
<input checked="" type="checkbox"/>	05361-09-024-000	DN	Poor condition per TD, excessive deferred maintenance
<input checked="" type="checkbox"/>	05201-08-024-000	DN	Substantive remodeling done after sale
<input checked="" type="checkbox"/>	05351-11-017-000	DN	Fair condition per TD, no MLS
<input checked="" type="checkbox"/>	05201-12-006-000	DN	No MLS , not exposed to open market
<input checked="" type="checkbox"/>	05211-24-013-000	8*	No MLS, not exposed on open market
<input checked="" type="checkbox"/>	05204-27-033-000	DM	Fix and flip, subsequently resold on 11-8 for \$150k
<input checked="" type="checkbox"/>	05204-03-046-000	DN	Fair condition per TD, zero days on market,
<input checked="" type="checkbox"/>	05204-03-001-000	DN	Fair condition per TD, fronts Federal
<input checked="" type="checkbox"/>	05204-02-037-000	DN	Two kitchens, one up/one down, built in 1997 in area of 1950's ranches
<input checked="" type="checkbox"/>	05201-19-019-000	DN	Fair condition per TD, no MLS
<input checked="" type="checkbox"/>	05305-04-015-000	DM	Poor condition per TD and MLS
<input checked="" type="checkbox"/>	05361-07-003-000	DN	No TD, no Sales Verification letter, unable to verify inventory
<input checked="" type="checkbox"/>	01302-14-003-000	D8	Not listed on the open market, no asking price
<input checked="" type="checkbox"/>	02304-27-011-000	*	Sold from James to James, inter-related, possible divorce
<input checked="" type="checkbox"/>	02349-35-029-000	N*	This is the land only portion of an overall improved adjacent parcel
<input checked="" type="checkbox"/>	01137-05-021-000	D	Fix and flip, subsequently resold on 7-2009 for \$162k

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	01201-21-027-027	N		Uninformed purchaser, wanted office and got office/warehouse
<input checked="" type="checkbox"/>	01241-15-003-000	D		Fix and flip, subsequently resold on 8-08 for \$116k
<input checked="" type="checkbox"/>	01293-21-031-031	D8		Bank sale in good condition, marketed in 96 days, no justification
<input checked="" type="checkbox"/>	01311-04-024-000	?7		No MLS listing, "uninhabitable" per Sales Verification letter, \$80k to remodel
<input checked="" type="checkbox"/>	01323-19-012-000	?		No MLS listing, possible remodeling not reflected in inventory
<input checked="" type="checkbox"/>	02184-26-017-000	D		Poor condition, no MLS, resold in base year for \$235k
<input checked="" type="checkbox"/>	02184-29-013-000	D		Poor condition per TD, Cash, resold for \$84,900 on 7-16-08
<input checked="" type="checkbox"/>	05022-39-123-000	D		Not listed in MLS, not exposed on open market
<input checked="" type="checkbox"/>	05053-17-002-000	M		Poor condition per TD, cash sale
<input checked="" type="checkbox"/>	02242-47-013-000	N		Miscoded, sold to City/County
<input checked="" type="checkbox"/>	05038-13-019-019	NM		Outlier in building, made every effort to determine characteristics
<input checked="" type="checkbox"/>	05052-20-020-000	N		Purchased by RTD, part of multi-parcel transfer
<input checked="" type="checkbox"/>	05021-01-017-000	D		Fair condition per TD, cash sale, permits taken out for remodel
<input checked="" type="checkbox"/>	05062-16-005-000	D		Poor condition per TD
<input checked="" type="checkbox"/>	02353-20-030-000	N		Sales price included multiple parcels and improvements: parking garage, etc.
<input checked="" type="checkbox"/>	05351-12-026-000	DN		Realtor stated interior was in poor condition
<input checked="" type="checkbox"/>	05066-03-010-000	GD		Salvage condition, demolished by Habitat for Humanity
<input checked="" type="checkbox"/>	02242-36-002-000	DN		\$30k concession for "Good Neighbor Program", inducement for teachers/cops
<input type="checkbox"/>	01184-00-019-000	D		Warehouse sale, 150 DOM, listed with Grubb & Ellis, no justification
<input type="checkbox"/>	01302-21-009-000	D8		No grounds for disqualification
<input type="checkbox"/>	05201-24-019-000	DN		No justification for disqualification, Good condition per MLS,
<input type="checkbox"/>	02332-15-145-145	D\$		Cash sale for \$1,550,000, 17 DOM, listed for \$1.35M, no justification for disqualification

Accounts Audited: 48 Auditor Agrees: -44 Auditor Disagrees: -4 Auditor Disagrees: -8.33%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	17	Dolores	
<input checked="" type="checkbox"/>	480536301003	05 EXEMPT DEED	Related parties stated on TD, and same last name on Deed
<input checked="" type="checkbox"/>	506301201002	04 INCLUDED PERSONAL PROP.	150K of personal property
<input checked="" type="checkbox"/>	480536301001	22 MULTI PROPERTY/BUILDINGS	stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	506301110014	99 RE-SOLD DURING DATA COLL. PER.	stated on Master sales list, computer notes
<input checked="" type="checkbox"/>	506301110014	99 RE-SOLD DURING DATA COLL. PER.	stated on Master sales list, computer notes
<input checked="" type="checkbox"/>	504530100014	22 MULTI PROPERTY/BUILDINGS	PR deed, stated on deed, computer notes, multi/property
<input checked="" type="checkbox"/>	504736219020	04 INCLUDED PERSONAL PROP.	stated on TD and computer notes
<input checked="" type="checkbox"/>	504736218025	13 SALE INVOLVES TRADES	Traded lots, computer notes, and 2nd sale in period
<input checked="" type="checkbox"/>	506301203007	22 MULTI PROPERTY/BUILDINGS	stated on deed, computer notes
<input checked="" type="checkbox"/>	480536413032	11 STRESS SALE	low sale in lieu of foreclosure
<input checked="" type="checkbox"/>	480536415011	27 NOT AN ARMS-LENGTH TRANSACTION	Not on open market, no listing, purchased for location
<input checked="" type="checkbox"/>	507111200016	19 FORECLOSURE	HUD sale, stated on deed, computer notes
<input checked="" type="checkbox"/>	504736227018	19 FORECLOSURE	very poor condition at time of sale, work continues
<input checked="" type="checkbox"/>	504736215001	19 FORECLOSURE	Very poor condition, major work, foreclosure
<input checked="" type="checkbox"/>	504736228016	22 MULTI PROPERTY/BUILDINGS	stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	479925200049	19 FORECLOSURE	Fair condition for Bldg, vacant, Foreclosure, major work on imps.
<input checked="" type="checkbox"/>	480731309011	99 RE-SOLD DURING DATA COLL. PER.	Master sales list supports this conclusion, computer notes
<input checked="" type="checkbox"/>	506304200159	09 INCLUDED M.H.	sale price included MH assessor computer notes
<input checked="" type="checkbox"/>	506136300334	09 INCLUDED M.H.	Mobile Home included in sale, undetermined value, stated on TD and computer notes
<input checked="" type="checkbox"/>	504736200007	07 VAC TO IMP	Use change, from vacant to improved, computer notes, verified w/staff
<input checked="" type="checkbox"/>	480710300046	07 VAC TO IMP	Use change, from vacant to improved, computer notes, verified w/staff
<input checked="" type="checkbox"/>	480506300007	07 VAC TO IMP	Use change, from vacant to improved, computer notes, verified w/staff
<input checked="" type="checkbox"/>	504736209020	01 USE CHANGE	Computer notes, personal knowledge of sale, comm. to residential use, verified w/staff
<input checked="" type="checkbox"/>	504736224033	15 NOT 100% INTEREST	50% int. stated on deed, computer notes and TD

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	506301206011	97 DEMOLISION	poor condition, demolished after sale, computer notes
<input checked="" type="checkbox"/>	504736227007	29 BETWEEN BUS. AFFILIATES	computer notes, real estate agent friends, buyer and seller
<input checked="" type="checkbox"/>	506301200017	98 TAXABLE TO EXEMPT 0000 code = exempt	Dolores County Comm. - buyer, partial interest, facts stated on deed, computer notes
<input checked="" type="checkbox"/>	506301100006	27 NOT AN ARMS-LENGTH TRANSACTION	Computer notes, personal verification
<input checked="" type="checkbox"/>	480536422004	65 M.H. LAND	included a mobile home
<input checked="" type="checkbox"/>	481718400064	27 NOT AN ARMS-LENGTH TRANSACTION	Multiple parcels; not open market stated on deed; 02(related parties) and computer notes
<input checked="" type="checkbox"/>	506301101026	26 JOINED WITH OTHER PROPERTY	not exposed to market. And adjoined, assessor personal confirmation
<input checked="" type="checkbox"/>	506301200015	15 NOT 100% INTEREST	Multiple parcels, partial interest stated on deed and computer notes
<input checked="" type="checkbox"/>	480731305008	19 FORECLOSURE	Very poor condition, major work, foreclosure
<input checked="" type="checkbox"/>	481723100043	04 INCLUDED PERSONAL PROP.	QC Deed; includes easement for ingress/egress; Pers. Prop. Undetermined
<input checked="" type="checkbox"/>	506301100006	99 RE-SOLD DURING DATA COLL. PER.	See sale 8, second sale in period
<hr/>			
Accounts Audited: 35	Auditor Agrees: -35	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	18 DOUGLAS		
<input checked="" type="checkbox"/>	R0054391	Foreclosure	Hot water boiler not functioning
<input checked="" type="checkbox"/>	R0095097	Physical Review	BIA- incomplete inventory of basement/finish
<input checked="" type="checkbox"/>	R0095943	Foreclosure	Kitchen/bath remodel after sale, poor condition per TD
<input checked="" type="checkbox"/>	R0103069	Nonconforming Use	Part of property is spillway, purchased by adjacent property owner
<input checked="" type="checkbox"/>	R0397802	Foreclosure	Fair condition per TD, drywall damage, remodeled, resold for \$330k
<input checked="" type="checkbox"/>	R0139387	Foreclosure	Lower level bath gutted
<input checked="" type="checkbox"/>	R0232995	Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0249885	Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0273981	Foreclosure	Fair condition per TD
<input checked="" type="checkbox"/>	R0126800	Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0440536	Foreclosure	Fixed and flipped: rodent problems, resold for \$114k on 6-10-09
<input checked="" type="checkbox"/>	R0376892	Foreclosure	Fixed and flipped: resold on 8-02-10 for \$236k
<input checked="" type="checkbox"/>	R0463880	Foreclosure	Stripped: missing appliances, plumbing fixtures, lighting fixtures and AC
<input checked="" type="checkbox"/>	R0463521	Foreclosure	55% useable lot size, storm water retention pond
<input checked="" type="checkbox"/>	R0460552	Foreclosure	Sold to a non-profit, poor condition per TD, resold \$171,900 on 5-4-09
<input checked="" type="checkbox"/>	R0460147	Foreclosure	Water damage, "never been lived in" per MLS
<input checked="" type="checkbox"/>	R0451640	Irregular Transaction: Comm	Related parties, subject sold and resold, bought by adjacent property owner
<input checked="" type="checkbox"/>	R0404372	Review by Commercial	Multiple improvements, commercial satellite site
<input checked="" type="checkbox"/>	R0334014	Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0443613	Foreclosure	Broken water pipes
<input checked="" type="checkbox"/>	R0440855	Foreclosure	Commercial vacant land flip; resold for \$180k, then \$250k, deed in lieu
<input checked="" type="checkbox"/>	R0431866	Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0428682	Foreclosure	Excessive deferred maintenance at time of sale

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0434763		Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0394374		Foreclosure	Extensive water damage, uninhabitable
<input checked="" type="checkbox"/>	R0429356		Foreclosure	Partially completed home, bought by investor, fixed and listed for \$1.3M
<input checked="" type="checkbox"/>	R0341589		Foreclosure	Sold to a non-profit rehab company, resold in 12/2010 for \$204,900
<input checked="" type="checkbox"/>	R0427081		Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0425917		Foreclosure	Structural damage repaired by builder; perhaps stigma
<input checked="" type="checkbox"/>	R0421934		Foreclosure	Poor condition per TD, mold and water damage, resold for \$239k
<input checked="" type="checkbox"/>	R0415774		Auction	Poor condition, no appraisal, restaurant to be converted to credit union
<input checked="" type="checkbox"/>	R0412751		Foreclosure	Fix and Flip: resold for \$100k more
<input checked="" type="checkbox"/>	R0396091		Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0376269		Foreclosure	Fair condition per TD: fixed and flipped for \$231,900
<input checked="" type="checkbox"/>	R0432953		Foreclosure	Sold to a non-profit rehab company, resold in 8/31/10 for \$141,900
<input checked="" type="checkbox"/>	R0347019		Excessive Personal Property	Car wash sale: inventory and business value
<input checked="" type="checkbox"/>	R0347623		Foreclosure	Fix and Flip: fair per TD and resold for \$200k
<input checked="" type="checkbox"/>	R0350095		Foreclosure	Poor condition per TD, BAA lowered to sales price, remodeled after sale
<input checked="" type="checkbox"/>	R0434825		Foreclosure	Poor condition per TD
<input checked="" type="checkbox"/>	R0342054		Foreclosure	Fix and Flip: fair per TD and resold for \$212k
<input checked="" type="checkbox"/>	R0376681		Foreclosure	Poor condition per TD: fixed and flipped for \$370k
<input checked="" type="checkbox"/>	R0382528		Foreclosure	Fire damaged, salvage value per TD
<input checked="" type="checkbox"/>	R0391340		Foreclosure	Extensive water damage, kitchen gutted
<input type="checkbox"/>	R0419278		Foreclosure	Insufficient justification for disqualification
<input type="checkbox"/>	R0146608		Foreclosure	Insufficient justification for disqualification

Accounts Audited: 45 Auditor Agrees: -43 Auditor Disagrees: -2 Auditor Disagrees: -4.44%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	19 EAGLE			
<input checked="" type="checkbox"/>	R012604	68	SALE INVOLVES PROP REMODELED AFTER SALE	FIRST SALE AFTER FORECLOSURE, REMODELED AFTER SALE, CONDITION WASN'T GREAT, COMPUTER SALE
<input checked="" type="checkbox"/>	R024088	21	SOLD TO INTERMEDIARY PARTY FOR HOLDING	FIRST SALE AFTER FORECLOSURE TO CEO, COMPUTER NOTES
<input checked="" type="checkbox"/>	R044676	11	BUYER OWNS ADJACENT PROPERTY	BUYER OWNS OTHER 1/2 OF DUPLEX, COMPUTER NOTES
<input checked="" type="checkbox"/>	R051133	51	SALE INVOLVES A GOVERNMENT AGENCY	DEED RESTRICTED FOR SALE TO EMPLOYEES, INCREASE IN VALUE IS CAPPED , COMPUTER NOTES
<input checked="" type="checkbox"/>	R013389	8	PROPERTY NOT EXPOSED TO OPEN MARKET	ADJOINER PURCHASED PROPERTY, NOT ON OPEN MKT., COMPUTER NOTES
<input checked="" type="checkbox"/>	R052971	8	PROPERTY NOT EXPOSED TO OPEN MARKET	FIRST SALE AFTER FORECLOSURE, HOUSE GUTTED AT TIME OF SALE
<input checked="" type="checkbox"/>	R053493	73	SEE REMARKS	STATED SALE PRICE ON DEED WAS \$140,000, DOC FEE \$1.40 (\$14,000)
<input checked="" type="checkbox"/>	R053583	56	SEE REMARKS	FIRST SALE AFTER FORECLOSURE, COMPUTER NOTES AND NOTES ON TD
<input checked="" type="checkbox"/>	R063577	53	INVOLVES A CHARITABLE INSTITUTION	HABITAT FOR HUMANITY BUYER, SWEAT EQUITY, COMPUTER NOTES, NOTES ON TD, DEED RESTRICTIONS
<input checked="" type="checkbox"/>	R012778	8	PROPERTY NOT EXPOSED TO OPEN MARKET	NOT EXPOSED TO MARKET, IMPROVEMENTS WERE READY TO B TORN DOWN, COMPUTER NOTES
<input checked="" type="checkbox"/>	R007328	8	PROPERTY NOT EXPOSED TO OPEN MARKET	RELATED PARTIES, TRADE INVOLVED, NOT EXPOSED TO OPEN MARKET
<input checked="" type="checkbox"/>	R011551	8	PROPERTY NOT EXPOSED TO OPEN MARKET	NOT ON MARKET, PURCHASED BY AQUINTANCE, IMPS. IN VERY POOR CONDITION , RODENT INFESTATION, COMPUTER NOTES.
<input checked="" type="checkbox"/>	R014506	5	TEARDOWN SALE	MOTIVATED BUYER , PROPERTY REMODELED AFTER SALE (68)
<input checked="" type="checkbox"/>	R009758	63	SALE INVOLVES PROPERTY TRADE	BUY BACK BETWEEN GRANTOR AND GRANTEE, TR5ADE INVOLVED NOT EXPOSED TO MKT. COMPUTER NOTES
<input checked="" type="checkbox"/>	R004780	56	SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE, ORIG PRICE 599,000, COMPUTER NOTES
<input checked="" type="checkbox"/>	R024439	17	SEE REMARKS	UNPURGED MOBILE HOME, BOTH LAND AND MOBILE SOLD TOGETHER, COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R008290	8	PROPERTY NOT EXPOSED TO OPEN MARKET	NOT EXPOSED TO OPEN MKT. NO MLS, COMPUTER NOTES
✓	R056885	73	SEE REMARKS	MOITIVATED SELLER, PRICED FOR QUICK SALE, COMPUTER NOTES
✓	R012351	8	PROPERTY NOT EXPOSED TO OPEN MARKET	BUY BACK BETWEEN GRANTOR AND GRANTEE, NOT EXPOSED TO MKT. COMPUTER NOTES
✓	R046628	63	SALE INVOLVES PROPERTY TRADE	PROPERTY TRADE STATED ON TD 1000 FOR 240,000, SALE PRICE 60,000
✓	R064235	22	DEVELOPER DISTRESS SALE	DEVELOPER DISTRESS SALE BEFORE DEFAULT, COMPUTER NOTES
✓	R008055	68	SALE INVOLVES PROP REMODELED AFTER SALE	COMPUTER NOTES AND NOTES ON TD, REMODEL
✓	R041690	63	SALE INVOLVES PROPERTY TRADE	PROPERTY TRADE, INCLUDED 300,000K COMPUTER NOTES AND NOTES ON TD
✓	R039419	63	SALE INVOLVES PROPERTY TRADE	BUYER INDICATED TRADE 1.4 FOR PROPERTY, REMAINDER WAS A TRADE, INFLATED PRICES
✓	R032672	63	SALE INVOLVES PROPERTY TRADE	TRADE INDICATED ON COMPUTER NOTES, SUPPLEMENTAL QUESTIONNAIRE.
✓	R014423	8	PROPERTY NOT EXPOSED TO OPEN MARKET	GIFT, BETWEEN PARTIES, STATED ON DEED, COMPUTER NOTES
✓	R053016	74	NON MARKET SALE/UNINFORMED BUYER	NOT LISTED ON OPEN MARKET, 100% SELLER FINANCING , COMPUTER NOTES, NOTES ON TD
✓	R013077	8	PROPERTY NOT EXPOSED TO OPEN MARKET	MOTIVATED SELLER, NOT EXPOSED TO OPEN MARKET
✓	R056427	11	BUYER OWNS ADJACENT PROPERTY	EFFECTED PRICE DUE TO LOCATION AND PROXIMITY TO BUYER
✓	R012168	8	PROPERTY NOT EXPOSED TO OPEN MARKET	IMPROVEMENT ONLY, CONDO, NOT LAND INCLUDED, COMPUTER NOTES
✓	R060699	73	SEE REMARKS	CORRECTION DEED, UNKNOWN AMOUNT OF PERSONAL PROPERTY
✓	R050700	74	NON MARKET SALE/UNINFORMED BUYER	MOTIVATED BUYER, OWNS ADJOINING PROPERTY, COMPUTER NOTES, NOTES ON TD
✓	R056937	8	PROPERTY NOT EXPOSED TO OPEN MARKET	NO MLS, NOT EXPOSED TO OPEN MKT. , COMPUTER NOTES AND TD NOTES
✓	R047144	22	DEVELOPER DISTRESS SALE	DISTRESS SALE BASED ON SUPPLEMENTAL LETTER, COMPUTER NOTES
✓	R047153	22	DEVELOPER DISTRESS SALE	DISTRESS SALE BASED ON SUPPLEMENTAL LETTER, COMPUTER NOTES
✓	R013625	56	SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE, COMPUTER NOTES

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited: 36	Auditor Agrees: -36	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	21 EL PASO			
<input checked="" type="checkbox"/>	6335415006	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 11-2-10 Salvage condition per TD
<input checked="" type="checkbox"/>	6403107028	GW	GOV'T BELOW AVERAGE CONDITION	Roof, plumbing and furnace inoperable, mold
<input checked="" type="checkbox"/>	6208303002	W	BELOW AVERAGE CONDITION	Subsequent sale in base year that was qualified, Fair condition per TD
<input checked="" type="checkbox"/>	6216310003	IK	VACANT LAND	Allocated value from a construction loan
<input checked="" type="checkbox"/>	6307406006	G	GOVERNMENT	Not able to verify with either grantor/grantee, possible related parties
<input checked="" type="checkbox"/>	6333405003	W	BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	6336304016	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 10-10-10 Poor condition per TD
<input checked="" type="checkbox"/>	6401102064	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 6-02-10 Poor condition per TD
<input checked="" type="checkbox"/>	6401107006	GW	GOV'T BELOW AVERAGE CONDITION	MLS says excessive deferred maintenance
<input checked="" type="checkbox"/>	6401309031	GW	GOV'T BELOW AVERAGE CONDITION	Poor condition per TD, severe water damage and mold
<input checked="" type="checkbox"/>	6201006003	GK	GOVERNMENT VACANT LAND	Liquidation of land in lieu of foreclosure
<input checked="" type="checkbox"/>	6403102004	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 8-3-09
<input checked="" type="checkbox"/>	6131202010	W	BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	6411302063	IK	VACANT LAND	Purchased as an existing strip shopping center, demo'd
<input checked="" type="checkbox"/>	6418106008	GW	GOV'T BELOW AVERAGE CONDITION	Multiple occurrences of cooking chemicals
<input checked="" type="checkbox"/>	6425005030	JT	TRADE/EXCHANGE	Trade value of \$690,000 per TD does not conform to market value
<input checked="" type="checkbox"/>	6430212011	HI	ADJUSTED/OTHER	No documentary fee on the Special Warranty Deed
<input checked="" type="checkbox"/>	6503310012	D	FORECLOSURE	Deed in lieu of foreclosure
<input checked="" type="checkbox"/>	6511407030	GI	GOVERNMENT/UNIQUE	Fix & flip. Subsequent sale 8-04-09
<input checked="" type="checkbox"/>	7424201007	G	GOVERNMENT	Remodeled after sale, fair condition per TD
<input checked="" type="checkbox"/>	3108000001	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	6402402015	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	3304001010	GW	GOV'T BELOW AVERAGE CONDITION	MLS says excessive deferred maintenance
<input checked="" type="checkbox"/>	5408202003	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 9-09-09
<input checked="" type="checkbox"/>	5407118012	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	5407113029	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	5407107011	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 5-19-10 Fair condition per TD
<input checked="" type="checkbox"/>	5407104034	GW	GOV'T BELOW AVERAGE CONDITION	MLS says excessive deferred maintenance
<input checked="" type="checkbox"/>	5406424002	GW	GOV'T BELOW AVERAGE CONDITION	Poor condition per TD, "mold-like substance, repair roof, missing floor"
<input checked="" type="checkbox"/>	5229006012	DK	VACANT LAND FORECLOSURE	Liquidation of land in lieu of foreclosure
<input checked="" type="checkbox"/>	3311001004	GW	GOV'T BELOW AVERAGE CONDITION	MLS states repair or replaced roof, plumbing and heating, orig. list \$210k
<input checked="" type="checkbox"/>	3309003017	GW	GOV'T BELOW AVERAGE CONDITION	Per MLS: mold, holes in floor
<input checked="" type="checkbox"/>	3309003004	GW	GOV'T BELOW AVERAGE CONDITION	Subsequent sale in base year, property does not have well
<input checked="" type="checkbox"/>	5408208004	GW	GOV'T BELOW AVERAGE CONDITION	No justification for disqualification
<input checked="" type="checkbox"/>	3235001002	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	3206410009	GW	GOV'T BELOW AVERAGE CONDITION	Replace and relocate septic, fixed and resold on 8-16-10
<input checked="" type="checkbox"/>	3201000016	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 6-30-09 Fair condition per TD
<input checked="" type="checkbox"/>	3132002018	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 9-30-09 Fair condition per TD
<input checked="" type="checkbox"/>	3132001011	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	3118005005	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	5408216006	GW	GOV'T BELOW AVERAGE CONDITION	Fair condition per TD
<input checked="" type="checkbox"/>	5503305017	GW	GOV'T BELOW AVERAGE CONDITION	Fix & flip. Subsequent sale 2-28-11 Poor condition per TD
<input type="checkbox"/>	5519404041	GJ	GOVERNMENT/TRADE	Incorrect disqualification of a tax free exchange
<input type="checkbox"/>	6315405035	J	TRADE/EXCHANGE	Incorrect disqualification of a tax free exchange
<input type="checkbox"/>	6312202020	AJ	GOOD SALE/TRADE	No justification for disqualification

Accounts Audited: 45 Auditor Agrees: -42 Auditor Disagrees: -3 Auditor Disagrees: -6.67%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	20	Elbert	
<input checked="" type="checkbox"/>	R115948	18 Poor Condition at Time of Sale	Poor condition: structural damage
<input checked="" type="checkbox"/>	R103523	18 Poor Condition at Time of Sale	Fair condition per TD 1000 and MLS
<input checked="" type="checkbox"/>	R118383	2 Multiple Lots with improvements	Two Uses: commercial and residential
<input checked="" type="checkbox"/>	R117921	2 Multiple Lots with improvements	Multiple condo sale; bulk
<input checked="" type="checkbox"/>	R116478	2 Multiple Lots with improvements	Multiple lots
<input checked="" type="checkbox"/>	R109764	14 Seller Claimed Bankruptcy	Miscoded- this is an ag sale
<input checked="" type="checkbox"/>	R105650	14 Seller Claimed Bankruptcy	Chapter 7 Bankruptcy- quit claim deed
<input checked="" type="checkbox"/>	R115220	18 Poor Condition at Time of Sale	Interior was gutted at time of sale
<input checked="" type="checkbox"/>	R106072	18 Poor Condition at Time of Sale	Former garage now used as residence, has outhouse
<input checked="" type="checkbox"/>	R109045	18 Poor Condition at Time of Sale	Interior was gutted after purchase
<input checked="" type="checkbox"/>	R101187	18 Poor Condition at Time of Sale	Poor to salvage condition per TD: house has no foundation
<input checked="" type="checkbox"/>	R100283	18 Poor Condition at Time of Sale	Burst pipes, owner intestate,
<input checked="" type="checkbox"/>	R110034	18 Poor Condition at Time of Sale	Poor condition: floors were peeling up, leaking roof
<input checked="" type="checkbox"/>	R106083	18 Poor Condition at Time of Sale	Extreme settling per staff pictures
<input checked="" type="checkbox"/>	R107354	18 Poor Condition at Time of Sale	Old log cabin torn down and new improvement built
<input checked="" type="checkbox"/>	R104912	22 House Was Incomplete at Time of Sale	Sale of an incomplete house, second sale in base year.
<input checked="" type="checkbox"/>	R109200	87 Use Second Sale in Period	Fixed and Flipped, qualified second sale
<input checked="" type="checkbox"/>	R103779	83 Buyer Was Motivated	1200 sf pole barn on 2.293 acres
<input checked="" type="checkbox"/>	R118147	83 Buyer Was Motivated	Withdrawn from MLS, then sold to adjacent owner
<input checked="" type="checkbox"/>	R119506	83 Buyer Was Motivated	Sold to adjacent homeowner
<input checked="" type="checkbox"/>	R117606	62 Good Commercial, Sold Vacant, Now Imp	Currently improved with retail
<input checked="" type="checkbox"/>	R100294	18 Poor Condition at Time of Sale	Roof damage caused extensive water damage
<input checked="" type="checkbox"/>	R116498	61 Commercial/Improved Sale	Purchased for equity, pre-foreclosure, not exposed on market
<input checked="" type="checkbox"/>	R100726	88 First After Foreclosure	Not habitable at time of sale
<input checked="" type="checkbox"/>	R106321	18 Poor Condition at Time of Sale	Interior at drywall stage, occupied since 1985
<input checked="" type="checkbox"/>	R108337	18 Poor Condition at Time of Sale	Excessive deferred maintenance
<input checked="" type="checkbox"/>	R106825	18 Poor Condition at Time of Sale	TD says fair, however no verifying source- looks average

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R106325	18	Poor Condition at Time of Sale	Fair condition per TD 1000 and MLS
<input checked="" type="checkbox"/>	R104986	18	Poor Condition at Time of Sale	Structural damage including buckled floors
<input checked="" type="checkbox"/>	R105002	18	Poor Condition at Time of Sale	Interior had excessive deferred maintenance
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	22	FREMONT		
<input checked="" type="checkbox"/>	77079224	56	56 BANKRUPTCY INVOLVED	BANKRUPTCY INVOLVED AS SHOWN BY TRUSTEE'S DEED
<input checked="" type="checkbox"/>	11027900	68	ADDITION OR REMODEL AFTER SALE	REMODEL OR ADDITION AFTER SALE, FIRST SALE IN TIME PERIOD, NOTES AND TD
<input checked="" type="checkbox"/>	99004019	8	QUESTIONABLE SELLER TERMS	QUIT CLAIM DEED, DISTRESSED SALE BY SELLER, PURCHASED FOR 12,000 IN 2003, SOLD FOR 3500 THIS DATE
<input checked="" type="checkbox"/>	11000180	8	QUESTIONABLE SELLER TERMS	INHERITANCE SALE PER NOTES ON PROPERTY CARD AND DEPUTY ASSESSOR CONFIRMATION
<input checked="" type="checkbox"/>	11001050	18	FIRST SALE AFTER FORECLOSURE	SOLD BY HUD, GOV'T TRANSFER, DEED AND NOTES
<input checked="" type="checkbox"/>	11001251	18	FIRST SALE AFTER FORECLOSURE	SOLD BY HUD, GOV'T TRANSFER, DEED AND NOTES
<input checked="" type="checkbox"/>	11001270	18	FIRST SALE AFTER FORECLOSURE	SOLD BY US BANK, FIRST SALE AFTER FORECLOSURE. DEED AND TD NOTES
<input checked="" type="checkbox"/>	11007520	8	QUESTIONABLE SELLER TERMS	ATYPICAL LOAN: SALE PRICE 100k, LOAN OF 125K FOR 1 YEAR AT 6%, TD COMMENTS
<input checked="" type="checkbox"/>	11008740	12	FUTURE INTEREST (LIFE ESTATE)	BENEFICIARY DEED FOR LIFE ESTATE TO CHILDREN
<input checked="" type="checkbox"/>	11009050	54	INVOLVES RELIGIOUS INSTITUTION	SOLD TO THE BISHOP OF PUEBLO, CO. DEED AND TD NOTES
<input checked="" type="checkbox"/>	11009440	53	INVOLVES CHARITABLE INSTITUTION, SELLER PAID CLOSING COSTS	FRATERNAL ORDER OF EAGLES, A NON-PROFIT WAS THE GRANTEE, DEED, NOTES ON PROPERTY CARD AND TD
<input checked="" type="checkbox"/>	11015390	8	QUESTIONABLE SELLER TERMS	BUYER HELPED PAY DEBTS AGAINST THE PROPERTY AND BOUGHT PROPERTY FOR THE REMAINING AMOUNT, TD NOTES, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	11017191	0	UNCLEAR, SEE NOTES	EXISTING IMPROVEMENTS WERE IN POOR CONDITION, VALUE UNKNOWN
<input checked="" type="checkbox"/>	11018310	18	FIRST SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE. SOLD BY WELLS FARGO BANK. DEED AND TD NOTES. SELLER PAID \$400 OF BUYERS CLOSING COSTS
<input checked="" type="checkbox"/>	11018520	68	ADDITION OR REMODEL AFTER SALE	IMPROVEMENTS WERE IN POOR CONDITION, ACCORDING TO TD. EXTENSIVE REMODELING AFTER SALE. INCLUDED 3 WATER DITCH SHARES
<input checked="" type="checkbox"/>	98404153	18	FIRST SALE AFTER FORECLOSURE	INDICATES SELLER AS GLEN TREE SERVICING. 100%+ LOAN. IMPROVEMENTS IN POOR CONDITION ACCORDING TO TD NOTES.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	98804193	0	UNCLEAR, SEE NOTES	PROPERTY CARD NOTES: PROPERTY PURCHASED FOR LOAN BALANCE PER SELLER, DISTRESSED SALE
<input checked="" type="checkbox"/>	99927511	95	CONSTRUCTION PURPOSES	PRICE INDICATED WAS FOR IMPS. ONLY, FILE NOTES AND DEPUTY CONFIRMATION
<input checked="" type="checkbox"/>	99928384	0	UNCLEAR, SEE NOTES	DEED RESTRICTIONS AND LACK OF MARKETING, NOT EXPOSED TO OPEN MARKET, FILE NOTES
<input checked="" type="checkbox"/>	99504047	18	FIRST SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE BY FORTUNE LLC,
<input checked="" type="checkbox"/>	99204385	96	MARKETING TECHNIQUE	UNINFORMED BUYERS, PROPERTY NOT EXPOSED TO OPEN MARKET, ASSESSOR FILE NOTES
<input checked="" type="checkbox"/>	99204384	0	UNCLEAR, SEE NOTES	FIRST SALE IN TIME PERIOD ACCORDING TO ASSESSOR NOTES ON TD
<input checked="" type="checkbox"/>	11018730	18	FIRST SALE AFTER FORECLOSURE	DEED RESTRICTIONS, FIRST SALE AFTER FORECLOSURE FROM FED. NATL. MORTGAGE ASSOCIATION
<input checked="" type="checkbox"/>	99004338	63	INVOLVES PROPERTY TRADES	PROPERTY CARD INDICATES TRADE FOR PARCEL 991-04-309
<input checked="" type="checkbox"/>	11022840	18	FIRST SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE FROM WELLS FARGO FINANCIAL, PROPERTY CARD NOTES AND DEED.
<input checked="" type="checkbox"/>	78000770	96	MARKETING TECHNIQUE	PROPERTY CARD NOTES INDICATE THE PROPERTY WAS PURCHASED AT A LOCAL AUCTION, EXPOSED TO ONLY A LIMITED MARKET
<input checked="" type="checkbox"/>	17000790	18	FIRST SALE AFTER FORECLOSURE	FIRST SALE AFTER FORECLOSURE BY BANK OF NEW YORK
<input checked="" type="checkbox"/>	12003800	18	FIRST SALE AFTER FORECLOSURE	FIRST SALE AFTER FORCLOSURE. KBT ENTERPRISES IS A PART OF PUEBLO BANK AND TRUST
<input checked="" type="checkbox"/>	12003800	57	SALE BETWEEN RELATED PARTIES	THE TD INDICATES THE SALE WAS BETWEEN RELATED PARTIES
<input checked="" type="checkbox"/>	11028730	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES INDICATED ON PROPERTY CARD AND DEED
<input checked="" type="checkbox"/>	99927218	70	MINOR STRUCTURE ON VACANT LAND	DEED RESTRICTIONS AND MINOR STRUCTURE LOCATED ON PROPERTY AT TIME OF SALE, FILE NOTES AND DEPUTY CONFIRMATION
<input checked="" type="checkbox"/>	99104095	59	RELOCATION TRANSACTION	PURCHASED BY RELOCATION COMPANY
<input checked="" type="checkbox"/>	98704468	0	UNCLEAR, SEE NOTES	QUIT CLAIM DEED, NOT ON OPEN MARKET
Accounts Audited: 33 Auditor Agrees: -33 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	23 GARFIELD			
<input checked="" type="checkbox"/>	R311842	70	UNBUILDABLE LOT. RADIO TOWER ONLY	
<input checked="" type="checkbox"/>	R361950	70	LAND UNDER HOTEL, IMPROVEMENTS ARE ON DIFFERENT SCHEDULE.	NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R580123	70	OWNED ADJACENT PROPERTY, PURCHASE PRICE INCLUDED 3 MOBILE HOMES.	COMPUTER NOTES AND TD NOTRES SUPPORT U STATUS
<input checked="" type="checkbox"/>	R470064	70	SPLIT	SPLIT OUT FROM A LARGER PARCEL
<input checked="" type="checkbox"/>	R361912	70	DRY CLEANING BUSINESS GOING CONCERN - JZ WITING FOR CALL FORM OWNER.	SOME BUSINESS VALUE INCLUDED IN SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R490093	70	SALES RATIO: .800% CONTRACT DATE 5/23/08 DEVELOPER HAS CONTRACT ON PURCHASING ALL REMAINING LOTS	ALL LOTS TO BE PURCHASED AT A DISCOUNT VALUE BY DELVELOPER, BUSINESS ASSOCIATES
<input checked="" type="checkbox"/>	R045423	70	PROPERTY PURCHASE WAS FOR GAS EXPLORATION	COMPUTER NOTES INDICATE THIS PURCHASE WAS FOR GAS EXPLORATION.
<input checked="" type="checkbox"/>	R290096	70	SALE BETWEEN GAS COMPANIES FOR OIL AND GAS INTEREST.	COMPUTER NOTES INDICATE ONLY OIL AND GAS INTERESTS PURCHASED THRU THIS SALE.
<input checked="" type="checkbox"/>	R120034	70	SALE PRICE IS AMOUNT BEING BORROWED AGAINST FOR ANOTHER PROPERTY AND DOES NOT REFLECT A MARKET VALUE	NO MLS, SALE DOES NOT REFLECT VALUE OF DEEDED PROPERTY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R120069	70	SPOKE WITH BUYER LAND NEVER ON OPEN MARKET. HE OWNS LOT NEXT DOOR	PROPERTYT CARD, TD AND COMPUTER NOTES SUPPORT U STATUS.
<input checked="" type="checkbox"/>	R363487	70	SOLD TO HABITAT FOR HUMANITY TO BUILD DEED RESTRICTED PROPERTIES, NOT AN ARMS LENGTH TRANSACTION. MB	DEED RESTRICTED SOLD TO HABITAT FOR HUMANITY, DEED, COMPUTER NOTES SUPPORT U STATUS
<input checked="" type="checkbox"/>	R008540	70	NO MARKET EXPOSURE, PREVIOUS OWNER BOUGHT BACK FROM SELLER FOR SAME PRICE AS SELLER BOUGHT IT FOR IN 2005. NEVER LISTED FOR SALE. PAID WITH ALL CASH	TD NOTES, COMPUTER NOTES SUPPORT U STATUS. BUY-BACK PROPERTY
<input checked="" type="checkbox"/>	R044175	70	SALE FROM 2009 AUCTION, NOT A MARKET SALE	PURCHASED FROM AUCTION, COMPUTER NOTES
<input checked="" type="checkbox"/>	R111883	70	BOTH PARTIES KNOW EACH OTHER, BUYER HELP HER OUT, DISTRESSED, PER SELLER	DISTRESSED SALE, SOLD BELOW MKT DUE TO RELATIONSHIP OF PLAYERS, COMPUTER NOTES
<input checked="" type="checkbox"/>	R009815	70	PP IS ALL THE INTERIOR FURNISHINGS, SPOKE WITH THE OWNER, THIS PROPERTY WAS NOT LISTED ON THE OPEN MARKET, PROPERTY WAS FOUND THRU A FRIEND OF THEIR SON, THEY GOT THE SALES PRICE FROM LISTINGS FROM A REALTOR, THE PREVIOUS OWNER DID HAVE A APPRAISAL DONE 2	NOTES ON PROPERTY CARD AND COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R060039	70	THIS PROPERTY IS A MIXED USE PROPERTY WITH MUCH COMPLEXITY. WHILE IT IS INDICATIVE OF MARKET VALUE WE DO NOT THINK IT IS APPROPRIATE FOR RATIO STUDY. JZ	MIXED USE PROPERTY
<input checked="" type="checkbox"/>	R370450	70	CONTRACT DATE IS 2/6/03 DEED DID NOT TRANSFER THE PROPERTY UNTILL 11/25/08	VALUE INDICATION WAS FOR 2003 VALUE, NOT 2008 VALUE
<input checked="" type="checkbox"/>	R005620	70	HOUSE SOLD BEFORE COMPLETETION, ONLY 60% COMPLETE AT TIME OF SALE; 100% COMPLETE FOR 2011	STRUCTURE WAS NOT COMPLETE AT TIME OF SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R350133	68	115.74 / MOBILE WAS REMOVED LATE 12/2009 & THE CONSTRUCTION OF A STICK-BUILT HOME WAS STARTED IMMEDIATELY	SALE BEFORE REMODELING, COMPUTER NOTES, NOT OPEN MARKET
<input checked="" type="checkbox"/>	R590303	70	TD1000 SAYS THEY ONLY BOUGHT LAND BUT WE SHOW PROPERTY WITH IMPROVEMENTS FOR SEVERAL YEARS.	WAS IMPROVED AT TIME OF SALE, BUT REPORTED IT WAS VACANT
<input checked="" type="checkbox"/>	R082622	70	PURCHASED FOR ASSEMBLAGE, ALSO NO MARKET EXPOSURE- NEVER LISTED FOR SALE	NOTES ON PROPERTY CARD AND COMPUTER NOTES
<input checked="" type="checkbox"/>	R580261	70	100.00; LAND NEVER ON MARKET PER SELLER, PPL THAT OWN LOT NEXT STORE KNOCKED ON DOOR, SHE USED ASSESSORS VALUE FOR PURCHASE PRICE. MB	NOTES ON PROPERTY CARD AND COMPUTER NOTES
<input checked="" type="checkbox"/>	R024176	70	HOUSE WAS NEVER ON MARKET, NEIGHBOR OFFERED A PRICE AND SHE TOOK IT	FSBO, NEIGHBOR BOUGHT IT BEFORE IT WAS EXPOSED TO OPEN MKT. COMPUTER, PROP. CARD NOTES
<input checked="" type="checkbox"/>	R023383	70	\$4,000 PP, SPOKE WITH LINDA HANSEN A REALTOR FOR OUT WEST. LISTING EXPIRED IN 12-09. THIS IS A PRIVATE SALE. BUYER AND FAMILY OWN LARGE PARCELS IN THE SURROUNDING AREA.	NOT EXPOSED TO OPEN MKT., NOT LISTED AT TIME OF SALE. COMPUTER NOTES .
<input checked="" type="checkbox"/>	R009236	70	I SPOKE WITH LAPRIEL ARMIJO OF VLG, THIS HOME WAS PURCHASED BY A RELOCATION COMPANY FROM THE BLIZZARDS IN 2007, THE RELOCATION COMPANY TROUBLE SELLING IT AND HELD ONTO THE DEED TILL IT WAS RELISTED IN 5-10-10.	COMPUTER NOTES, HELD BY RELOCATION COMPANY FOR 3 YEARS, NOT ARM'S LENGTH, NOT OPEN MKT
<input checked="" type="checkbox"/>	R041461	70	FORECLOSURE SALE, SEVERE SETTLING ISSUES, NO REPAIRS DONE AT TIME OF SALE	POOR CONDITION, SETTLING ISSUES, COMPUTER NOTESAND NOTES ON PROPERTY CARD.
<input checked="" type="checkbox"/>	R231161	70	SR 1.900 PAUL SPOKE WITH MR. REGULSKI, HE IS SELLING THESE UNDER VALUED BECAUSE HE IS LEAVING THE AREA. THERE WASN'T A REALTOR INVOLVED PER SALES VERIFICATION LETTER.	NOT EXPOSED TO OPEN MKT., NOT LISTED AT TIME OF SALE. DISTRESSED SALE, COMPUTER NOTES .
<input checked="" type="checkbox"/>	R044061	70	175.79 / ATYPICAL FINANCE W/ 1/2 YR @ 0% THEN FULL AMOUNT DUE 8/17/2010 / DISTRESSED SELLER	ATYPICAL FINANCING, STATED ON PARCEL CARD, TD 1000 AND COMJPUTER NOTES

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R006111	70	NO REALTOR, NOT LISTED, DISTRESSED SALE,	NO REALTOR, NOT LISTED, DISTRESSED SALE, COMPUTER AND NOTES ON PROPERTY CARD
Accounts Audited: 29	Auditor Agrees: -29	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	24 GILPIN		
<input checked="" type="checkbox"/>	R004518	73 DURESS SALE	Fair condition per TD, seller under duress
<input checked="" type="checkbox"/>	R004446	73 DURESS SALE	Pipes had frozen and other plumbing problems
<input checked="" type="checkbox"/>	R004331	73 DURESS SALE	Poor condition per field condition, septic inoperable
<input checked="" type="checkbox"/>	R004326	50 NOT ARMS LENGTH	Fair condition per TD; inter-personal
<input checked="" type="checkbox"/>	R004225	72 CHANGE IN PROPERTY AFTER SALE	House burned after sale and rebuilt
<input checked="" type="checkbox"/>	R003643	50 NOT ARMS LENGTH	Being grazed now
<input checked="" type="checkbox"/>	R003470	73 DURESS SALE	Poor condition per TD, sold for cash, being updated
<input checked="" type="checkbox"/>	R003445	73 DURESS SALE	Poor condition per TD, sold for cash
<input checked="" type="checkbox"/>	R003280	73 DURESS SALE	Fair condition per TD; plumbing was inoperable
<input checked="" type="checkbox"/>	R003216	50 NOT ARMS LENGTH	Fair condition per TD; also inter-related
<input checked="" type="checkbox"/>	R004601	73 DURESS SALE	Fair condition per TD; well/septic issues
<input checked="" type="checkbox"/>	R000472	73 DURESS SALE	Poor condition per TD, sold for cash
<input checked="" type="checkbox"/>	R013026	73 DURESS SALE	Grantor pressured by bank to liquidate at set price
<input checked="" type="checkbox"/>	R000729	72 CHANGE IN PROPERTY AFTER SALE	Three car garage built after sale
<input checked="" type="checkbox"/>	R005019	73 DURESS SALE	Fair condition per TD; sold for cash
<input checked="" type="checkbox"/>	R005575	73 DURESS SALE	Poor condition per TD, plumbing issues, sold for cash
<input checked="" type="checkbox"/>	R007310	70 OTHER	Financing influenced sales price: owner carry >50%
<input checked="" type="checkbox"/>	R007327	51 INVOLVES GOVERNMENT AGENCY	Multi-parcel sale- sold to City of Black Hawk
<input checked="" type="checkbox"/>	R009659	70 OTHER	Improvement was not lendable: had to sell for cash
<input checked="" type="checkbox"/>	R010128	50 NOT ARMS LENGTH	Cousin of the deceased purchased subject
<input checked="" type="checkbox"/>	R012048	73 DURESS SALE	Foundation settled, builder sued, uninhabitable
<input checked="" type="checkbox"/>	R013062	51 INVOLVES GOVERNMENT AGENCY	Black Hawk buying land for water rights
<input checked="" type="checkbox"/>	R006072	73 DURESS SALE	Realtor stated septic problems
<input checked="" type="checkbox"/>	R006075	73 DURESS SALE	Subject not finished: bathrooms, siding,
<input checked="" type="checkbox"/>	R006219	73 DURESS SALE	Fair condition per TD
<input checked="" type="checkbox"/>	R000392	73 DURESS SALE	House gutted at time of sale, sold at auction
<input checked="" type="checkbox"/>	R006191	73 DURESS SALE	Poor condition per TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R011077	72	CHANGE IN PROPERTY AFTER SALE	Two car detached garage completed after sale
<input type="checkbox"/>	R004258	73	DURESS SALE	Not adequate documentation for disqualification
<input type="checkbox"/>	R004698	73	DURESS SALE	Not adequate documentation for disqualification
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
				Auditor Disagrees: -6.67%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	25 GRAND			
<input checked="" type="checkbox"/>	R170252	70	OTHER	GRANTOR UNDER DURESS, PERSONAL ISSUES COMPELLED SALE
<input checked="" type="checkbox"/>	R164910	68	EXTENSIVE REMODELING	GARAGE AND LIVING AREA ADDED AFTER SALE
<input checked="" type="checkbox"/>	R161030	68	EXTENSIVE REMODELING	SECOND FLOOR ADDED AFTER SALE
<input checked="" type="checkbox"/>	R159520	70	OTHER	DAMAGED BY FIRE ON 1-30-09, UNDER RECONSTRUCTION WHEN FORECLOSED
<input checked="" type="checkbox"/>	R159190	70	OTHER	SOLD OUT OF BANKRUPTCY, NOT PUBLICALLY LISTED
<input checked="" type="checkbox"/>	R144590	70	OTHER	FAIR CONDITION PER TD, SELLER FINANCING
<input checked="" type="checkbox"/>	R181220	70	OTHER	CONTRACT FOR DEED PER CONFIRMATION LETTER
<input checked="" type="checkbox"/>	R115160	70	OTHER	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	R045530	70	OTHER	PURCHASED BY AN ADJACENT PROPERTY OWNER
<input checked="" type="checkbox"/>	R099210	70	OTHER	PARCEL SPLIT
<input checked="" type="checkbox"/>	R086840	70	OTHER	FORECLOSURE, EXTENSIVE REMODELING OCCURRED AFTER SALE
<input checked="" type="checkbox"/>	R085011	70	OTHER	INTERCORPORATE, PARTIES ACTING AS BUSINESS PARTNERS
<input checked="" type="checkbox"/>	R084000	70	OTHER	CONDITION IS SALVAGE PER TD, OLD IMPROVEMENT DEMOLISHED
<input checked="" type="checkbox"/>	R010460	60	OTHER	DEED CLEARED A LIFE ESTATE
<input checked="" type="checkbox"/>	R125040	70	OTHER	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R307114	70	OTHER	\$300K AMOUNT FINANCED, POSSIBLE LAND ALLOCATION OR SUBORDINATION
<input checked="" type="checkbox"/>	R307894	68	EXTENSIVE REMODELING	PARTIALLY COMPLETED IMPROVEMENT
<input checked="" type="checkbox"/>	R185840	70	OTHER	SELLER UNDER DURESS
<input checked="" type="checkbox"/>	R307116	70	OTHER	\$419,272 SALES PRICE PER CONFIRMATION LETTER, POSSIBLE LAND ALLOCATION OR SUBORDINATION
<input checked="" type="checkbox"/>	R308747	70	OTHER	SMALL PARCEL OF LAND ADDED TO AN EXISTING PARCEL, NO NEW LEGAL
<input checked="" type="checkbox"/>	R307111	70	OTHER	PURCHASE PRICE ON TD IS \$393K, POSSIBLE LAND ALLOCATION OR SUBORDINATION
<input checked="" type="checkbox"/>	R304695	68	EXTENSIVE REMODELING	IMPROVEMENT WAS 62% COMPLETE AT THE TIME OF SALE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R304693	68	EXTENSIVE REMODELING	FAIR CONDITION PER TD, REMODELED AFTER SALE
<input checked="" type="checkbox"/>	R303805	70	OTHER	TAXABLE TO EXEMPT
<input checked="" type="checkbox"/>	R301146	70	OTHER	DEED IN LIEU, SALE TO A CHARITABLE INSTITUTION
<input checked="" type="checkbox"/>	R300978	70	OTHER	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	R300953	70	OTHER	PURCHASED AT AUCTION, SIGHT UNSEEN
<input checked="" type="checkbox"/>	R206014	70	OTHER	ATYPICAL FINANCING: 2 YEARS AT 6.5%, INTEREST ONLY
<input checked="" type="checkbox"/>	R190850	70	OTHER	SAME DEED RECORDED TWICE
<input checked="" type="checkbox"/>	R307118	70	OTHER	\$379K FINANCED, POSSIBLE LAND ALLOCATION OR SUBORDINATION

Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	26	Gunnison	
<input checked="" type="checkbox"/>	591013	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market
<input checked="" type="checkbox"/>	570121	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market
<input checked="" type="checkbox"/>	580112	71 SALE NOT ON OPEN MARKET	bought from a friend based on follow up letter
<input checked="" type="checkbox"/>	594407	71 SALE NOT ON OPEN MARKET	10/15/2010 phone call verifying not on open market
<input checked="" type="checkbox"/>	586471	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market
<input checked="" type="checkbox"/>	593299	71 SALE NOT ON OPEN MARKET	10/18/2010 phone call w/buyer verifying not on open market
<input checked="" type="checkbox"/>	584186	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market, bought from friend
<input checked="" type="checkbox"/>	568650	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market, bought from friend
<input checked="" type="checkbox"/>	584936	71 SALE NOT ON OPEN MARKET	10/15/2010 mixed use property, phone call verified not on open market
<input checked="" type="checkbox"/>	568709	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market, bought from friend
<input checked="" type="checkbox"/>	592666	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market, business relationship
<input checked="" type="checkbox"/>	577778	71 SALE NOT ON OPEN MARKET	special deal for fellow club member, verified with follow up letter
<input checked="" type="checkbox"/>	587958	71 SALE NOT ON OPEN MARKET	10/19/2010 phone conversation w/buyer, not on open market, QC deed
<input checked="" type="checkbox"/>	578349	71 SALE NOT ON OPEN MARKET	seller contacted buyer for purchase, not on open market, follow up letter
<input checked="" type="checkbox"/>	595845	70 OTHER	uninformed buyer, 3 times market value paid
<input checked="" type="checkbox"/>	585289	71 SALE NOT ON OPEN MARKET	follow up letter verifying not open market, bought from friend
<input checked="" type="checkbox"/>	579083	70 OTHER	last piece of assemblage, paid above market
<input checked="" type="checkbox"/>	596255	71 SALE NOT ON OPEN MARKET	10/15/2010 phone call verifying not on open market
<input checked="" type="checkbox"/>	584463	73 MIXED USE PROPERTIES	mixed use
<input checked="" type="checkbox"/>	581225	51 INVOLVES A GOVERNMENT AGENCY	Town of Crested Butte, deed restricted
<input checked="" type="checkbox"/>	585873	51 INVOLVES A GOVERNMENT AGENCY	Involves 3 sales, City of Gunnison to Habitat for Humanity, not on open mkt.
<input checked="" type="checkbox"/>	591004	70 OTHER	Judicial decision, not on open mkt.
<input checked="" type="checkbox"/>	575114	70 OTHER	uninformed out of state buyer, extensive rock work needed for development
<input checked="" type="checkbox"/>	573697	70 OTHER	mineral rights only, not on open market, QC deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	571674	70	OTHER	sale in litigation, assessment for roof replacement, not made known to buyer
<input checked="" type="checkbox"/>	579185	51	INVOLVES A GOVERNMENT AGENCY	Housing authority seller, many gov't restrictions
<input checked="" type="checkbox"/>	574025	70	OTHER	holding company, corporate relocation services, not open market
<input checked="" type="checkbox"/>	584195	70	OTHER	all value attributed to water rights, land no value
<input checked="" type="checkbox"/>	581645	70	OTHER	buy back, first refusal, not on open market
<input checked="" type="checkbox"/>	568787	70	OTHER	improvement only partially finished at time of sale
<input checked="" type="checkbox"/>	582611	70	OTHER	existing house razed after purchase, unable to estimate value of structure at time of sale
<input checked="" type="checkbox"/>	583014	70	OTHER	distressed sale with special financing
<input checked="" type="checkbox"/>	584463	70	OTHER	mobile home purchase only, located on RV resort property
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	27 HINSDALE			
<input checked="" type="checkbox"/>	R003048	54	RELIGIOUS INSTITUTION	SALE INVOLVED A RELIGIOUS INSTITUTION, MEMORY OF PRIOR ASSESSOR
<input checked="" type="checkbox"/>	R002987	64	INCLUDES HUB PARCEL A AND VANDALIA PARCEL B	MULTIPLE BLDG SITES
<input checked="" type="checkbox"/>	R002366	58	BUSINESS AFFILIATES	BUSINESS AFFILIATES, MEMORY
<input checked="" type="checkbox"/>	R001654	69	Partial interest	PARTIAL INTEREST STATED ON DEED
<input checked="" type="checkbox"/>	R002988	70	NOT ON ACTIVE MARKET.	QC DEED , NOT EXPOSED TO MARKET
<input checked="" type="checkbox"/>	R002799	48	FIRST OF TWO SALES IN TIME PERIOD.	FIRST OF TWO SALES IN THE TIME PERIOD, COMPUTER NOTES
<input checked="" type="checkbox"/>	R001741	54	RELIGIOUS INSTITUTION	SALE INVOLVED A RELIGIOUS INSTITUTION, MEMORY OF PRIOR ASSESSOR
<input checked="" type="checkbox"/>	R002860	70	QUESTIONABLE ARMS LENGTH SALE. SOLD ON EBAY.	PROPERTY SOLD ON E-BAY ACCORDING TO GRANTEE, COMPUTER NOTES, NOT OPEN MARKET
<input checked="" type="checkbox"/>	R002391	70	CONTAINS A STRUCTURE THAT MAY NOT MEET BUILDING CODES.	HOUSE NOT HABITABLE ACCORDING TO BLDG. DEPT. UNKNOWN VALUE OF HOUSE AND IMPROVEMENTS AT TIME OF SALE - MEMORY
<input checked="" type="checkbox"/>	R002311	66	SALE INV PERS PROP OF UNDETERMINABLE VAL	PERSONAL PROPERTY INCLUDED IN SALE UNDETERMINABLE VALUBLE
<input checked="" type="checkbox"/>	R000093	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	R000090	64	MULTIPLE PROPERTIES	MULTI PLE PROPERTIES
<input checked="" type="checkbox"/>	R002097	57	UNQUALIFIED SALE - BETWEEN RELATED PARTIES	AUNT TO NEICE
<input checked="" type="checkbox"/>	R002275	48	NOT A RESIDENTIAL IMPROVEMENT	PREVIOUS ASSESSOR : NON RESIDENTIAL IMP. ON RESIDENTIAL LAND, DEED SAYS LANDLOCKED
<input checked="" type="checkbox"/>	R002678	48	HOUSE APPROXIMATELY 50% COMPLETE AT TIME OF PURCHASE. CHECK TO SEE IF SALE PRICE WAS FOR PARTIALLY COMPLETED HOUSE OR 100% COMPLETE.	HOUSE APPROXIMATELY 50% COMPLETE AT TIME OF PURCHASE.
<input checked="" type="checkbox"/>	R000666	70	DOC FEE ALLOCATION PER LOT WAS SPLIT FOR TRUST PURPOSES AND DOES NOT REFLECT TRUE SALES PRICE.	COMPUTER NOTES: 2 PARCELS PURCHASED ON SEPARATE DEEDS, STATED PRICE IS FOR TRUST PURPOSES
<input checked="" type="checkbox"/>	R001355	48	TD 1000	PREVIOUS ASSESSOR' REMEMBERS GRANTEE AND GRANTOR TO BE COUSINS, NOT SO STATED ON TD 1000
<input checked="" type="checkbox"/>	R001218	64	Sale included other property mobile home and lots	MULTIPLE PROPERTIES, MOBILE HOME INCLUDED, RELATED PARTIES
<input checked="" type="checkbox"/>	R001169	70	OTHER	PARTIALLY COMPLETE FOUNDATION

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R001157	70	OTHER	FIRST SALE AFTER FORECLOSURE, SOLD BY FINANCIAL INST.
<input checked="" type="checkbox"/>	R001147	58	BUSINESS AFFILIATES	BUSINESS AFFILIATEDS, 1/2 INTEREST STATED ON DEED AND TD
<input checked="" type="checkbox"/>	R002988	57	RELATED PARTIES	RELATED PARTIES
<input checked="" type="checkbox"/>	R000766	69	MAKING UNQUALIFIED/INVALID FOR SALES ANALYSIS PURPOSES.	PARTIAL INTEREST CONTAINED IN 2 DEEDS OF 50% EACH
<input checked="" type="checkbox"/>	R000083	58	BUSINESS AFFILIATES	BUSINESS AFFILIATES, MEMORY
<input checked="" type="checkbox"/>	R000665	70	DOC FEE ALLOCATION PER LOT WAS SPLIT FOR TRUST PURPOSES AND DOES NOT REFLECT TRUE SALES PRICE.	COMPUTER NOTES: 2 PARCELS PURCHASED ON SEPARATE DEEDS, STATED PRICE IS FOR TRUST PURPOSES
<input checked="" type="checkbox"/>	R000430	70	POOR CONDITION	IMPS IN POOR CONDITION
<input checked="" type="checkbox"/>	R000136	48	TD 1000	ADJACENT PROPERTY OWNER
<input checked="" type="checkbox"/>	R000098	64	MULTIPLE PROPERTIES	MULTIPLE LOTS STATED ON DEED AND TD
<input checked="" type="checkbox"/>	R000091	64	MULTIPLE PROPERTIES	MULTIPLE LOTS STATED ON DEED AND TD
<input checked="" type="checkbox"/>	R001074	64	SALE INCLUDES MULTIPLE LOTS AND MH ON THESE LOTS.	MULTIPLE PROPERTIEST RELATED PARTIES
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	28	Huerfano		
<input checked="" type="checkbox"/>	3676429	16	OTHER-NOTE	GRANTOR RECEIVED LOTS FROM IRS WANTED TO GET RID OF IT/LOW SALE BY COMPS
<input checked="" type="checkbox"/>	36321	16	OTHER-NOTE	WANTED THIS PROPERTY OFF THERE HANDS/SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	20492	70	NON-TYPICAL	NON-TYPICAL FOR THIS SUBDIVISION UNKNOWLEDGEABLE/LOW BY COMPS
<input checked="" type="checkbox"/>	367644	16	OTHER-NOTE	DURESS SUBDIVISION/PROPERTIES ARE BOUGHT FOR TAXES THEN AUCTIONED ON INTERNET/HIGH BY COMPS
<input checked="" type="checkbox"/>	13233	16	OTHER-NOTE	SEE ALSO QC DEED FOR 132331 & 13232 LOTS 312 &313 RECEPTION 384441
<input checked="" type="checkbox"/>	3477578	77	UNKNOWLEDGEABLE BUYER	EBB WATER ISSUES THEY ARE TRYING TO CLEAR UP SOME PROBLEMS WITH WATER TO MAKE IT A BUILDABLE PROPERTY
<input checked="" type="checkbox"/>	4030432	16	OTHER-NOTE	HAD PROPERTY TO LONG WANTED TO GET RID OF IT/LOW BY COMPS
<input checked="" type="checkbox"/>	19470	16	OTHER-NOTE	REMODELING
<input checked="" type="checkbox"/>	37798	16	OTHER-NOTE	TWO BLDGS ON THIS PROPERTY 1 RES 1 COMM
<input checked="" type="checkbox"/>	24065	16	OTHER-NOTE	FORECLOSURE SALE HOUSE NEEDS CLEAN UP
<input checked="" type="checkbox"/>	28855	16	OTHER-NOTE	PURCHASE FROM A FORECLOSURE, PHYSICAL INSPECTION SHOWS THERE IS MAJOR REMODELING BEING DONE
<input checked="" type="checkbox"/>	1285736	77	UNKNOWLEDGEABLE BUYER	THIS SUBD IS WAS CONSIDERED A RECREATIONAL AREA GANTEES PURCHASED AS SUCH (LATER FOUND OUT THAT HOA LEASED LAND AS GRAZING
<input checked="" type="checkbox"/>	14289	16	OTHER-NOTE	INCL WATER RIGHTS
<input checked="" type="checkbox"/>	23934	16	OTHER-NOTE	WANTED TO GET RID TOOK WHAT HE PAID
<input checked="" type="checkbox"/>	24524	16	OTHER-NOTE	DURESS SUBDIVISION/PROPERTIES ARE BOUGHT FOR TAXES THEN AUCTIONED ON INTERNET
<input checked="" type="checkbox"/>	27665	16	OTHER-NOTE	FORECLOSURE SALE MANUF HOME
<input checked="" type="checkbox"/>	20265	16	OTHER-NOTE	CHANGE IN USE
<input checked="" type="checkbox"/>	3477562	16	OTHER-NOTE	FORECLOSURE SALE
<input checked="" type="checkbox"/>	1713897	77	UNKNOWLEDGEABLE BUYER	UNKNOWLEDGEABLE BUYER PURCHASED ONLINE THOUGHT THERE WAS A RESIDENCE/WAS AN AG STRUCTURE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	44845	16	OTHER-NOTE	OWNS ADJ LOTS WITH HOUSE SEE SCH 38535
<input checked="" type="checkbox"/>	17137205	77	UNKNOWLEDGEABLE BUYER	BUYER FOUND NO CLEAR ACCESS/PURCHASED FROM FRIEND
<input checked="" type="checkbox"/>	23055	16	OTHER-NOTE	OWNER BOUGHT LOT 50 TO CMBINE WITH THEIR LOT
<input checked="" type="checkbox"/>	447208	16	OTHER-NOTE	FIRE AFTER SALE
<input checked="" type="checkbox"/>	28760	16	OTHER-NOTE	OWNS ADJ LOTS WITH HOUSE SEE SCH 19004
<input checked="" type="checkbox"/>	4030493	77	UNKNOWLEDGEABLE BUYER	PURCHASED THROUGH INTERNET THOUGHT IT WAS A GOOD PRICE FOR THIS AREA/SALE HIGH BY COMPS
<input checked="" type="checkbox"/>	34231	16	OTHER-NOTE	PURCHASED THIS PROPERTY ADJOINS HIS RESIDENCE ON SCH 36120
<input checked="" type="checkbox"/>	33796	16	OTHER-NOTE	FORECLOSURE SALE MANUF HOME
<input checked="" type="checkbox"/>	20491	16	OTHER-NOTE	UNKNOWLEDGEABLE BUYER NON TYPICAL SALE IN THIS AREA AT THIS TIME./LOW BY COMPS
<input checked="" type="checkbox"/>	3339381	16	OTHER-NOTE	10/25/2010 LS: MALEE DID NOT WANT TO DEAL WITH PROP ANY MORE-MOVED/LOW BY COMPS
<input type="checkbox"/>	25950	16	OTHER-NOTE	FORECLOSURE REFUSED ENTRY NO INTERIOR INSPECTION
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1
				Auditor Disagrees: -3.33%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	29 JACKSON		
<input checked="" type="checkbox"/>	0010120700	68 Extensive Changes since sale	HOUSE DEMOLISHED AFTER SALE
<input checked="" type="checkbox"/>	0011025900	64 MULTIPLE PROPERTIES	PURCHASED PROPERTIES AS A GROUP, THEN SPLIT THEM OFF
<input checked="" type="checkbox"/>	8100835310	30 NADA VALUE 6-30-92	JUST A MOBILE HOME PURCHASED, NO LAND
<input checked="" type="checkbox"/>	1110420101	2 REMODELED AFTER SALE	ADDED GARAGE, REMODELED INTERIOR. LANDSCAPING
<input checked="" type="checkbox"/>	0010119500	05 MORE THAN 1 RESIDENCE	3 HOUSES AND COMMERCIAL BUILDING
<input checked="" type="checkbox"/>	0010545000	19 RELOCATION SALE	PURCHASED BY RELOCATION COMPANY
<input checked="" type="checkbox"/>	0010438300	2 REMODELED AFTER SALE	TOTALLY REMODELED AFTER SALE
<input checked="" type="checkbox"/>	0010008350	68 Extensive Changes since sale	DEMOLISHED IMPS AFTER SALE
<input checked="" type="checkbox"/>	0100170001	61 COURT-ORDERED SALE	SALE IN LIEU OF FORECLOSURE
<input checked="" type="checkbox"/>	0090944600	57 PARTIAL INTEREST, RELATED INTEREST	1/12 INTEREST RECEIVED FROM FAMILY MEMBER
<input checked="" type="checkbox"/>	0090774300	51 GOVT AGENCY INVOLVED AS BUYER	PURCHASED BY RELOCATION COMPANY FOR THE US FOREST SERVICE
<input checked="" type="checkbox"/>	0011000500	10 Friends- Special Sale Price	QC DEED, OWNER FINANCED, BETWEEN FRIENDS
<input checked="" type="checkbox"/>	0010451000	09 BANK SALE	FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	2100119600	05 MORE THAN 1 RESIDENCE	3 HOUSES AND COMMERCIAL BUILDING
<input checked="" type="checkbox"/>	8900964501	15 Mobile Home Included in Sale	MOBILE HOME INCLUDED IN SALE
Accounts Audited: 15	Auditor Agrees: -15	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Harry	30	JEFFERSON		
<input checked="" type="checkbox"/>	211312	58	Sale reviewed through analysis	Site sale included vacant land and 6 condo units
<input checked="" type="checkbox"/>	076686	58	Sale reviewed through analysis	Poor condition per TD
<input checked="" type="checkbox"/>	164618	58	Sale reviewed through analysis	Not listed in MLS, not on open market
<input checked="" type="checkbox"/>	033931	58	Sale reviewed through analysis	MLS says deferred maintenance, possible related parties
<input checked="" type="checkbox"/>	143318	58	Sale reviewed through analysis	Poor condition per TD, rehabbed and resold
<input checked="" type="checkbox"/>	107286	58	Sale reviewed through analysis	Poor condition per TD, subsequent sale 6-10-09
<input checked="" type="checkbox"/>	185490	58	Sale reviewed through analysis	Not listed in MLS, not on open market
<input checked="" type="checkbox"/>	455525	41	Non-arms length/non-market land sale	McKay and Westminster traded land parcels
<input checked="" type="checkbox"/>	439522	41	Non-arms length/non-market land sale	Site had foundation since 2007
<input checked="" type="checkbox"/>	436662	58	Sale reviewed through analysis	Fair condition per TD, fair condition per TD
<input checked="" type="checkbox"/>	176368	58	Sale reviewed through analysis	Related parties
<input checked="" type="checkbox"/>	448003	58	Sale reviewed through analysis	Bulk sale of seven REO properties
<input checked="" type="checkbox"/>	109480	58	Sale reviewed through analysis	Part of a larger portfolio, assigned price not value
<input checked="" type="checkbox"/>	001924	58	Sale reviewed through analysis	Lease purchase sale, not exposed on open market
<input checked="" type="checkbox"/>	425456	55	Change of use intended	Building remodeled after sale for a new use
<input checked="" type="checkbox"/>	133893	41	Non-arms length/non-market land sale	Contiguous parcel, companion to 436662
<input checked="" type="checkbox"/>	064885	58	Sale reviewed through analysis	Fair condition per TD, flipped in base year
<input checked="" type="checkbox"/>	426737	58	Sale reviewed through analysis	Intercorporate, not exposed on open market
<input checked="" type="checkbox"/>	439571	58	Sale reviewed through analysis	Fair condition per TD
<input checked="" type="checkbox"/>	442678	58	Sale reviewed through analysis	Resold on 7-8-10 for \$150k, qualified
<input checked="" type="checkbox"/>	108981	58	Sale reviewed through analysis	Fair condition per TD, flipped on 4-23-09 for \$101k
<input checked="" type="checkbox"/>	103206	58	Sale reviewed through analysis	Fair condition per TD
<input checked="" type="checkbox"/>	056914	58	Sale reviewed through analysis	Property boarded up: fire damaged
<input checked="" type="checkbox"/>	182463	58	Sale reviewed through analysis	Sold the same day, internal transaction
<input checked="" type="checkbox"/>	400220	58	Sale reviewed through analysis	Sale was less than 1996 sale, no MLS
<input checked="" type="checkbox"/>	057935	58	Sale reviewed through analysis	Poor condition per TD
<input checked="" type="checkbox"/>	211698	58	Sale reviewed through analysis	Related parties per TD+L2

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	151898	58	Sale reviewed through analysis	Poor condition per TD, resold on 12-21-09 for \$42,500
<input checked="" type="checkbox"/>	404578	58	Sale reviewed through analysis	Poor condition per TD, no MLS
<input checked="" type="checkbox"/>	014153	58	Sale reviewed through analysis	Poor condition per TD
<input checked="" type="checkbox"/>	129573	58	Sale reviewed through analysis	Resold on 11-6-08 for \$220k
<input checked="" type="checkbox"/>	439641	41	Non-arms length/non-market land sale	Related parties
<input checked="" type="checkbox"/>	040173	41	Non-arms length/non-market land sale	Land portion of a multi-parcel sale
<input checked="" type="checkbox"/>	453332	58	Sale reviewed through analysis	Sale not exposed on the open market, buyer approached seller
<input checked="" type="checkbox"/>	196172	41	Non-arms length/non-market land sale	Contiguous parcel
<input checked="" type="checkbox"/>	153628	58	Sale reviewed through analysis	Poor condition; fixed and flipped for \$202,000
<input checked="" type="checkbox"/>	438525	58	Sale reviewed through analysis	Fair condition, motivated seller
<input checked="" type="checkbox"/>	081038	58	Sale reviewed through analysis	Former lumber yard reconfigured after sale
<input checked="" type="checkbox"/>	050812	58	Sale reviewed through analysis	Sale included adjacent duplex
<input checked="" type="checkbox"/>	025636	58	Sale reviewed through analysis	Fair condition per TD
<input checked="" type="checkbox"/>	089551	58	Sale reviewed through analysis	Not listed in MLS, not on open market
<input type="checkbox"/>	179339	58	Sale reviewed through analysis	Insufficient justification for unqualification
<input type="checkbox"/>	438626	58	Sale reviewed through analysis	Insufficient justification for unqualification
<input type="checkbox"/>	033966	58	Sale reviewed through analysis	Insufficient justification for unqualification
<input type="checkbox"/>	107878	58	Sale reviewed through analysis	Insufficient justification for unqualification

Accounts Audited: 45 Auditor Agrees: -41 Auditor Disagrees: -4 Auditor Disagrees: -8.89%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Carl	31	Kiowa		
This is all the unqualified sales for the 5 yr period				
<input checked="" type="checkbox"/>	112931135	12	Quit Claim	
<input checked="" type="checkbox"/>	111113789	10	Settle Estate	
<input checked="" type="checkbox"/>	111113673	5	Financial	
<input checked="" type="checkbox"/>	111113215	10	Settle Estate	
<input checked="" type="checkbox"/>	111111150	5	Financial	Seller financed
<input checked="" type="checkbox"/>	111111191	6	Related Parties	
<input checked="" type="checkbox"/>	111113525	57	Related Parties	
<input checked="" type="checkbox"/>	111112898	5	Financial	
<input checked="" type="checkbox"/>	111110340	56	Financial/Stress	
<input checked="" type="checkbox"/>	111210988	5	Financial	
<input checked="" type="checkbox"/>	111110437	6	Related Parties	
<input checked="" type="checkbox"/>	111112330	18	Other	ukn amount personal property/motel
<input checked="" type="checkbox"/>	111112347	6	Related Parties	
<input checked="" type="checkbox"/>	111111936	74	Other	Foreclosure
Accounts Audited: 14	Auditor Agrees: -14	Auditor Disagrees: 0	Auditor Disagrees: 0.00%	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	32	kit Carson	
<input checked="" type="checkbox"/>	00000034051001	36 OTHER	foreclosure
<input checked="" type="checkbox"/>	00000043302006	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00000033053002	26 ESTATE	
<input checked="" type="checkbox"/>	00000032011004	26 ESTATE	
<input checked="" type="checkbox"/>	00553310843012	29 TRADES	
<input checked="" type="checkbox"/>	00000034046017	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00000034046017	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00000034046017	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00000032027002	36 OTHER	buyer owns adjacent property & foreclosure
<input checked="" type="checkbox"/>	00000043302006	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00817101044008	39 NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	00813041046004	32 PP UNDETERMINED	
<input checked="" type="checkbox"/>	00547070846006	32 PP UNDETERMINED	
<input checked="" type="checkbox"/>	00553250843006	32 PP UNDETERMINED	
<input checked="" type="checkbox"/>	00000034033010	34 REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00561060944004	34 REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00559060943010	36 OTHER	imps only/assemblage
<input checked="" type="checkbox"/>	00547330846015	30 MULTI PARCEL	
<input checked="" type="checkbox"/>	00551340844028	38 BUYER OWNS ADJACENT PROPERTY	
<input checked="" type="checkbox"/>	00551340844014	34 REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00000033053004	36 OTHER	atypical sale price--see comps
<input checked="" type="checkbox"/>	00000043302004	36 OTHER	foreclosure
<input checked="" type="checkbox"/>	00000021003006	36 OTHER	high value by comps
<input checked="" type="checkbox"/>	00000034007003	36 OTHER	foreclosure
<input checked="" type="checkbox"/>	00000024001003	36 OTHER	other ag
<input checked="" type="checkbox"/>	00000019001011	36 OTHER	foreclosure
<input checked="" type="checkbox"/>	00000021010007	36 OTHER	mobile home

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	00000045000051	34	REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00551230844005	34	REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00000041003007	34	REMODEL/ADDITION	
<input checked="" type="checkbox"/>	00000016012006	36	OTHER	foreclosure
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	34 La Plata			
<input checked="" type="checkbox"/>	R018091	99	NOT MARKET SALE NOTES REQUIRED	ADJOINING OWNER PAID BELOW DUE TO PROXIMITY AND 500% BELOW MKT.
<input checked="" type="checkbox"/>	R428096	66	PP UNDETER VALUE	MOBILE HOME SALE
<input checked="" type="checkbox"/>	R432297	73	SUP BARGAIN POWER NOTES REQUIRED	BP PURCHASER PAID 200% ABOVE MAKT DUE TO PROXIMITY TO OTHER LANDS
<input checked="" type="checkbox"/>	R417235	81	FINANCIAL INSTITUTION WAS SELLER	ASSUMED ACCESS TO RIVER, NO ACCESS, PRICE PAID WAS BASED ON ACCESS. QC DEED
<input checked="" type="checkbox"/>	R014014	74	HIGH PRESSURE	NO ACCESS TO HIGHWAY SYSTEM
<input checked="" type="checkbox"/>	R021825	76	CHANGE AFTER SALE	UNDETERMINED VALUE OF IMPS, IMPS DEMOLISHED AFTER SALE
<input checked="" type="checkbox"/>	R431511	99	NOT MARKET SALE NOTES REQUIRED	ASSEMBLAGE FOR EXISTING LOT, 300% OVER MKT
<input checked="" type="checkbox"/>	R431204	99	NOT MARKET SALE NOTES REQUIRED	ADJOINING OWNER PAID ABOVE DUE TO PROXIMITY, AND CUSTOM BLDG. PLANS INC.
<input checked="" type="checkbox"/>	R008836	76	CHANGE AFTER SALE	REMODEL AFTER SALE, MIXED USE
<input checked="" type="checkbox"/>	R429852	74	HIGH PRESSURE	DEVELOPED PRESSURED TO SELL, BUYER BOUGHT SEVERAL LOTS AT LARGE DISCOUNT
<input checked="" type="checkbox"/>	R000694	66	PP UNDETER VALUE	INCLUDED MOBILE HOME
<input checked="" type="checkbox"/>	R430079	65	UNFULFILLED AGR	DEVELOPER SCAMED BUYERS, DEED IN LIEU, NO INFRASTRUCTURE IN SUB.
<input checked="" type="checkbox"/>	R011847	99	NOT MARKET SALE NOTES REQUIRED	MOTIVATED SELLER PER OWNER, NEW SEWER REPAIR COMING AT HIGH COSTS
<input checked="" type="checkbox"/>	R006925	81	FINANCIAL INSTITUTION WAS SELLER	FIRST SALE AFTER FORECLOSURE, WAY BELOW MARKET 1/2 PAID, QC DEED
<input checked="" type="checkbox"/>	R015064	99	NOT MARKET SALE NOTES REQUIRED	2 HOUSES LOCATED ON PROPERTY
<input checked="" type="checkbox"/>	R000643	99	NOT MARKET SALE NOTES REQUIRED	BUYER APPROACHED SELLER WITH OFFER WAY ABOVE MKT.
<input checked="" type="checkbox"/>	R002067	81	FINANCIAL INSTITUTION WAS SELLER	APPRAISER MEMORY: SOLD FOR 40% UNDER MKT.
<input checked="" type="checkbox"/>	R007318	81	FINANCIAL INSTITUTION WAS SELLER	FIRST SALE FOLLOWING FORECLOSURE, ASSESSED AT \$246k
<input checked="" type="checkbox"/>	R417332	76	CHANGE AFTER SALE	ROMODELED AFTER SALE
<input checked="" type="checkbox"/>	R418573	99	NOT MARKET SALE NOTES REQUIRED	SELLER OWNED ADJACENT PROPERTY, INFLUENCED PRICE DOWNWARD BY 100,000. ALSO TD

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R422784	81	FINANCIAL INSTITUTION WAS SELLER	FIRST SALE AFTER FORECLOSURE, ABOUT 65K BELOW MKT
<input checked="" type="checkbox"/> R423486	81	FINANCIAL INSTITUTION WAS SELLER	FINANCIAL INST. GAVE LARGE DISCOUNT FOR THIS LOT, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/> R426569	99	NOT MARKET SALE NOTES REQUIRED	REMOVED FROM MARKET, NOT LISTED, NOT OPEN MARKET
<input checked="" type="checkbox"/> R426886	81	FINANCIAL INSTITUTION WAS SELLER	FIRST SALE AFTER FORECLOSURE, ABOUT 74K BELOW MKT
<input checked="" type="checkbox"/> R016372	74	HIGH PRESSURE	PRICE TO SELL, PRICE LOWERED 3 TIMES.
<input checked="" type="checkbox"/> R001408	81	FINANCIAL INSTITUTION WAS SELLER	POOR CONDITION REPAIRS REQUIRED AFTER PURCHASE, BANK SALE
<input checked="" type="checkbox"/> R002204	81	FINANCIAL INSTITUTION WAS SELLER	PRICED AS THOU FIRST SALE AFTER FORECLOSURE, ASSESSED VALUE 314k
<input checked="" type="checkbox"/> R427580	63	PROPERTY TRADES	PROPERTY TRADE INDICATED ON COMPUTER NOTES AND TD, DEED SCANNED WRONG
<input checked="" type="checkbox"/> R429810	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES
<input checked="" type="checkbox"/> R020417	57	RELATED PARTIES	PARTIAL INTEREST AND RELATED PARTIES
<input checked="" type="checkbox"/> R425510	74	HIGH PRESSURE	GRANTOR UNDER FINANCIAL DURESS TO SELL
<input checked="" type="checkbox"/> R014540	60	SETTLE ESTATE	SETTLE ESTATE, LETTER OF ADMINISTRATION
<input checked="" type="checkbox"/> R013391	81	FINANCIAL INSTITUTION WAS SELLER	MULTIPLE PROPERTY PURCHASE AND FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/> R420496	76	CHANGE AFTER SALE	COMPLETE REMODEL AFTER SALE
<input checked="" type="checkbox"/> R430242	81	FINANCIAL INSTITUTION WAS SELLER	FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/> R428811	75	SPEC INCENT/CON NOTES REQUIRED	DEED RESTRICTED AND CONCESSIONS, HABITAT FOR HUMANITY

Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	33 LAKE			
<input checked="" type="checkbox"/>	R 000010216301	81	ASSEMBLAGE	NOTES ON TD 1000 CONCERNING ASSEMBLAGE
<input checked="" type="checkbox"/>	R 000010003272	81	ASSEMBLAGE	THIS SALE COMPLETED AN ASSEMBLAGE OF PROPERTIES FOR A LARGER RESIDENTIAL SITE
<input checked="" type="checkbox"/>	R 000010212006	76	NOT ON MARKET	NEVER LISTED W/REALTOR, PURCHASED SITE UNSEEN, COMPUTER NOTES
<input checked="" type="checkbox"/>	R 000010332103	21	STRESS	LIQUIDATING PARCELS DUE TO SPECULATION OF FORMER PURCHASE.
<input checked="" type="checkbox"/>	R 000010215650	63	INVOLVES TRADES	BANK SALE, FIRST SALE AFTER FORECLOSURE, DEED
<input checked="" type="checkbox"/>	R 000010215642	56	FINANCIAL	BANK SALE, FIRST SALE AFTER FORECLOSURE, DEED
<input checked="" type="checkbox"/>	R 000010215651	63	INVOLVES TRADES	\$150,000 IN CASH WAS PART OF THE TRADE. BANK SALE , FIRST AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R 000010089103	62	FINANCIAL	QC DEED, TO AVOID FORCLOSURE
<input checked="" type="checkbox"/>	R 000010036805	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES INDICATED ON DEED AND TD 1000, PARTIAL INTEREST ALSO INDICATED ON DEED
<input checked="" type="checkbox"/>	R 000010014006	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES INDICATED ON DEED AND TD 1000
<input checked="" type="checkbox"/>	R 000010013687	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES INDICATED ON DEED AND TD 1000
<input checked="" type="checkbox"/>	R 000010003536	64	MULTIPLE PROPERTIES	ADJACENT PROPERTY OWNER PURCHASED , ASSEMBLAGE, NOTOPEN MARKET, COMPUTER NOTES
<input checked="" type="checkbox"/>	R 000010406311	20	DISCOUNTED	DISCOUNTED BASED ON ADJACENT PROPERTY OWNER PURCHASING THIS PARCEL
<input checked="" type="checkbox"/>	R 000028009807	72	STRESS SALE	BUY BACK BETWEEN GRANTOR AND GRANTEE
<input checked="" type="checkbox"/>	R 000010002302	51	GOVERNMENT AGENCY	VETERANS AFFAIRS, STATED ON DEED
<input checked="" type="checkbox"/>	R 000010013677	5	FINANCIAL	UNINFORMED BUYERS, REALTOR SELLS THESE ALL THE TIME ON-LINE OR AT SEMINARS
<input checked="" type="checkbox"/>	R 000020001272	84	MIXED USE	MIXED USE STATED ON TD 1000
<input checked="" type="checkbox"/>	R 000060001683	14	SETTLE ESTATE	PERSONAL REPRESENTATIVE'S DEED
<input checked="" type="checkbox"/>	R 000060001630	76	NOT ON MARKET	NOT EXPOSED TO MARKET, DISTRESSED SALE, TO PAY TAX LIEN
<input checked="" type="checkbox"/>	R 000060000515	16	UNDETERMINED PERSONAL PROPERTY	STRUCTURE ON LAND, UNDETERMINED VALUE, COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R 000020011080	81	ASSEMBLAGE	BUYER OWNS ADJACENT PROPERTIES, NOT EXPOSED TO OPEN MARKET
<input checked="" type="checkbox"/>	R 000020001559	72	STRESS SALE	BANK SALE, FIRST SALE AFTER FORECLOSURE, DEED
<input checked="" type="checkbox"/>	R 000020001431	72	STRESS SALE	BANK SALE, FIRST SALE AFTER FORECLOSURE, DEED
<input checked="" type="checkbox"/>	R 000020000065	21	STRESS	FANNIE MAE SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R 000020001268	76	NOT ON MARKET	FOR SALE BY OWNER, NOT MARKETED OTHER THAN SIGN IN YARD
<input checked="" type="checkbox"/>	R 000020000820	69	PARTIAL INTEREST	1/3 INTEREST6 STATED ON DEED
<input checked="" type="checkbox"/>	R 000020000775	16	UNDETERMINED PERSONAL PROPERTY	PERSONAL PROPERTY STATED IN COMPUTER NOTES
<input checked="" type="checkbox"/>	R 000020000593	56	FINANCIAL	GERMAN BANK, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R 000020000299	76	NOT ON MARKET	CITY PLANNER TO GOOD BUDY, NOT ON MARKET
<input checked="" type="checkbox"/>	R 000020000294	68	REMODEL - - NEW CONSTRUCTION	EXTENSIVE REMODEL AFTER SALE, BANK SALE, FIRST SALE AFTER FORECLOSURE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R 000020000251	21	NOT ON MARKET	BANK SALE, FIRST SALE AFTER FORECLOSURE, DEED
<input checked="" type="checkbox"/>	R 000010000362	76	NOT ON MARKET	SOLD TO NEIGHBOR , NOT EXPPOSED TO OPEN MARKET, COMPUTER NOTES

Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Harry	35	Larimer		
<input checked="" type="checkbox"/>	R0412813	86	Questionable Sale	Subsequent sale in base year
<input checked="" type="checkbox"/>	R1100980	2	Atypical Condition	Seller was not a knowledgeable party to this transaction, not on open market
<input checked="" type="checkbox"/>	R0179434	2	Atypical Condition	Totally remodeled, stripped to studs after sale
<input checked="" type="checkbox"/>	R0380784	2	Atypical Condition	Improvement demolished after sale
<input checked="" type="checkbox"/>	R0376523	2	Atypical Condition	Subsequent sale: fixed and flipped
<input checked="" type="checkbox"/>	R0309583	2	Atypical Condition	Extensive remodeling after sale: gutted and refinished
<input checked="" type="checkbox"/>	R0302171	2	Atypical Condition	Cabin with deferred maintenance and only summer access
<input checked="" type="checkbox"/>	R0290530	2	Atypical Condition	Extensive water damage and mold
<input checked="" type="checkbox"/>	R0287164	86	Questionable Sale	Sale price does not match doc fee, sold from an estate
<input checked="" type="checkbox"/>	R0465097	2	Atypical Condition	Poor condition per TD and MLS
<input checked="" type="checkbox"/>	R0237361	18	Includes other than real property	Mixed Use: bar and detached single-family residential
<input checked="" type="checkbox"/>	R0383082	2	Atypical Condition	Less than average condition per MLS, fair condition per TD
<input checked="" type="checkbox"/>	R0142930	2	Atypical Condition	Repairs made to property after sale
<input checked="" type="checkbox"/>	R0139696	39	Land Sale- other than raw	Multiple parcels placed on individual deeds, assemblage
<input checked="" type="checkbox"/>	R0044768	2	Atypical Condition	2nd floor not habitable, mixed use
<input checked="" type="checkbox"/>	R0042340	2	Atypical Condition	Not habitable at time of sale, gas leaks
<input checked="" type="checkbox"/>	R0041661	2	Atypical Condition	Salvage condition per TD, possible land value
<input checked="" type="checkbox"/>	R0039993	86	Questionable Sale	House vacated and remodeled to commercial uses
<input checked="" type="checkbox"/>	R0287032	2	Atypical Condition	Excessive Deferred maintenance
<input checked="" type="checkbox"/>	R0465976	86	Questionable Sale	Deed restriction on property
<input checked="" type="checkbox"/>	R1020412	2	Atypical Condition	MLS says very poor condition, poor per TD
<input checked="" type="checkbox"/>	R0721883	2	Atypical Condition	Subject was a "shell" at the time of sale
<input checked="" type="checkbox"/>	R0704024	39	Land Sale- other than raw	Driveway and shed on site along with electricity and phone
<input checked="" type="checkbox"/>	R0620254	2	Atypical Condition	Fair condition per TD
<input checked="" type="checkbox"/>	R0618870	2	Atypical Condition	Resold in base year for \$70,000
<input checked="" type="checkbox"/>	R0531006	2	Atypical Condition	Related parties
<input checked="" type="checkbox"/>	R0381403	86	Questionable Sale	Fair condition per TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0514721	2	Atypical Condition	Fair condition per TD
<input checked="" type="checkbox"/>	R0382418	2	Atypical Condition	Uninhabitable
<input checked="" type="checkbox"/>	R0414727	2	Atypical Condition	Deferred maintenance and functional obsolescence
<input checked="" type="checkbox"/>	R1182412	86	Questionable Sale	Not adequate market exposure, price determined before listing, sold in one day
<input checked="" type="checkbox"/>	R0406104	2	Atypical Condition	Completely remodeled after sale
<input checked="" type="checkbox"/>	R0391310	2	Atypical Condition	Former Meth Lab
<input checked="" type="checkbox"/>	R0391166	2	Atypical Condition	Poor condition per TD, resold in base year
<input checked="" type="checkbox"/>	R0386740	2	Atypical Condition	Fixed and flipped: re-sold in base year for \$160,000
<input checked="" type="checkbox"/>	R1066137	2	Atypical Condition	Fair condition per TD
<input checked="" type="checkbox"/>	R0516988	2	Atypical Condition	133% financing for one year
<input checked="" type="checkbox"/>	R1197207	2	Atypical Condition	Salvage value, house demo'd in March.
<input checked="" type="checkbox"/>	R1270176	18	Includes other than real property	Trade/exchange of \$467,278.42, possible franchise fee for Applebee's
<input checked="" type="checkbox"/>	R1368753	2	Atypical Condition	Multiple buildings (10), owner stated condition was not rentable.
<input checked="" type="checkbox"/>	R1645720	39	Land Sale- other than raw	Famous Dave's BBQ- possible franchise fees
<input checked="" type="checkbox"/>	R1161431	2	Atypical Condition	Mold remediation
<input type="checkbox"/>	R1223976	2	Atypical Condition	Insufficient documentation for unqualification
<input type="checkbox"/>	R0668702	86	Questionable Sale	Insufficient documentation for unqualification
<input type="checkbox"/>	R1629914	18	Includes other than real property	Insufficient documentation for unqualification
<input type="checkbox"/>	R1140671	2	Atypical Condition	Insufficient documentation for unqualification

Accounts Audited: 46 Auditor Agrees: -42 Auditor Disagrees: -4 Auditor Disagrees: -8.70%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	36	Las Animas	
<input checked="" type="checkbox"/>	R0013615700	24 Other	home was purchased still under construction-home is now 100% complete
<input checked="" type="checkbox"/>	R0010172000	24 Other	1st sale-resold April 2010-imps totally remodeled
<input checked="" type="checkbox"/>	R0012655500	24 Other	Not arms length transaction-purchased from HUD -short sale
<input checked="" type="checkbox"/>	R0013299600	24 Other	Not arms length transaction-purchased from Mort. Co.-short sale
<input checked="" type="checkbox"/>	R0013725500	24 Other	deed was recorded twice for same sale-unqualified this transaction B-1088 P-346. qualified the next deed recorded
<input checked="" type="checkbox"/>	R0012000000	24 Other	Loan was assumed
<input checked="" type="checkbox"/>	R0014561000	24 Other	1st sale-resold May-2010
<input checked="" type="checkbox"/>	R0013365000	24 Other	1st sale-resold April 2010
<input checked="" type="checkbox"/>	R0013137300	24 Other	1st sale-resold in April 2010
<input checked="" type="checkbox"/>	R0013688500	24 Other	Old house (Salvage Value) here being remodeled-will soon be a livable structure
<input checked="" type="checkbox"/>	R0010590200	24 Other	at time of sale there was a home here but has since then been torn down. Gas Co. purchased due to methane gas leak on this Prop.
<input checked="" type="checkbox"/>	R0011031800	24 Other	2 deeds recorded with 1/2 interest on each deed-only qualified 1 deed with full purchase price
<input checked="" type="checkbox"/>	R0010818500	24 Other	Not arms length transaction-purchased from Sec Vet Affairs-short sale
<input checked="" type="checkbox"/>	R0013172000	24 Other	since sale occurred house has been torn down. Property is now vacant land
<input checked="" type="checkbox"/>	R0012542200	24 Other	Not arms length transaction-other vacant land sales in this area are selling for \$8000
<input checked="" type="checkbox"/>	R0012656000	24 Other	this acct deleted-combined to acct #R0012655500 with imps
<input checked="" type="checkbox"/>	R0012555800	24 Other	this land was part of another sale that occurred in Otero County-grantor was going to put a propane bus. On this land at one time
<input checked="" type="checkbox"/>	R0013804510	24 Other	new owner paid more for land-sale price included utilities and water tap
<input checked="" type="checkbox"/>	R0013590000	24 Other	since time of sale house has been gutted-in process of remodel
<input checked="" type="checkbox"/>	R0013416700	24 Other	since time of sale house has been remodeled

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R0013182833	24	Other	purchase from Mortgage Co. Foreclosure sale-newer home
<input checked="" type="checkbox"/> R0010554300	24	Other	purchased thru auction at Public Trustee's Sale
<input checked="" type="checkbox"/> R0011896000	24	Other	since this sale occurred 1/2 of acres has been sold.
Accounts Audited: 23	Auditor Agrees: -23	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Carl	37	Lincoln		
<input checked="" type="checkbox"/>	R258509300112	58	DQ PARTNERSHIP SALE/INTRA COMPANY	
<input checked="" type="checkbox"/>	R258517335001	20	Commercial Sale Not Verified	
<input checked="" type="checkbox"/>	R258517236001	68	DQ REMODELED/NEW BLDGS/CHANCE USE	
<input checked="" type="checkbox"/>	R258517310003	68	DQ REMODELED/NEW BLDGS/CHANCE USE	
<input checked="" type="checkbox"/>	R279732212005	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R279732209003	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R279732314008	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R279732213013	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R258518414015	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R258517219003	68	DQ REMODELED/NEW BLDGS/CHANCE USE	
<input checked="" type="checkbox"/>	R258517312014	80	DQ MISC DOCUMENT	DEED WAS A SPECIAL WARRANTY DEED NOT A QUALIFIED DOCUMENT; BANK SALE
<input checked="" type="checkbox"/>	R279732108004	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R279732320003	74	DQ NOT LIVABLE	
<input checked="" type="checkbox"/>	R258517306008	74	DQ NOT LIVABLE	
<input checked="" type="checkbox"/>	R279732311002	76	DQ NONTYPICAL SITUATION	SELLER FINANCE; BEARS OF HUGO CARRIED THE SALE AND RAISED PAYMENT PENDING ON HOW BUSINESS WAS
<input checked="" type="checkbox"/>	R279732303010	76	DQ NONTYPICAL SITUATION	SALE WAS NOT ON THE OPEN MARKET; BUYER DIDN'T KNOW MARKET;
<input checked="" type="checkbox"/>	R257912400095	80	DQ MISC DOCUMENT	DEED WAS A SPECIAL WARRANTY DEED NOT A QUALIFIED DOCUMENT; BANK SALE
<input checked="" type="checkbox"/>	R258518109001	80	DQ MISC DOCUMENT	DEED WAS A SPECIAL WARRANTY DEED NOT A QUALIFIED DOCUMENT; BANK SALE
<input checked="" type="checkbox"/>	R258517201009	80	DQ MISC DOCUMENT	DEED WAS A SPECIAL WARRANTY DEED NOT A QUALIFIED DOCUMENT; BANK SALE
<input checked="" type="checkbox"/>	R258517221001	80	DQ MISC DOCUMENT	DEED WAS A SPECIAL WARRANTY DEED NOT A QUALIFIED DOCUMENT; BANK SALE
<input checked="" type="checkbox"/>	R338318200121	56	DQ FINANCE CO./BANK REPO	
<input checked="" type="checkbox"/>	R258517135010	69	DQ PARTIAL INTEREST	
<input checked="" type="checkbox"/>	R258517135010	69	DQ PARTIAL INTEREST	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R284920200060	68	DQ REMODELED/NEW BLDGS/CHANCE USE	
<input checked="" type="checkbox"/>	R258517246004	66	DQ UNDETERMINED PERSONAL PROPERTY	
<input checked="" type="checkbox"/>	R258520207052	64	DQ MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R258520207051	64	DQ MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R258312422001	64	DQ MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R279732311002	62	DQ QCD DEED/DOUBTFUL TITLE	
<input checked="" type="checkbox"/>	R258517305003	60	DQ ESTATE	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K. 38 Logan			
<input checked="" type="checkbox"/>	38052520425009	J	Flip, sold later
<input checked="" type="checkbox"/>	3622000	2	Business partners
<input checked="" type="checkbox"/>	5868000	2	Estate sale
<input checked="" type="checkbox"/>	8593000	J	Low sale price, pulled comps
<input checked="" type="checkbox"/>	38052736307002	J	Flooded house, condition
<input checked="" type="checkbox"/>	6329100	J	Flip, sold later
<input checked="" type="checkbox"/>	8444000	J	Sold again next day
<input checked="" type="checkbox"/>	8429000	J	Flip, sold later
<input checked="" type="checkbox"/>	2830000	J	Foreclosure, condition
<input checked="" type="checkbox"/>	5973000	J	Flip, sold later
<input checked="" type="checkbox"/>	680000	J	Foreclosure, condition
<input checked="" type="checkbox"/>	5346000	J	Foreclosure, condition
<input checked="" type="checkbox"/>	38078113422010	J	Flip, sold later
<input checked="" type="checkbox"/>	2691100	J	Foreclosure, compared with comp
<input checked="" type="checkbox"/>	3988000	1	Close to foreclosure
<input checked="" type="checkbox"/>	5007000	J	Flip, sold later
<input checked="" type="checkbox"/>	2111000	2	Merger sale
<input checked="" type="checkbox"/>	6355000	2	Plottage
<input checked="" type="checkbox"/>	38052532114001	2	Not exposed to market
<input checked="" type="checkbox"/>	2818000	2	Sold at auction
<input checked="" type="checkbox"/>	5480000	2	Previous tenants
<input checked="" type="checkbox"/>	3193000	2	Related parties
<input checked="" type="checkbox"/>	5783000	2	Assemblage, owned prop next to this one
<input checked="" type="checkbox"/>	6445000	2	Husband and wife, common law
<input checked="" type="checkbox"/>	4422000	2	Same buyer and seller
<input checked="" type="checkbox"/>	38051910228005	J	Foreclosure, condition
<input checked="" type="checkbox"/>	5628000	1	Seller trying to sell 2 props

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> 38052727410003	J	Foreclosure, condition	
<input checked="" type="checkbox"/> 2967000	J	Foreclosure, condition	
<input type="checkbox"/> 9218000	J	Unknown	Missing notes
Accounts Audited: 30	Auditor Agrees: -29	Auditor Disagrees: -1	Auditor Disagrees: -3.33%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	39 MESA		
<input checked="" type="checkbox"/>	R034573	53 UV: CONFIRMED WITH TONI HEIDEN 245-7777 LISTING REAL ESTATE BROKER, HEIDEN HOMES 10-8-10 & JOHN MOK-LAMME' 234-1810 ON 10-8-10. <input type="checkbox"/> ORIGINAL LISTING PRICE: \$269,000. <input type="checkbox"/> SALE INCLUDED REAL ESTATE AND PERSONAL PROPERTY SUCH AS KITCHEN APPLIANCES AND FURNITURE. FACILITY FOR TRADITIONAL HOUSING <input type="checkbox"/> FOR HOMESLESS PEOPLE. NO WAY TO BREAK OUT PERSONAL PROPERTY FROM SALE. SOLD FROM ONE NON PROFIT AGENCY TO ANOTHER. <input type="checkbox"/> 20% GIFTED FROM ONE AGENCY TO ANOTHER. NO LOAN. APPRAISAL PERFORMED WHICH MATCH SALES PRICE. NOT A CASH SALE. <input type="checkbox"/> APPLICATION TO BE TURNED IN FOR TAX EXEMPTION .TD: NO FINANCING. AVERAGE CONDITION. DATE OF CONTACT: 2-10-09. DAYS ON MARKET: 13	FAILURE TO CLEAN UP CONTAMINATED PROPERTY
<input checked="" type="checkbox"/>	R047824	99 SC UF RI EO, SALE TO RELOCATION SERVICE -MB.	BUY BACKS BETWEEN GRANTOR AND GRANTEE
<input checked="" type="checkbox"/>	R040328	71 SC/U - GOVT AGENCY- NO DOC FEE - SPEC WAR DEED - NO TD 1000/BC	BUY BACKS BETWEEN GRANTOR AND GRANTEE
<input checked="" type="checkbox"/>	R030992	74 DEAL BETWEEN NEIGHBORS. NOT LISTED ON OPEN MARKET.	NO MARKET EXPOSURE
<input checked="" type="checkbox"/>	R029374	74 NOT LISTED ON THE OPEN MARKET. FRIEND OF FRIEND, CONTACTED OWNER TO SEE IF SFR WAS FOR SALE. MK	PRDEED,
<input checked="" type="checkbox"/>	R012816	99 SOLD TO A RELO COMPANY	RELO COMPANY, NOT OPEN MKT
<input checked="" type="checkbox"/>	R010753	99 TO RELOCATION CO.	RELO COMPANY, NOT OPEN MKT
<input checked="" type="checkbox"/>	R010723	99 SOLD TO RELO COMPANY	RELO COMPANY, NOT OPEN MKT
<input checked="" type="checkbox"/>	R010001	99 LISTED FOR \$439,000. ON MARKET FOR 393 DAYS, PURCHASED TO HELP OUT DEVELOPER.	BUSINESS AFFILIATES
<input checked="" type="checkbox"/>	R008878	74 SC/EO/UV - PER AGENT - RELO COMPANY PURCHASED FROM SELLER FOR A PREDETERMINED AMOUNT AFTER SELLER FAILED TO SELL/BC	PREDETERMINED AMOUNT TO RELO COMPANY
<input checked="" type="checkbox"/>	R008468	74 BUYER LEASED FOR A YEAR WITH OPTION TO BUY CONTINGENT ON NEW APPRAISAL. NOT ON OPEN MARKET IN TIME FRAME.	COULD ALSO BE A 56

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
☑	R048047	99	SC UF RI EO, REPO IN POOR SHAPE THAT UNDERWENT MAJOR REMODEL. NEW KITCHEN, ROOF, FLOORING, COOLING AND PAINT. EYB TO 1986 -MB.	COULD BE 72 AS WELL, HOUSE TORN DOWN BARGAIN AND SALE DEED
☑	R082130	58	GRANTOR IS AGENT FOR GRANTEE	BUSINESS AFFILIATES
☑	R056508	74	SC-UV-OWNER STATED PROPERTY WAS NEVER LISTED ON MLS NOR WAS THERE A "FOR SALE"SIGN IN YARD - PURCHASED DIRECTLY FROM GRANTOR	CHANGE IN USE AFTER SALE
☑	R072587	72	DEV PURCHASE, NOT ON OPEN MARKET, LOTS SOLD TO RELATIVES. INFRASTRUCTURE IN PLACE AT TIME OF SALE. LD	NO DOC FEE, GOV'T SALE
☑	R037492	56	74- NON MARKET SALE: BUYER APPROACHED BANK FOLLOWING FORECLOSURE. NOT MARKETED ON THE MLS OR EXPOSED TO THE OPEN MARKET IN ANY WAY. (PER INTERVIEW WITH BUYER--SWH)	DRUG REHAB, FROM 1 NON PROFIT TO ANOTHER
☑	R081873	51	ROW PURCHASE: GOVT AGENCY AS BUYER	FIRST SALE AFTER FORECLOSURE
☑	R069582	52	UL #52 & #66	IMPS ONLY., NO LAND INVOLVED
☑	R065117	74	UL: TENANT 5 YEARS BEFORE PURCHASE. NOT A MARKET SALE. LISTED ON MARKET FOR REASONABLE <input type="checkbox"/> TIME. TD: \$100,800K NEW	TO CITY OF GRAND JUNCTION
☑	R064361	74	WARRANT DEED IN LIEU OF FORCLOSURE. NOT A MARKET SALE. NO TD. <input type="checkbox"/> CONSIDERATION OF \$1,189,387.26 ORIGINAL PURCHASE PRICE ON 11/21/06-\$1,200,000 <input type="checkbox"/> ORIGINAL DEED OF TRUST \$1,314,919 ON 10/9/07	LEASE PURCHASE OPTION
☑	R063971	65	CONTRACT DATE MAY31, 2006. DURING THE TRANSACTION OF THIS SALE IN 2006 IT WAS DISCOVERED THAT THE PRESENCE OF GASOLINE AND DRY CLEANING CHEMICALS ("PERC") WERE PRESENT IN THE SOIL. THE SMALL BUSINESS ADMINISTRATION (SBA) AND WELLS FARGO BANK DENIED THE LOAN. THE SBA AND CONVENTIONAL LENDERS WILL NOT GUARANTEE A LOAN UNTIL ALL REMEDIAL ACTION HAS BEEN COMPLETED. DUE TO THE PURCHASE PRICE BEING NEGOTIATED IN MAY OF 2006 AND ATYPICAL FINANCING WITH 3% DOWN THIS SALE, WHICH WAS EXECUTED IN AUGUST OF 2009, DOES NOT REPRESENT THE CURRENT MARKET.	NOT OPEN MARKET

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R062324	54	UV: CONFIRMED WITH PASTOR TOM BARLAMENT (970) 257-1047 OF LANDMARK BAPTIST CHURCH ON 10-15-10. RELIGIOUS INSTITUTION. <input type="checkbox"/> THIS WAS NOT A MARKET SALE AND THERE WAS NO EXPOSURE ON THE REAL ESTATE MARKET. THE SALE INCLUDED FURNITURE AND PICTURES. <input type="checkbox"/> THERE IS A TAX EXEMPTION APPLICATION PENDING WITH THE STATE OF COLORADO. <input type="checkbox"/> TD: DATE OF CONTRACT 10-15-09. SELLER FINANCING.	DEED IN LIEU OF FORECLOSURE
<input checked="" type="checkbox"/>	R057356	99		LEASE PURCHASE OPTION
<input checked="" type="checkbox"/>	R057356	99	UL 99- ATYPICAL NONCONFORMING <input type="checkbox"/> SELLER WAS ORIGINALLY TO BUY IMPROVEMENTS CONSTRUCTED BY BUYER <input type="checkbox"/> ON LAND. WHEN SELLER DID NOT PURCHASE, BUYER WAS OBLIGATED TO BUY <input type="checkbox"/> LAND AT PRE NEGOTIATED PRICE. CONTRACT DATE 04/01/2008 <input type="checkbox"/> EVEN THOUGH LAND HAS IMPROVEMENTS ON IT, PURCHASE WAS FOR LAND <input type="checkbox"/> ONLY AS IF VACANT. (\$1,300,000 SALE) <input type="checkbox"/> PURCHASE PRICE IS BASED ON NEGOTIATED LEASE TERMS <input type="checkbox"/> NOT REFLECTIVE OF LOCAL MARKET (\$4,400,000 SALE)	PURCHASED BY CHURCH
<input checked="" type="checkbox"/>	R004464	56	Financial Institution	FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R081874	51	ROW PURCHASE: GOVT AGENCY AS BUYER	TRADE, UNDETERMINED AMOUNT OF TRADE
<input checked="" type="checkbox"/>	R009390	63	SALE INVOLVES A 1031 TAX EXCHANGE	NOT OPEN MARKET
<input checked="" type="checkbox"/>	R019008	63	AN UNSPECIFIED TRADE CITED ON TD1000 (LK)	1031 TRADE
<input checked="" type="checkbox"/>	R031729	72	PURCHASED FOR 25 TOWNHOME DEVELOPMENT	SPECULATIVE SALE BASED ON FUTURE APPROVALS FOR PLAT
<input checked="" type="checkbox"/>	R057772	74	NO INFO ON TD-1000 FOR SALE @ RECP # 2500309 (LK) BUYER HAD TO PURCHASE DUE TO ERROR ON PREVIOUS SURVEY.	RELO COMPANY
<input checked="" type="checkbox"/>	R061060	74	NON-MARKET SALE AND HOUSE TORN DOWN THREE MOS AFTER SALE FOR DEVELOPMENT. GC	RELO COMPANY
<input checked="" type="checkbox"/>	R065270	51	BUYER SOMEHOW INVOLVED WITH SCHOOL NEXT DOOR AT 552 MAIN ST. REASON FOR TRC: DESTROYED PROPERTY. HOUSES DEMOLISHED ON R065272 & R065270 WHICH ARE OWNED <input type="checkbox"/> BY THE RIVERSIDE TASK FORCE. APPLICATION FOR TAX EXEMPTION PENDING. DATE OF DESTRUCTION WAS <input type="checkbox"/> 5-3-10 PER THE EXECUTIVE DIRECTOR OF THE RIVERSIDE TASK FORCE. MODEL TAB CHANGED.	BUSINESS AFFILIATES
<input checked="" type="checkbox"/>	R065272	74	SC EO UV / SOLD TO A CHARITABLE INSTITUTION / BC	CHARITABLE INST.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R068112	74	TRANSACTION WAS IN LIEU OF PAYMENT FOR SERVICES.	NON MARKET SALE
<input checked="" type="checkbox"/>	R070250	74	PROPERTY WAS TURNED BACK TO GRANTEE, B QUINN THROUGH FORECLOSURE ON LOAN TO B & G.	NEIGHBOR SALE
<input checked="" type="checkbox"/>	R070251	74	PROPERTY WAS TURNED BACK OVER TO GRANTEE, B QUINN, THROUGH FORECLOSURE FOR B&G BANKRUPTCY	NON MARKET SALE , COMPUTER NOTES
<input checked="" type="checkbox"/>	R050772	74	HOMEOWNER SOLD TO NEIGHBOR, NO MARKET EXPOSURE, BUYER HAD APPRAISAL. (HOMEOWNER TIRED OF YARDWORK, OVERHEARD BY NEIGHBOR)	TRADE, UNDETERMINED AMOUNT OF TRADE
<input checked="" type="checkbox"/>	R081875	52	ROW PURCHASE: GOVT AGENCY AS BUYER	TRADE, UNDETERMINED AMOUNT OF TRADE
<input checked="" type="checkbox"/>	R045019	51	RIGHT OF WAY CITY OF GRAND JUNCTION GOVERNMENT AS BUYER: NO DOC FEE	QC DEED, GRANTEE, GRANTOR BUYBACK
<input checked="" type="checkbox"/>	R017774	74	UL: PROPERTY REPOSSESSED. GRANTOR PURCHASED 06/30/2008 FROM GRANTEE: CONSEQUENTLY REPOSSESSED. NON MARKET SALE.	PRE PURCHASE PRICE.
<input checked="" type="checkbox"/>	R017491	51	ROW	ROW FOR 29 ROAD PROJECT
<input checked="" type="checkbox"/>	R015111	74	UF: BANK FORECLOSURE SALE: POCKET SALE, NO MARKET EXPOSURE. <input type="checkbox"/> THIS PROPERTY SOLD FOR \$168,500 ON 10-05-07. DEED OF TRUST OF \$126,000 FOR GRAND VALLEY NATIONAL BANK. <input type="checkbox"/> THE PROPERTY WAS DEED FROM DANIEL P. BATWINAS TO GRAND VALLEY BANK FOR NO CONSIDERATION ON 4-5-10 (#2528686). GRAND <input type="checkbox"/> VALLEY NATIONAL BANK SOLD IT NEW BUYER ON 4-16-10. <input type="checkbox"/> EXPIRED MLS LISTING OF FOR \$155,000 IN 2009. BANKRUPTCY FILED AND THE PROPERTY WAS RETURNED TO THE BANK. <input type="checkbox"/> SALE ON 4-16-10 WAS NOT MARKETED (NO LISTING FOUND ON MLS OR OTHER DATA SOURCES.) JOHN STEVENSON GVB PRESIDENT CONFIRMS SALE AS POCKET--NON-MARKETED--TRANSACTION. <input type="checkbox"/> TD: NEW FINANCING. DATE OF CONTRACT: 2-5-10.	NOT OPEN MARKET, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R003094	74	BUYER APPROACHED OWNER FOR PURCHASE SEE E-MAIL FROM LD IN SALES FILE; NOT EXPOSED TO THE OPEN MARKET.	QC DEED, GRANTEE IS AGENT FOR GRANTOR
<input checked="" type="checkbox"/>	R082248	74	THIS SALE IS FOR A PORTION OF LAND THAT THE NEIGHBOR OWNED. IN THE PROCESS A BOUNDARY LINE ADJUSTMENT WAS FILED RECP # 2504927	NOT EXPOSED TO OPEN MARKET

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R075289	74	SC-UV-OWNER STATED THEY MADE OFFER NOT EXPECTING IT TO BE ACCEPTED BUT PREVIOUS OWNERS DID NOT EVEN COUNTER, SHE THOUGHT MARKET TO BE AROUND \$500,000 - SEE ACCOUNT REMARKS	PURCHASED BY THE ADJOINER TO CORRECT SURVEY
<input checked="" type="checkbox"/>	R072391	56	SC RI EO UV, SHORT SALE FROM BANK AFTER QUICK REDUCTION IN PRICE FROM \$390,000 TO \$309,000 - MB.	PUBLIC UTILTY
<input checked="" type="checkbox"/>	R072383	99	SC UV RI EO, DISTRESS SALE. OWNER/CONTRACTOR DIED, FAMILY GOT RID OF PROPERTY. APPRAISED AT 335,000 AT TIME OF SALE -MB.	COUNTY PURCHASE
<input checked="" type="checkbox"/>	R066321	99	SITE REVIEW - NOH - EXTERIOR IS RECENTLY STUCCOED, ROOF HAS FAIRLY NEW SHINGLES, APPEARS TO BE NEW SWAMP COOLER; INTERIOR HASWHAT APPEARS TO BE NEW PLUMBING, ELECT AND MECH,OUTSIDE WALLS ARE INSULATED, NO DRYWALL, FLOOR COVERINGS, CABINETS OR COUNTERS THAT I CAN SEE LOOKING THRU WINDOWS.-WILL LEAVE AT 50% COMPLETE FOR 2010 PAY 2011 - NEW PHOTO TAKEN. HOUSE WAS SOLD INCOMPLETE.	COUNTY PURCHASE FOR EASEMENT
<input checked="" type="checkbox"/>	R063058	99	10/2009 SALE: CNV FIN, NO APPAR CNCSSNS. UF PER 2 HOUSES ON SITE (PER SUSAN.) GC	SPECULATIVE SALE BASED ON FUTURE APPROVALS FOR PLAT
<input checked="" type="checkbox"/>	R051600	74	SPOKE TO REALTOR, THIS SALE HAD BEEN MARKETED ON THE MLS, WENT TO FORCLOSURE, SOLD AT PUBLIC TRUSTEE SALE FOR \$180K, SOLD 2 WEEKS LATER FOR \$215K. ACCORDING TO REALTOR, SALE OF \$215K WAS LOW AND HAD BEEN AGGRESSIVELY MARKETED FOR QUICK SALE. SELLER WORKS THESE DEALS ON A REGULAR BASIS. SMA	CHANGE IN USE AFTER SALE
<input checked="" type="checkbox"/>	R081878	74	PURCHASE PRICE BASED ON A LONG TERM LEASE (NEGOTIATED RATE AND RENTS) NOT BASED ON LOCAL MARKET	GOV'T AGENCY WAS PURCHASER

Accounts Audited: 51 Auditor Agrees: -51 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	40 MINERAL			
<input checked="" type="checkbox"/>	484110100005	60	SETTLE AN ESTATE	BANKRUPTCY TRUSTEE'S DEED, SETTLE AN ESTATE
<input checked="" type="checkbox"/>	476325421015	49	USE CHANGE W/SALE	WENT FROM COMMERCIAL TO RESIDENTIAL, COMPUTER NOTES
<input checked="" type="checkbox"/>	476325422011	50	MIXED USE	COMMERCIAL AND RESIDENTIAL USE, COMPUTER NOTES
<input checked="" type="checkbox"/>	476325422013	62	QC DEED	QC DEED, SOUTH 17FEET 4 INCHES OF A LOT
<input checked="" type="checkbox"/>	476325448011	60	SETTLE AN ESTATE	PR DEED
<input checked="" type="checkbox"/>	476325451007	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES? STATED ON DEED AND TD
<input checked="" type="checkbox"/>	476325457010	56	FINANCIAL INSTITUTION (BUYER)	a financial institution was the buyer " Equity Trust Company"
<input checked="" type="checkbox"/>	476336111001	60	SETTLE AN ESTATE	IMPROVEMENTS IN SALVAGE CONDITION, RAZED SHORTLY AFTER PURCHASE
<input checked="" type="checkbox"/>	476336113009	58	BUSINESS AFFILIATES	RECORDS INDICATE RELATED BUSINESS AFFILIATES
<input checked="" type="checkbox"/>	476336115004	64	MULTIPLE PROPERTIES	STATED ON DEED AND TD
<input checked="" type="checkbox"/>	476336200003	53	CHARITABLE INSTITUTION	STATED ON DEED AND TD, MULTIPLE PROPERTIES, ONE PROPERTY IS A GRAVE SITE
<input checked="" type="checkbox"/>	476336202031	71	DEED RESTRICTION/RESOLUTION	STATED ON DEED- RESTRICTIONS
<input checked="" type="checkbox"/>	483932200008	60	SETTLE AN ESTATE	PR DEED, TO SETTLE AN ESTATE
<input checked="" type="checkbox"/>	484531203004	53	CHARITABLE INSTITUTION	SOLD TO NON-PROFIT, WATERSTONE SUPPORT FOUNDATION
<input checked="" type="checkbox"/>	484102100007	64	MULTIPLE PROPERTIES	STATED ON DEED AND TD, MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	476336202002	57	RELATED PARTIES	MOTHER PURCHASED FROM SON, ASSESSOR KNOWLEDGE, MOTHER BUYS PROJECTS FROM SON ALL THE TIME
<input checked="" type="checkbox"/>	484110100011	70	EXTREME OUTLYING	HIGHLY MOTIVATED ADJOINING PROPERTY OWNER, COMPUTER NOTES, CHANGED FROM RESIDENTIAL TO COMMERCIAL
<input checked="" type="checkbox"/>	484111304001	69	PARTIAL INTEREST?	WELLS AND CENTER ARE GRANTORS, CENTER IS THE GRANTEE, BUSINESS AFFILIATES, DEED RESTRICTED
<input checked="" type="checkbox"/>	484120401016	64	MULTIPLE PROPERTIES	ADJOINING PROPERTY OWNER, COMPUTER NOTES
<input checked="" type="checkbox"/>	484129100055	64	MULTIPLE PROPERTIES	STATED ON DEED
<input checked="" type="checkbox"/>	484129200011	63	PROPERTY TRADES	PRIOR ASSESSOR RECALLS A TRADE INVOLVED IN THIS TRANSACTION

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> 484129304008	04	PUBLIC TRUSTEE'S DEED	NOTICE OF ELECTION AND DEMAND FOR SALE BY PUBLIC TRUSTEE
<input checked="" type="checkbox"/> 484132100001	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES, STATED ON DEED AND COMPUTER NOTES
<input checked="" type="checkbox"/> 484307205020	53	CHARITABLE INSTITUTION	SAN LUIS VALLEY HABITAT FOR HUMANITY - GRANTEE, NON-PROFIT
<input checked="" type="checkbox"/> 484336101016	10	LEASE	SALE INCLUDED IMPROVEMENT AND LAND LOCATED JUST BELOW THE IMPROVEMENT
<input checked="" type="checkbox"/> 502706311010	64	MULTIPLE PROPERTIES	GRANTEE OWNS ADJACENT PROPERTY
<input checked="" type="checkbox"/> 484336101030	58	BUSINESS AFFILIATES	BUSINESS AFFILIATES, MULTIPLE PROPERTIES
<input checked="" type="checkbox"/> 538934404020	64	MULTIPLE PROPERTIES	SELLER FINANCED, MULTIPLE PROPERTIES STATED ON DEED AND TD
<input checked="" type="checkbox"/> 484101300001	58	BUSINESS AFFILIATES	STATED ON DEED: DAVID R. MORRIS & OPATRIL TO DAVID R. MORRIS.
<input checked="" type="checkbox"/> 484530300009	53	CHARITABLE INSTITUTION	James Neece - buyer, He places his properties here in religious LLC's.

Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	41	MOFFAT		
<input checked="" type="checkbox"/>	R005919	5	SALE INVOLVES DISTRESS	PROPERTY WAS GOING TO FORECLOSURE, BUYER HAD WON LOTTERY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R006222	90	SEE NOTE FOR UNQUAL REASON	NOT OPEN MKT., NOT LISTED WITH REALTOR, COMPUTER NOTES, QC DEED
<input checked="" type="checkbox"/>	R012078	90	SEE NOTE FOR UNQUAL REASON	FINANCED \$176,300 FOR A \$25,000 PURCHASE, NOT OPEN MARKET, FRIENDS, COMPUTER NOTES
<input checked="" type="checkbox"/>	R001092	90	SEE NOTE FOR UNQUAL REASON	PROPERTY NOT INSPECTED BEFORE SALE, NOT KNOWLEDGABLE BUYER, COMPUTER NOTES, TOUGH TERRAIN
<input checked="" type="checkbox"/>	R001132	90	SEE NOTE FOR UNQUAL REASON	ON SITE IMPROVEMENTS, NO VALUE ALLOCATED I IMPS. COMPUTER NOTES
<input checked="" type="checkbox"/>	R011868	90	SEE NOTE FOR UNQUAL REASON	TRADE INDICATED ON TD 1000, 1031 EXCHANGE
<input checked="" type="checkbox"/>	R011869	90	SEE NOTE FOR UNQUAL REASON	MOTIVATED BUYER, DUE TO CHILDREN'S EXISTING PROPERTY LOCATION, PAID WAY ABOVE MARKET, UNKNOWLEDGEABLE BUYER, COMPUTER NOTES
<input checked="" type="checkbox"/>	R011870	90	SEE NOTE FOR UNQUAL REASON	TRADE INDICATED ON TD 1000, 1031 EXCHANGE
<input checked="" type="checkbox"/>	R001460	90	SEE NOTE FOR UNQUAL REASON	SHERIFF'S DEED, STATED ON DEED, COMPUTER NOTES
<input checked="" type="checkbox"/>	R007781	5	SALE INVOLVES DISTRESS	SOLD LOT NEXT TO HOUSE FOR CASH, PRICED FOR QUICK SALE, DISTRESS SALE, COMPUTER SALE
<input checked="" type="checkbox"/>	R011413	90	SEE NOTE FOR UNQUAL REASON	ADJACENT OWNER PURCHASED, NOT ON OPEN MKT., COMPUTER NOTES
<input checked="" type="checkbox"/>	R012071	90	SEE NOTE FOR UNQUAL REASON	ADJACENT OWNER PURCHASED, NOT ON OPEN MKT., COMPUTER NOTES
<input checked="" type="checkbox"/>	R001430	90	SEE NOTE FOR UNQUAL REASON	IMPS. WERE UNDER CONSTRUCTION AT TIME OF SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R003475	5	SALE INVOLVES DISTRESS	UNLOADING PROPERTY, MOTIVATED SELLER, COMPUTER NOTES
<input checked="" type="checkbox"/>	R009171	32	RELOCATION CO SALE	SELLER CONCESSIONS, RELOCATION TRANSACTION, TD 1000 AND COMPUTER NOTES
<input checked="" type="checkbox"/>	R005918	42	UNQ - DOUBLE SALE - OUT FOR TIME	FIRST SALE IN TIME PERIOD, COMPUTER NOTES
<input checked="" type="checkbox"/>	R005225	7	SALE INVOLVES FINANCIAL ASSMPT	PUBLIC TRUSTEES DEED,, COMPUTER NOTES
<input checked="" type="checkbox"/>	R008236	5	SALE INVOLVES DISTRESS	FORCED SALE, GRANTOR WAS IN JAIL, NOT A MARKET PRICE, COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R003984	7	SALE INVOLVES FINANCIAL ASSMPT	PURCHASED BY BANK AS A FORCLOSURE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R007434	44	SALE INV MULTIPLE OR MIXED USE	MIXED USE RESTAURANT AND APARTMENTS, COMPUTER NOTES
<input checked="" type="checkbox"/>	R003052	90	SEE NOTE FOR UNQUAL REASON	IMPS. WERE UNDER CONSTRUCTION AT TIME OF SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R012041	90	SEE NOTE FOR UNQUAL REASON	MULTIPLE RESIDENCES ON PROPERTY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R005348	90	SEE NOTE FOR UNQUAL REASON	FIRE DAY BEFORE CLOSING, PROPERTY WAS IN PROCESS OF FORECLOSURE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R008787	90	SEE NOTE FOR UNQUAL REASON	PROPERTY CONTAINS TWO RESIDENCES, COMPUTER NOTES
<input checked="" type="checkbox"/>	R007713	5	SALE INVOLVES DISTRESS	MOVING SALE, SELLER HAD TO SELL HAVING TAKEN OUT OF TOWN JOB, COMPUTER NOTES
<input checked="" type="checkbox"/>	R006599	5	SALE INVOLVES DISTRESS	motivated sellers, divorce situation, computer notes
<input checked="" type="checkbox"/>	R006478	90	SEE NOTE FOR UNQUAL REASON	SELLER FINANCED, ATTORNEY WHO HANDLED FORECLOSURE PURCHASED PROPERTY, COMPUTER NOTES, QC FROM A TRUST
<input checked="" type="checkbox"/>	R006291	90	SEE NOTE FOR UNQUAL REASON	NOT ON MARKET, SALE BETWEEN FRIENDS, COMPUTER NOTES
<input checked="" type="checkbox"/>	R004366	90	SEE NOTE FOR UNQUAL REASON	TD 100 INDICATES A TRADE
<input checked="" type="checkbox"/>	R010458	44	SALE INV MULTIPLE OR MIXED USE	SELLER FINANCED \$20K MORE THAN PURCHASE PRICES, MULTIPLE PROPERTIES STATED ON DEED AND TD 1000
<input checked="" type="checkbox"/>	R007656	10	SALE WAS AN AUCTION	AUCTION SALE, NOT WELL ADVERTISED, COMPUTER NOTES

Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	42	Montezuma	
<input checked="" type="checkbox"/>	R007213	11 Miscellaneous	COMPUTER NOTES: ADJACENT OWNER
<input checked="" type="checkbox"/>	R004139	11 Miscellaneous	COMPUTER NOTES: FIRST SALE IN DATA COLLECTION PERIOD
<input checked="" type="checkbox"/>	R008904	17 Purchased By Tax Exempt Org	COMPUTER NOTES: FOR COLORADO MENTAL HEALTH CENTER, PAID PREMIUM FOR LOCATION
<input checked="" type="checkbox"/>	R010303	8 Purchaser owns Adjacent Proper	COMPUTER NOTES: ADJACENT OWNER
<input checked="" type="checkbox"/>	R006327	11 Miscellaneous	
<input checked="" type="checkbox"/>	R003131	18 Bank Repossession	COMPUTER NOTES: MULTIPLE PARCELS
<input checked="" type="checkbox"/>	R010696	18 Bank Repossession	COMPUTER NOTES: FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R016658	7 Change of Use	Computer notes: first sale in data collection period
<input checked="" type="checkbox"/>	R007925	19 Not Arms Length Transaction	COMPUTER NOTES: PAID LESS DUE TO PROXIMITY, OWNED ADJACENT PARCELS
<input checked="" type="checkbox"/>	R013821	11 Miscellaneous	COMPUTER NOTES: SALE BEFORE ANTICIPATED FORECLOSURE, SOLD FOR LESS, IMPS - SALVAGE
<input checked="" type="checkbox"/>	R005680	11 Miscellaneous	COMPUTER NOTES: LOW SALE PRICE DUE TO ANTICIPATED BANKRUPTCY
<input checked="" type="checkbox"/>	R015139	18 Bank Repossession	COMPUTER NOTES: FIRST SALE AFTER FORECLOSURE, ABOUT 16% BELOW MARKET
<input checked="" type="checkbox"/>	R001178	12 Trade Involved	COMPUTER NOTES: BUSINESS AFFILIATES, NOT OPEN MARKET
<input checked="" type="checkbox"/>	R001448	11 Miscellaneous	COMPUTER NOTES: INHERITANCE DIVIDED AND RESOLVED, NOT OPEN MARKET, QC DEED
<input checked="" type="checkbox"/>	R013862	11 Miscellaneous	COMPUTER NOTES: PERSONAL PROPERTY UNDETERMINED VALUE. SIGNIFICANT VALUE ATTRIBUTED TO EQUIPMENT BY BUYER
<input checked="" type="checkbox"/>	R004090	11 Miscellaneous	COMPUTER NOTES: DISTRESSED SALE, SOLD FOR 1/2 WHAT THEY PAID FOR IT
<input checked="" type="checkbox"/>	R001924	11 Miscellaneous	Computer notes: relocation company, not exposed to open market
<input checked="" type="checkbox"/>	R013859	18 Bank Repossession	COMPUTER NOTES: FIRST SALE AFTER FORECLOSURE, ABOUT 98,000 BELOW MARKET
<input checked="" type="checkbox"/>	R002735	32 Remodeled/New Const After Sale	COMPUTER NOTES: CONFLICTING INFORMATION ON DEED VS TD SALE PRICE PP VALUE UNDETERMINED

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R016401	16	Previously Exempt Property	COMPUTER NOTES: SOLD FOR \$50,000 THAN VALUE SET BY COUNTY, WAY BELOW MKT.
<input checked="" type="checkbox"/>	R015364	19	Not Arms Length Transaction	COMPUTER NOTES: SOLD BACK AND FORTH OVER THE PAST FEW YEARS, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R002789	11	Miscellaneous	COMPUTER NOTES: BOUGHT BACK BY PREVIOUS OWNER, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R004010	11	Miscellaneous	COMPUTER NOTES:SELLER FINANCED RESULTS IN LOWER PRICE PAID
<input checked="" type="checkbox"/>	R006723	19	Not Arms Length Transaction	COMPUTER NOTES, NOT ARMS LENGTH, APPEARS TO BE FATHER TO SON OR VISA VERSA, OR SAME PERSON, ASSESED AT 227,000
<input checked="" type="checkbox"/>	R016469	8	Purchaser owns Adjacent Proper	COMPUTER NOTES: ADJOINING OWNER, PAID 1/2 MARKET VALUE
<input checked="" type="checkbox"/>	R016342	19	Not Arms Length Transaction	COMPUTER NOTES: BUSINESS ASSOCIATES, NOT ARMS LENGTH.
<input checked="" type="checkbox"/>	R012881	19	Not Arms Length Transaction	COMPUTER NOTES: 291,000 assessed value, QC DEED, BUSINESS RELATIONSHIP, STATED ON TD RELATED PARTIES
<input checked="" type="checkbox"/>	R000317	8	Purchaser owns Adjacent Proper	COMPUTER NOTES: ADJOINING OWNER, PAID 3/4 MARKET VALUE
<input checked="" type="checkbox"/>	R015759	11	Miscellaneous	COMPUTER NOTES; SALE INCLUDES MH
<input checked="" type="checkbox"/>	R014426	19	Not Arms Length Transaction	COMPUTER NOTES: BUYER HELD NOTE, PURCHASED AT NOT OPEN MARKET
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Andy	43 Montrose			
<input checked="" type="checkbox"/>	R0017667	70	LISTED ON MLS IN 2007 FOR 1 YR @ \$1,050,000, (UNREALISTIC PRICE), WITH NO REDUCTION - LISTING EXPIRED. NEXT LISTED 1/24/09 FOR 67 DAYS @ \$440,000 WITH NO REDUCTION - EXPIRED. FINAL LISTING 3/18/09 @ \$399,950, UNDER CONTRACT IN 14 DAYS WITH CLOSING IN ONLY 23 DAYS AFTER CONTRACT. PER PHONE CALL WITH BUYER, 10/14/09, BELIEVED THE BUILDER, (SELLER), WAS CLOSE TO LOSING PROPERTY AND NEEDED TO LIQUIDATE . BASED ON THE RAPID PRICE REDUCTIONS AND SHORT CONTRACT TO CLOSING PERIOD, THIS DOES NOT APPEAR TO BE A MARKET SALE, BUT A LIQUIDATION SALE. SG / SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0015060	70	Spoke to owner 10-5-09. Seller was transferred out of town for work and had a settlement company handle the sale. Sellers signed the deed 4-29-08, but the contract from the buyers didn't happen until May 6, 2009. Suspect that sellers signed deed before transferring power of attorney to the settlement company. There was also a previous sale contract that had fallen through a short time before the current owners put in their offer. bm Spoke to Heritage Title and they did confirm that the deed was acknowledged in advance as a relocation company was involved and they did not find a buyer for this property until 5-2009 and closed 6-18-2009. Since acknowledgment date can't be used and there is not a delivery date then the recording date has to be assumed to be the delivery date on this deed. TJ	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0019694	70	FC 8/16/10, LISTED FOR A TOTAL OF 607 DAYS WITH AN ORIGINAL PRICE OF \$629,900 REDUCED TO \$430,000. PER GRANTEE, AT THE END OF THE LISTING PERIOD, IT TURNED INTO A SHORT SALE. PRIOR TO GRANTEE'S OFFER BEING ACCEPTED, A DIFFERENT OFFER WAS ACCEPTED AND THE SHORT SALE PROCEEDINGS BEGAN-ORIGINAL BUYERS WERE UNABLE TO SECURE FINANCING, SALE FELL THROUGH AND GRANTEE MADE A "LOW-BALL" OFFER THAT WAS ACCEPTED. PER GRANTEE, HE FELT IT WAS A BANK LIQUIDATION SALE. GRANTEE IS ALSO SUBDIVISION DEVELOPER. SG / BM	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0021997	70	LIQUIDATION AUCTION OCCURRED ON 10/10/09. 15 LOTS, TWO 40 AC PARCELS, AND THIS SFR WERE ALL A PART OF THE EAGLE LANDING / EAGLE RANCH LIQUIDATION SALE. SALE COULD HAVE BEEN FORCED BY BACK TAXES. MA / TW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0017672	70	LISTED 230 DAYS, ORIGINAL ASKING PRICE WAS \$425K. MLS SHOWS HOME IN NEW / VERY GOOD - COMPLETE CONDITION. MA There were some things incomplete on the home: garage doors, walkout patio retaining wall finishes, walkout patio sump pump. C.O. was issued in 2008 with conditions to finish the previously mentioned items. This was a purchase of an INCOMPLETE HOME and did not represent market value. BM / SG	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0018637	70	FOUR LOTS (R18646 R18645 R18638 R18637), PURCHASED ON SEPARATE DEEDS, SAME BUYER AND CLOSING DATE. (LAND DEVELOPER TO BUILDER). EACH WAS PURCHASED AT \$25K, A BULK LOT PRICE. SG	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0008259	70	PURCHASED FROM BANKRUPTCY: INCLUDES R8259, R11084, & 13003: 37.12 AC TOTAL (SOME AG), MULTI OCCR & USE COMM, PLUS RES. SSW, Bankruptcy Trustee's deed	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0022230	64	79.228 ac. SALE INCLUDES FIVE PARCELS: R0022194 R0022227 R0022228 R0022229 R0022230. MA	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0020544	70	WILLIAMS CONSTRUCTION ACCOUNT TIED TO THIS PARCEL WITH NO VALUE. POSSIBLY A MINERAL LEASE FOR GRAVEL PRODUCTION. MA LISTED ON THE MLS FOR 3 MONTHS BEFORE CONTRACT. (MLS#612994). RIVER FRONTAGE & WATER RIGHTS. BM DUE TO THE GRAVEL PERMIT / PRODUCTION TIED TO THIS ACCT, UNABLE TO VALUE AT FULL ACREAGE; 8.7 ACRES ARE IN GRAVEL PRODUCTION. SG	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0022177	71	32.515 ac cash per td. TW PER CONVERSATION WITH GRANTEE, PROPERTY WAS NOT LISTED ON THE OPEN MARKET. THEY PURCHASED THE LAND FROM A FRIEND, IT WAS PRE-ARRANGED THAT IF HE EVER WANTED TO SELL, THEY WOULD PURCHASE THE PROPERTY. MA	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0022060	71	buyer owns adjoining parcel.	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0021757	70	ATYPICAL LOT AND CIRCUMSTANCES. AT PRESENT IT IS UNKNOWN WHETHER THIS LOT IS BUILDABLE AND/OR APPROVABLE FOR SEPTIC SYSTEM INSTALLATION. BUYER WILL HAVE TO NEGOTIATE LAND USE POLICIES AND POSSIBLY GAIN A VARIANCE TO DETERMINE THE SUITABLE USES, IF ANY EXIST, FOR THE PARCEL. HIGHEST AND BEST USE MIGHT BE RESTRICTED TO ASSEMBLAGE TO ADJACENT PARCEL. NOT REPRESENTATIVE OF THE MARKET. MA	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0014537	54	Listing begun at \$555,888 on 4/18/2006. Then price was reduced to \$498,888. The seller set the original asking price based on an offer he received (which fell through) before listing. Per listing agent: The Church wanted this parcel and was willing to pay a premium because of the highway frontage, the corner access and the proximity to River's Edge residential subdivision. The church initiated contact in late 2008 and begun negotiations. An appraisal which supported the price of \$425k was done in March or April 2009. The market had softened by the closing date of November 30, 2009, but the church chose to honor the original agreement and not ask for a price reduction. This sale more likely represents the market in late 2008 as this was the time period that the offer and supporting appraisal were based on. This sale should not be used as a measure of the market at the time of closing in late 2009. BM	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0017216	56	11/30/09 PER DISCUSSION WITH OWNER, MARKETED AT LEAST 4 OR 5 MONTHS, BUYER PAID ONLY SLIGHTLY LESS THAN ASKING PRICE. MA BANK DID NOT WANT TO HOLD LOT, SOLD AT BELOW MARKET DISCOUNTED VALUE, NOT REFLECTIVE OF OTHER SALES IN THE NBHD. Sold for 1/3 normal established values.BH	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0014068	70	11/30/09 PER DISCUSSION WITH OWNER, PROPERTY WAS LISTED ON OPEN MARKET FOR 120K FOR EXTENDED PERIOD. SMALLER NEIGHBORING LOT JUST SOLD FOR A SIMILAR PRICE. PART OF THE TROUBLED BRIDGES NEIGHBORHOOD. MA 12/03/09 PER DISCUSSION WITH NEIGHBORING GRANTEE, A LIQUIDATION AUCTION OCCURRED ON 10/10/09. THIS LOT WAS PART OF THE LIQUIDATION AUCTION PER INTERNET AUCTION ADVERTISEMENT. BACK TAXES COULD HAVE FORCED SALE. CHANGED VALIDITY TO UI. MA / TW	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0018176	70	ALSO PURCHASED R18164 ON #805644: SOLD TO BUILDER AT MULTI-PARCEL DISCOUNT. SELLER WAS FROM OUTOF TOWN ,(VA), AND WAS WANTING TO LIQUIDATE THEIR PROPERTIES IN THE SUBDIVISION. SG	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0021873	71	PURCHASED FROM ADJ PROPERTY OWNER FOR EXPANSION OF MUSEUM. A PART OF PRIME DEV ACREAGE ON HWY 50 & MIAMI.THE BUYER PAID ABOVE MARKET BECAUSE HE NEEDED THIS PARCEL FOR THE EXPANSION OF HIS MUSEUM. IT WAS NOT LISTED ON THE OPEN MARKET.	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0001410	71	PER CONVERSATION WITH GRANTEE: GRANTEE CONVEYED INTEREST IN THE PROPERTY YEARS AGO, GRANTOR RECENTLY APPROACHED GRANTEE TO ARRANGE SALE. PROPERTY WAS NOT LISTED ON OPEN MARKET. HOUSE IN NEED OF DEMOLITION WAS ON PROPERTY AT THE TIME OF SALE. HOUSE HAS SINCE BEEN REMOVED AT GRANTEE'S COST. SALE ALSO INVOLVED ATYPICAL FINANCING. SELLER FINANCED THE PROPERTY AT 0% OVER 10 YEARS. MA	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0022167	71	THIS PARCEL WAS CREATED TO SUPPLY ACCESS TO NYSTOM'S PARCEL R30070. THIS WAS A PRIOR AGREEMENT BETWEEN NYSTROMS & COMMERCE PARK, BEFORE PLAT FOR SUBD WAS FINALED. DEED SHOULD'VE BEEN RECORDED W/ ALL OTHERS BUT WAS MISPLACED BY TITLE COMPANY. OWNER WANTS TO COMBINE W/ R30070 AS SOON AS GETS NAMES & PAPERWORK ALL CONSOLIDATED. FOR ANY FURTHER INFO, INQUIRE OF TJ & SSW. SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0002007	69	50% Interest, Personal Property Trade of Unknown Value.	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
☑	R0008219	70	PURGED 1982 ATLANTIC 24 X 40 SALE VERIFICATION AND DISCUSSION WITH SELLER 9/13/10. CURRENT TENANT WAS THE SELLER OF THE PROPERTY. HOME WAS LISTED ON THE MLS AT \$85,000 FOR 77 DAYS PRIOR TO BEING WITHDRAWN FROM THE MARKET. SHORTLY THEREAFTER, THE PROPERTY WAS SOLD TO A LONG STANDING ACQUAINTANCE WITH THE AGREEMENT THAT THE BUYER WOULD RENT THE PROPERTY BACK TO THE SELLER. THE SELLER'S OBJECTIVE IN SELLING THE HOME WAS TO ELIMINATE THE PAYMENTS. SELLER STATED THAT HE SOLD THE HOME FOR ONLY WHAT HE OWED AND NOW SAVES AN ADDITIONAL \$200 A MONTH BY RENTING IT INSTEAD. SELLER WAS NOT SEEKING MARKET VALUE FOR THE PROPERTY IN THIS TRANSACTION. MA	computer notes, notes on TD's and Assessor confirmation
☑	R0000815	70	Short Sale. Condition appeared to be good at the time of sale. Listed for a total of 150 days with an original price of \$129,950 reduced to \$109,950, under contract in less than 2 months. Based on marketing time, and rapid price reductions, this does not appear to be a market sale. SG / BM	computer notes, notes on TD's and Assessor confirmation
☑	R0004744	70	SALE OUT OF FORCLOSURE. SOLD AS IS; NO WARRANTIES. MAJOR FINANCING LIMITATIONS; WERE LOOKING FOR CASH BUYER. HAD TO BE PREQUALIFIED OR HAVE PROOF OF CASH FUNDS & CERTIFIED EARNEST MONEY. DEED OF TRUST \$250K W/ NOTE OF THAT BEING MAX LOAN AMOUNT. FC 8/6/10 SSW/BM.	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0006637	71	FC 7/8/10 FOR SALE VERIFICATION. NOBODY HOME. MEASURED AND INVENTORIED EVERYTHING. UPDATED PROPERTY RECORD ACCORDINGLY. GRANTOR OBTAINED THE PROPERTY ON PUBLIC TRUSTEE'S DEED BY WAY OF PUBLIC TRUSTEE'S SALE (PRIOR TO THE BANK RECLAIMING OWNERSHIP THROUGH CONFIRMATION DEED). PROPERTY WAS MARKETED BRIEFLY (106 DAYS) THROUGH THE MLS BEFORE THE LISTING WAS CANCELLED. SOLD (FSBO?) EIGHT MONTHS AFTER THE CANCELLED LISTING. MLS PHOTOS AND TD INDICATE AVERAGE CONDITION. NO SIGNS OF SELLER DISTRESS. RATIO ALIGNS WITH SEVERAL NEIGHBORHOOD SALES. HAVE TRIED CALLING EVERY POSSIBLE TELEPHONE NUMBER FOR GENE AND/OR MICHELLE HAYNES. HAVE NOT BEEN ABLE TO CONTACT THE NEW OWNER. MAY REVISIT THE PROPERTY AT LATER DATE IF NECESSARY. MA PER CONVERSATION WITH SELLER 8/30/10, GRANTEE WAS RENTING THE HOME PRIOR TO THE PURCHASE. THE PROPERTY WAS NOT ON THE OPEN MARKET AT THE TIME OF SALE NOR HAD IT BEEN MARKETED IN THE PREVIOUS EIGHT MONTHS. THE TENANTS WERE AWARE THAT THE GRANTOR WANTED TO SELL THE HOME AND NEGOTIATED THE TRANSACTION WITHOUT MARKET COMPETITION. MA	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0006546	71	SALE AFTER FORECLOSURE. \$4,000 SELLER CONCESSION. WAS NOT ON THE MARKET PRIOR TO FORECLOSURE, AND WAS UNDER CONTRACT THE DAY OF LISTING AFTER FORECLOSURE. WAS NOT EXPOSED TO THE OPEN MARKET. BM	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0650868	64	INCLUDES R650868 (IMP'D) & R650870 (VAC-1 LOT)	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0018006	56	SALE AFTER FORECLOSURE. SG	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0650620	69	1/2 INTEREST, deed shows 100% interest, however 50% is for grantee.	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0020494	71	FC 8/20/09. Spoke to owner. They were acquainted with the seller and came to an agreement. Could not find any market listings. BM	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0013003	70	PURCHASED FROM BANKRUPCY: INCLUDES R8259, R11084, & 13003: 37.12 AC TOTAL (SOME AG), MULTI OCCR & USE COMM, PLUS RES. SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0651900	70	sale was for land and bldg with extensive fire damage, undetermined amount of value remaining from existing foundation. bh	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0010728	56	SALE AFTER FORECLOSURE; PROPERTY WAS LISTED FOR SALE BUT CURRENT OWNER WAITED UNTIL AFTER FORECLOSURE THEN MADE OFFER TO BANK. SALE CONF FC 6/8/10 SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0009031	54	SOLD FULLY FURNISHED. SALE VER PHONE CONV W/ REAL ESTATE AGENT 8/27/10; CALLED & LEFT MESSAGES AT CHURCH OFFICE BUT WAS NEVER CALLED BACK. FORMER OWNERS INVOLVED IN THIS CHURCH. THROUGH THE CHURCH'S INVESTMENT COMPANY, THEY TRADED THIS PROPERTY FOR ONE IN KANSAS. AGENT WAS NOT SURE HOW SALE PRICE WAS SET, BUT SAID IT WAS DEFINATELY INFLATED. HER MARKET ANALYSIS VALUE WAS \$435K BUT WAS TOLD TO MARKET IT AT THE \$700K SALE PRICE. HAD AN OFFER OF \$525K BUT CHURCH WOULDN'T ACCEPT. SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0650563	78	SALE AFTER FORECLOSURE; FC & INTERVIEW 1/5/09 SSW. QC deed	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0011084	70	PURCHASED FROM BANKRUPCY: INCLUDES R8259, R11084, & 13003: 37.12 AC TOTAL (SOME AG), MULTI OCCR & USE COMM, PLUS RES. SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0650555	71	BUSINESS HAD CLEARANCED IT'S INVENTORY & CLOSED BEFORE SALE. SSW Spoke to buyers. The property was never listed for sale to the general public. They were approached by the previous owners with an offer to sell the property to them. They had a fee appraisal done in late 2008 to determine the price. The buyers stated that they know current rents cannot support the purchase price, but hope to see a better market some years down the road. They run a competing liquor store just down the street, so the purchase did have some positive impact on their business. The buyers listed the property for lease on the MLS with restrictions not allowing a liquor store to be operated there. BM	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/>	R0015083	56	FC 8/6/10. Condition not typical of this quality of home. Stairway trim completely unfinished, fireplace tile unfinished, unfinished patches in sheetrock in some of the upper story ceilings, window and door trim not painted. None of the nail holes filled or painted, no threshold under doorway from garage to outside, unfinished garage door trim, a few pieces of missing siding, missing stone on chimney and some miss-matched floor trim as well. Will need some finish work to bring it up to par with other homes in this neighborhood. Bm/SSW	computer notes, notes on TD's and Assessor confirmation

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R0016411	70	SHORT SALE; FC 8/25/10, LISTED TWICE FOR A TOTAL OF 373 DAYS. FIRST LISTED FOR 182 DAYS WITH AN ORIGINAL PRICE OF \$490K REDUCED TO \$389,900 - EXPIRED. FINAL LISTING FOLLOWED NED, (BAL DUE =\$440,617.81 + \$120K FROM A 2ND); LISTED FOR 191 DAYS-2 DAYS TO CONTRACT, UNDER CONTRACT TWICE, FIRST FELL THROUGH AFTER SEVERAL MONTHS, SECOND CAME IN AT END, (UNDER CONTRACT FOR 189 DAYS), ASKING PRICE OF \$324,950. MLS STATES CASH SALE, HOWEVER, BUYERS OBTAINED A DT FOR \$330K DATED 3/26/10, RECORDED 4/13/10. GOOD CONDITION DURING LISTING PERIOD AND AT TIME OF SALE. SELLING AGENT CONFIRMED SHORT SALE AND STATED IT WAS PRICED "AGGRESSIVELY" TO AVOID FARECLOSURE. FOLLOWING CONTRACT HE NEGOTIATED WITH BANK FOR SHORT SALE APPROVAL AND FELT BANK WAS WILLING TO SETTLE FOR QUITE A BIT LESS THAN VALUE DUE TO THE DIFFICULTY SELLING HIGHER END PROPERTIES. BASED ON THE AGGRESSIVE PRICING OF THE 2ND LISTING, ACCEPTING A CONTRACT IN 2 DAYS, AND THE BANK WILLING TO REDUCE THE DEBT SO DRAMATICALLY, THIS DOES NOT APPEAR TO BE A MARKET SALE. SG / SSW OWNER, GAREY LARSON, CALLED PER CARD LEFT & CONFIRMED ALL INFO. SSW	computer notes, notes on TD's and Assessor confirmation
<input checked="" type="checkbox"/> R0650533	56	SALE OUT OF FORECLOSURE. REAL ESTATE ONLY. BUILDING HAS SOME DEFERRED MAINTAINENCE ISSUES (SEE MAIN REMARKS & PHOTOS). SALE REPRESENTATIVE OF THE CONDITION OF PROPERTY AT TIME OF SALE. REPAIR (MAJOR IN KITCHEN) & REMODEL; INTERIOR INSP 4/15/10. SSW	computer notes, notes on TD's and Assessor confirmation
Accounts Audited: 39	Auditor Agrees: -39	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K.	44	Morgan		
<input checked="" type="checkbox"/>	R012046		Mult par sales/same date - same buyer/seller	Multiple sales
<input checked="" type="checkbox"/>	R019324		Parcel split or combined with other after sale	Noted
<input checked="" type="checkbox"/>	R019331		Sale between related parties	Noted
<input checked="" type="checkbox"/>	R012586		Remodeled/addition/demo after sale	
<input checked="" type="checkbox"/>	R012419		Multiple parcels	
<input checked="" type="checkbox"/>	R004108		Quick sale/liquidation/auction/bid	Price low via comps
<input checked="" type="checkbox"/>	R020001		Sale between related parties	Noted
<input checked="" type="checkbox"/>	R001275		Sale between related parties	Noted
<input checked="" type="checkbox"/>	R005093		Quick sale/liquidation/auction/bid	Price low via comps
<input checked="" type="checkbox"/>	R019031		Private party sale, no listing/adv/appraisal	Price low via comps
<input checked="" type="checkbox"/>	R006147		Private party sale, no listing/adv/appraisal	
<input checked="" type="checkbox"/>	R001926		Incl items or services of undetermined value	Items listed
<input checked="" type="checkbox"/>	R000933		Private party sale, no listing/adv/appraisal	
<input checked="" type="checkbox"/>	R004874		Multiple parcels	Verified multi parcels
<input checked="" type="checkbox"/>	R010051		Multiple parcels	Verified multi parcels
<input checked="" type="checkbox"/>	R001772		Quick sale/liquidation/auction/bid	Sale comps
<input checked="" type="checkbox"/>	R004082		Multiple parcels	Verified multi parcels
<input checked="" type="checkbox"/>	R006868		Quick sale/liquidation/auction/bid	Sale comps
<input checked="" type="checkbox"/>	R012302		RE sold with titled manufactured home	
<input checked="" type="checkbox"/>	R005284		Quick sale/liquidation/auction/bid	Price low via comps
<input checked="" type="checkbox"/>	R007994		Price allocated/mixed use	Verified with notes
<input checked="" type="checkbox"/>	R004527		Mult par sales/same date - same buyer/seller	Multiple sales
<input checked="" type="checkbox"/>	R015580		Private party sale, no listing/adv/appraisal	Low via comps
<input checked="" type="checkbox"/>	R007973		Sale to settle estate	2 deeds to settle estate
<input checked="" type="checkbox"/>	R007439		Quick sale/liquidation/auction/bid	Price low via comps
<input checked="" type="checkbox"/>	R007944		Quick sale/liquidation/auction/bid	Price low via comps
<input checked="" type="checkbox"/>	R001327		Remodeled/addition/demo after sale	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R019445	Sale between related parties	Noted
<input checked="" type="checkbox"/>	R000934	Remodeled/addition/demo after sale	Outbuilding added
<input type="checkbox"/>	R018829	Quick sale/liquidation/auction/bid	Lack of documentation
<hr/>			
Accounts Audited: 30	Auditor Agrees: -29	Auditor Disagrees: -1	Auditor Disagrees: -3.33%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	45 Otero		
Auditor recommend that the county us State disqualification codes			
<input checked="" type="checkbox"/>	464302327015	EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	444513100017	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444318234009	REPOSSESSION	
<input checked="" type="checkbox"/>	464311232023	REPOSSESSION	
<input checked="" type="checkbox"/>	444318224003	REPOSSESSION	
<input checked="" type="checkbox"/>	464302433001	REPOSSESSION	
<input checked="" type="checkbox"/>	444318307019	EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464301308001	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464304401005	REPOSSESSION	
<input checked="" type="checkbox"/>	444318420018	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464301309001	DISTRESS SALE	repo/after bankruptcy
<input checked="" type="checkbox"/>	437726200024	REPOSSESSION	
<input checked="" type="checkbox"/>	444325312015	REPOSSESSION	
<input checked="" type="checkbox"/>	464310116009	REPOSSESSION	
<input checked="" type="checkbox"/>	437516310002	EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464302319001	REPOSSESSION	
<input checked="" type="checkbox"/>	464302101015	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444300000225	OTHER	uninformed buyer/by comps pd to much
<input checked="" type="checkbox"/>	437723004003	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464302335005	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464311302001	EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464301202004	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	437516306002	Q/NO VERIF	remodel
<input checked="" type="checkbox"/>	464310217008	REPOSSESSION	
<input checked="" type="checkbox"/>	438519001006	OTHER	remodel
<input checked="" type="checkbox"/>	444317200002	MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444300000074	MULTIPLE PROPERTIES INVOLVED	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	464310412002		REPOSSESSION	
<input checked="" type="checkbox"/>	438530001001		EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	438519001008		OTHER	remodel
<input checked="" type="checkbox"/>	464311312010		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	437727000003		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444135419005		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444318123008		OTHER	minor imps/garage
<hr/>				
Accounts Audited:	34	Auditor Agrees:	-34	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	46	Ouray		
<input checked="" type="checkbox"/>	R004946	24	BUSINESS AFFILIATES INVOLVED	COMPUTER NOTES: TRANSFER TP PAY OLD DEBT, BASICALLY A TRADE , NO MONEY CHANGED HANDS, BUYER ACTED AS LENDER TO SELLER IN PAST
<input checked="" type="checkbox"/>	R005703	53	NOT MADE AVAILABLE TO PUBLIC	COMPUTER NOTES: AFFORDABLE HOUSING; PER QUESTIONNAIRE NOT MADE AVAILABLE TO PUBLIC, NOT LISTED, NOT MARKETED
<input checked="" type="checkbox"/>	R005401	38	SPECIAL CONCESSIONS/INCENTIVES	Computer notes, personal knowledge by assessor, ALL INTER-RELATED TRANSFERS; WILD, BAZIN, THISTLE DOWN (BAZIN RELATIVE), ALSO TRADE INVOLVED, STATED ON TD
<input checked="" type="checkbox"/>	R005045	20	OTHER	COMPUTER NOTES: NO APPLIANCES, FINISH WORK NEEDED, RED CARPET, SMALL KITCHEN. ATTRIBUTES CORRECTED IN 2011
<input checked="" type="checkbox"/>	R004261	20	OTHER	COMPUTER NOTES: VACANT LAND WITH NON-RESIDENTIAL STRUCTURE PER BLDG OFFICIAL; CONVERSION COMPLETED AFTER SALE
<input checked="" type="checkbox"/>	R003561	11	FORECLOSURE OR FORCED SALE	COMPUTER NOTESEXTREME REDUCTION IN ORIGINAL LISTING PRICE OF \$900,000+; LISTED ONLY 2 WEEKS; PER QUESTIONNAIRE APPRAISED FOR \$375000, FIXTURES IN HOME REMOVED.
<input checked="" type="checkbox"/>	R002408	11	FORECLOSURE OR FORCED SALE	COMPUTER NOTES, DEED, BANK HELD FOR 2 YEARS, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R001797	20	OTHER	COMPUTER NOTES: PART OF BANKRUPTCY PROCEEDING AND UNINHABITED FOR AT LEAST A YEAR; HOME IN VERY POOR CONDITION AFTER BEING FORECLOSED; NO TD FILED
<input checked="" type="checkbox"/>	R003575	13	OWNS ADJOINING LAND	COMPUTER NOTES: OWNS LOT ADJOINING R003576
<input checked="" type="checkbox"/>	R002648	13	OWNS ADJOINING LAND	COMPUTER NOTES: LOT USED IN CONJUNCTION WITH R002548; NO TD FILED
<input checked="" type="checkbox"/>	R005200	38	SPECIAL CONCESSIONS/INCENTIVES	Computer notes, personal knowledge by assessor, ALL INTER-RELATED TRANSFERS; WILD, BAZIN, THISTLE DOWN (BAZIN RELATIVE), ALSO TRADE INVOLVED, STATED ON TD
<input checked="" type="checkbox"/>	R005584	13	OWNS ADJOINING LAND	COMPUTER NOTES: OWNS LOT ADJOINING R005583
<input checked="" type="checkbox"/>	R005193	38	SPECIAL CONCESSIONS/INCENTIVES	Computer notes, personal knowledge by assessor, ALL INTER-RELATED TRANSFERS; WILD, BAZIN, THISTLE DOWN (BAZIN RELATIVE), ALSO TRADE INVOLVED, STATED ON TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R005985	53	NOT MADE AVAILABLE TO PUBLIC	COMPUTER NOTES: SELL BACK TO DEVELOPER FOR UPGRADE LOT
<input checked="" type="checkbox"/>	R005972	53	NOT MADE AVAILABLE TO PUBLIC	COMPUTER NOTES: SELL BACK TO DEVELOPER FOR UPGRADE LOT
<input checked="" type="checkbox"/>	R005392	38	SPECIAL CONCESSIONS/INCENTIVES	Computer notes, personal knowledge by assessor, ALL INTER-RELATED TRANSFERS; WILD, BAZIN, THISTLE DOWN (BAZIN RELATIVE), ALSO TRADE INVOLVED, STATED ON TD
<input checked="" type="checkbox"/>	R004948	13	OWNS LOT ADJOINING R004950	COMPUTER NOTES, SUPPORT "U" STATUS
<input checked="" type="checkbox"/>	R003827	13	OWNS ADJOINING LAND	COMPUTER NOTES: OWNS LOT ADJOINING R003820
<input checked="" type="checkbox"/>	R003809	13	OWNS ADJOINING LAND	COMPUTER NOTES: OWNS LOTS ADJOINING R003810 & R003811
<input checked="" type="checkbox"/>	R000708	13	OWNS ADJOINING LAND	COMPUTER NOTES: OWNS LOT ADJOINING R001051; VALUE ALSO ADJUSTED FOR MITIGATION REQUIRED BY CITY
<input checked="" type="checkbox"/>	R006088	5	TRADE INVOLVED	COMPUTER NOTES: INTER-RELATED TRANSFER WITH R006136; TRADE AS NOTED ON TD
<input checked="" type="checkbox"/>	R005696	23	CHANGED TO COMMERCIAL USE	COMPUTER NOTES, SUPPORT "U" STATUS
<input checked="" type="checkbox"/>	R006090	11	FORECLOSURE OR FORCED SALE	COMPUTER NOTES AND DEED INSPECTION: WARRANTY DEED IN LIEU OF FORECLOSURE
<input checked="" type="checkbox"/>	R001320	11	FORECLOSURE OR FORCED SALE	COMPUTER NOTES: NED FILED; SOLD BEFORE FORECLOSURE PROCEDINGS FINALIZED
<input checked="" type="checkbox"/>	R005430	5	TRADE INVOLVED	COMPUTER NOTES: TD INDICATES TRADE, TRADE WITH NORDQUIST R3821 & R3822 ENCLAVE LOTS
<input checked="" type="checkbox"/>	R006136	5	TRADE INVOLVED	COMPUTER NOTES AND TD NOTES, TRADE OR EXCHANGE INVOLVED
<input checked="" type="checkbox"/>	R006348	13	OWNS ADJOINING LAND	COMPUTER NOTES: AT TIME OF SALE, OWNED HOME ON ADJOINING LOT
<input checked="" type="checkbox"/>	R000146	36	MAJOR RENOVATION AFTER SALE	COMPUTER NOTES: BUILDING COMPLETELY GUTTED AFTER SALE, PR DEED
<input checked="" type="checkbox"/>	R001956	36	MAJOR RENOVATION AFTER SALE	COMPUTER NOTES: ATTRIBUTES UPDATED IN 2011. CHANGED TO COMMERCIAL FOR 2011, SALES PRICE DIFFERENT FROM DEED VS WHAT IS STATED ON TD
<input checked="" type="checkbox"/>	R000958	38	SPECIAL CONCESSIONS/INCENTIVES	Computer notes, personal knowledge by assessor, ALL INTER-RELATED TRANSFERS; WILD, BAZIN, THISTLE DOWN (BAZIN RELATIVE), ALSO TRADE INVOLVED, STATED ON TD
<input checked="" type="checkbox"/>	R000747	53	NOT MADE AVAILABLE TO PUBLIC	COMPUTER NOTES: INTER-RELATED DEAL WITH BANK AND PURCHASE OF R000685

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R000665	53	NOT MADE AVAILABLE TO PUBLIC	COMPUTER NOTES: DISTRESSED SELLER, NOT ON MARKET, ALSO MIXED USE
<input checked="" type="checkbox"/>	R001464	36	MAJOR RENOVATION AFTER SALE	COMPUTER NOTES AND TD NOTES: REPLACED ALL WINDOWS AND ENTIRE EXTERIOR
<input checked="" type="checkbox"/>	R006263	9	PERSONAL PROPERTY INCLUDED IN SALE	COMPUTER NOTES, BUSINESS RELATED, EASEMENT ONLY
<hr/>				
Accounts Audited:	34	Auditor Agrees:	-34	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	47 PARK			
<input checked="" type="checkbox"/>	R0026443	101	SALE INVOLVES SPECIAL FINANCING	SELLER FINANCING UNKNOWN TERMS,
<input checked="" type="checkbox"/>	R0000317	86	DISTRESS SALE	PURCHASED AT AUCTION, NOT OPEN MARKET, SOLD BY BANK
<input checked="" type="checkbox"/>	R0020140	32	NOT ARM'S LENGTH	PURCHASED BY RELOACTION COMPANY FOR FUTURE SALE
<input checked="" type="checkbox"/>	R0043328	16	CAN'T DETERMINE SALE PRICE	QC DEED, DEED RESTRICTIONS, NOT TYPICAL OF OTHER SALES, (CODED 32 ON MASTER SALES LIST, CHANGED TO 16 AT VISIT)
<input checked="" type="checkbox"/>	R0023786	33	NOT ON OPEN MARKET	GRANTOR PURCHASED 50% OF CO- GRANTOR'S INTEREST, QC DEED
<input checked="" type="checkbox"/>	R0020328	104	ASSEMBLAGE	QC DEED, ADJACENT OWNER PURCHASED FOR ASSEMBLAGE
<input checked="" type="checkbox"/>	R0028653	32	NOT ARM'S LENGTH	PURCHASED BY FRIEND, RELATED BY FRIENDSHIP
<input checked="" type="checkbox"/>	R0016404	33	NOT ON OPEN MARKET	NOT ON OPEN MARKET, PURCHASED BY RELOCATION COMPANY
<input checked="" type="checkbox"/>	R0001641	100	IMPS LESS THAN 100% COMPLETE	IMPS NOT FINISHED, NOT HABITABLE AT SALE TIME
<input checked="" type="checkbox"/>	R0008057	101	SALE INVOLVES SPECIAL FINANCING	SELLER CONCESSIONS OF \$5,000
<input checked="" type="checkbox"/>	R0023593	68	CONDITION OF IMPS UNKNOWN AT TIME OF SALE	IMPROVEMENT CONDITION WAS IN QUESTION AT TIME OF SALE BASED ON TD FROM BUYER VS WHAT PREVIOUS OWNER TOLD COUNTY. DISCRPENENCY OVER CONDITION. (NO CODE ON SALES LIST)
<input checked="" type="checkbox"/>	R0032976	33	NOT ON OPEN MARKET	PARCELS SOLD BY INTERNET SITE, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R0029910	32	NOT ARM'S LENGTH	PARCELS SOLD BY INTERNET SITE, NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R0027739	33	NOT ON OPEN MARKET	OWNERS SOLICITED THE OWNER TO SELL, NOT EXPOSED TO OPEN MARKET, QC DEED
<input checked="" type="checkbox"/>	R0007232	33	NOT ON OPEN MARKET	GRANTOR PURCHASED 50% OF CO- GRANTOR'S INTEREST
<input checked="" type="checkbox"/>	R0021294	104	ASSEMBLAGE	ASSEMBLAGE PURPOSES TO MERGE WITH OTHER ADJACENT PROPERTIES. (NO CODE LISTED ON MASTER SALES LIST)
<input checked="" type="checkbox"/>	R0039021	86	DISTRESS SALE	QC DEED BASED ON DISTRESS SALE. COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0016528	104	ASSEMBLAGE	ASSEMBLAGE PURPOSES TO MERGE WITH EXISTING ADJACENT PROPERTIES.
<input checked="" type="checkbox"/>	R0026716	104	ASSEMBLAGE	MERGED WITH ADJACENT PROPERTY FOR ASSEMBLAGE
<input checked="" type="checkbox"/>	R0014743	104	ASSEMBLAGE	ADJACENT OWNER PURCHASED THIS PROPERTY FOR ASSEMBLAGE WITH EXISTING LOTS
<input checked="" type="checkbox"/>	R0032372	64	MULTIPLE PROPERTIES	SHOWN ON TD AND DEED. (NO CODE ON MASTER SALES LIST)
<input checked="" type="checkbox"/>	R0000030	64	MULTIPLE PROPERTIES	COMPUTER NOTES, DEED AND TD INDICATE MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	R0029923	102	CONDITION CHANGED AFTER SALE	NEW ROOF, FURNANCE, COMPLETE RE-MODEL
<input checked="" type="checkbox"/>	R0047344	64	MULTIPLE PROPERTIES	TD AND DEED INDICATES MULTIPLES PROPERTIERS, COMNPUTER NOTES
<input checked="" type="checkbox"/>	R0023615	33	NOT ON OPEN MARKET	BUYER CONFIRMED SALE NOT ON OPEN MARKET, LOW PRICE
<input checked="" type="checkbox"/>	R0001985	16	CAN'T DETERMINE SALE PRICE	WELL AND SEPTIC (PERK HOLES) INCLUDED IN SALE (NO CODE ON MASTER SALES LIST, 16 ADDED AT VISIT)
<input checked="" type="checkbox"/>	R0017745	33	NOT ON OPEN MARKET	FRIEND OF FRIEND PURCHASED PROPERTY FOR BELOW MARKET VALUE.
<input checked="" type="checkbox"/>	R0015856	32	NOT ARM'S LENGTH	SALE AFTER ESTATE SALE WHICH WAS NOT ARM'S LENGTH, VERY LOW SALE PRICE, PRICED TO SELL QUICKLY
<input checked="" type="checkbox"/>	R0012034	33	NOT ON OPEN MARKET	PARCELS SOLD BY INTERNET SITE, NOT ON OPEN MARKET (CODE ON SALES LIST WAS 101 - (SPECIAL FINANCING) CHANGED AT VISIT TO 33)
<input type="checkbox"/>	R0036416	33	NOT ON OPEN MARKET	QC DEED , NO SUPPORT FOR 33. WILL BE CHANGED TO 103
<input type="checkbox"/>	R0025699	103	NOT REFLECTIVE OF MARKET	NOT REFLECTIVE OF MARKET, LOW SALE PRICE, (CODED 32 - NOT ARMS LENGTH ON SALES LIST, NO SUPPORT FOR 32, CHANGED TO 103 AT VISIT.)
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-29	Auditor Disagrees: -2
				Auditor Disagrees: -6.45%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K.	48 Phillips			
<input checked="" type="checkbox"/>	R000039	FORECLOSURE	Paid \$75, tore down house (remodel after sale)	
<input checked="" type="checkbox"/>	R004258	FINANC	Owner carried	
<input checked="" type="checkbox"/>	R003391	FORECLOSURE	Owner died, went to foreclosure, sold for balance	
<input checked="" type="checkbox"/>	R004198	A GOVERNMENT	Old hospital, valued as such, bought and remodeled after sale	
<input checked="" type="checkbox"/>	R003563	FORECLOSURE	Owner jailed, bank held prop for 3 years, sold for balance	
<input checked="" type="checkbox"/>	R004226	FORECLOSURE	Owner lost it after remodeling, bank took it for const loan	
<input checked="" type="checkbox"/>	R003354	FORECLOSURE	Owner died, went to foreclosure, sold for balance	
<input checked="" type="checkbox"/>	R011218	A GOVERNMENT	Part of hospital, modular improvement	
<input checked="" type="checkbox"/>	R003742	INFORMED SELL	Purchased by local realtor, sold for \$1000 (condition issue); fix and lip	
<input checked="" type="checkbox"/>	R001886	INFORMED BUY	Run down, remodeled, resold, fix and flip	
<input checked="" type="checkbox"/>	R003397	INFORMED SELL	Seller uninformed, asked assessor after sale, had to move	
<input checked="" type="checkbox"/>	R003699	CHANGE OF USE	Change in use	
<input checked="" type="checkbox"/>	R001973	FORECLOSURE	Sold for balance due	
<input checked="" type="checkbox"/>	R003792	FORECLOSURE	Divorce, balance due by bank	
<input checked="" type="checkbox"/>	R002194	FORECLOSURE	Sold for balance due	
<input checked="" type="checkbox"/>	R003603	A FINANCIAL INS	Sold to credit union	
<input checked="" type="checkbox"/>	R001743	FORECLOSURE	Still empty, sold for balance	
<input checked="" type="checkbox"/>	R000684	FORECLOSURE	Sold for balance by bank	
<input checked="" type="checkbox"/>	R004358	INFORMED SELL	Multiple properties	
<input checked="" type="checkbox"/>	R003410	FORECLOSURE	Purchased land, tore down building	
<input checked="" type="checkbox"/>	R002740	FORECLOSURE	On Paoli, iowbner busted for drugs, sold for bank balance	
<input checked="" type="checkbox"/>	R004193	INFORMED SELL	Credit Union sold for balance due	
<input checked="" type="checkbox"/>	R000739	FORECLOSURE	Nothing wrong with house, paid bank balance only	
<input checked="" type="checkbox"/>	R001502	FORECLOSURE	Condition, sold for balance	
<input checked="" type="checkbox"/>	R001779	FORECLOSURE	Guy leaving town, short sale	
<input checked="" type="checkbox"/>	R001828	FORECLOSURE	Fix and flip, condition, sold then for \$80 k	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R002219	A GOVERNMENT	Dentist office in Haxtun, sold by hospital to dentist, wanted to dump it	
<input checked="" type="checkbox"/>	R003859	A FINANCIAL INS	Credit union sale for balance	
<input checked="" type="checkbox"/>	R003358	A FINANCIAL INS	Credit union sale for balance	
<input checked="" type="checkbox"/>	R003031	FORECLOSURE	Credit union balance due	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	49 PITKIN			
<input checked="" type="checkbox"/>	R019822	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R020218	70	MISC, SEE COMMENTS	DISTRESS SALE, BUYER SOLD TO AVOID BANKRUPTCY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R000254	70	MISC, SEE COMMENTS	RELATED PARTIES, OWNER TO ASSOCIATION
<input checked="" type="checkbox"/>	R021106	70	MISC, SEE COMMENTS	PR DEED, ESTATE SALE/MULTIPLE PARCEL TRANSACTION, COMPUTER NOTES
<input checked="" type="checkbox"/>	R019264	70	MISC, SEE COMMENTS	BARGAIN AND SALE DEED, NO TITLE CONVEYED, COMPUTER NOTES
<input checked="" type="checkbox"/>	R013929	70	MISC, SEE COMMENTS	DISTRESS SALE, SOLD AT AUCTION, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018985	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018563	70	MISC, SEE COMMENTS	DISRESS SALE TO AVOID BANKRUPTCY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R011146	70	MISC, SEE COMMENTS	MOTIVATED SELLER, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018984	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018963	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R019006	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R019817	70	MISC, SEE COMMENTS	RELATED PARTIES, DISTRIBUTION OF AN LLC,, COMPUTER NOTES
<input checked="" type="checkbox"/>	R019979	70	MISC, SEE COMMENTS	MULTIPLE PROPERTIES DISTRESSED SELLER TO AVOID BANKRUPTCY, COMPUTER NOTES
<input checked="" type="checkbox"/>	R013790	70	MISC, SEE COMMENTS	FINISHED LOT VALUE PAID FOR UNBUILDABLE LOT, UNINFORMED BUYER, COMPUTER NOTES
<input checked="" type="checkbox"/>	R004100	70	MISC, SEE COMMENTS	1031 EXCHANGE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R003508	70	MISC, SEE COMMENTS	IMPS. WERE NOT COMPLETE AT TIME OF SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R003050	70	MISC, SEE COMMENTS	MULTIPLE PROPERTIES, RELATED PARTIES, TD AND COMPUTER NOTES
<input checked="" type="checkbox"/>	R013113	70	MISC, SEE COMMENTS	SURPLUS LAND TO ADJOINER, COMPUTER NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R020845	70	MISC, SEE COMMENTS	CONTRACT 06, SALE 08, PRE-CONSTRUCTION SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R010715	70	MISC, SEE COMMENTS	ASSEMBLAGE PAID BY SKI COMPANY IN ABLE TO UTILIZE EXISTING LOT, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018994	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R009679	58	MISC, SEE COMMENTS	PARTIAL INTEREST, BUSINESS AFFILITATES, COMPUTER NOTES AND NOTES ON TDN
<input checked="" type="checkbox"/>	R018982	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES
<input checked="" type="checkbox"/>	R019814	70	MISC, SEE COMMENTS	RELATED PARTIES, DISTRIBUTION OF AN LLC,, COMPUTER NOTES
<input checked="" type="checkbox"/>	R020691	70	MISC, SEE COMMENTS	BUSINESS AFF. NOT OPEN MARKET, PRE- CONSTRUCTION DEAL, COMPUTER NOTES
<input checked="" type="checkbox"/>	R009197	70	MISC, SEE COMMENTS	DISTRESS SALE, SOLD AT AUCTION, COMPUTER NOTES
<input checked="" type="checkbox"/>	R020864	70	MISC, SEE COMMENTS	CONTRACT 06, SALE 08, PRE-CONSTRUCTION SALE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R021048	70	MISC, SEE COMMENTS	CONTRACT 05, SALE 08,PRE-CONSTRUCTION, COMPUTER NOTES
<input checked="" type="checkbox"/>	R000312	70	MISC, SEE COMMENTS	NOT LISTED, NOT OPEN MKT. ASSEMBLAGE, COMPUTER NOTES
<input checked="" type="checkbox"/>	R001276	70	MISC, SEE COMMENTS	PURCHASED UNFINISHED, NOT ON OPEN MARKET, COMPUTER NOTES
<input checked="" type="checkbox"/>	R018977	70	MISC, SEE COMMENTS	PARTIAL INTEREST AND INCLUDES MEMBERSHIP, COMPUTER NOTES

Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Carl	50	Prowers	
<input checked="" type="checkbox"/>	900001627	1 TD-1000 ACCOMPANIED DEED	Paper Sale - Bankruptcy mess
<input checked="" type="checkbox"/>	946001090	1 TD-1000 ACCOMPANIED DEED	House was flipped
<input checked="" type="checkbox"/>	900033161	1 TD-1000 ACCOMPANIED DEED	Blue Sky value unknown
<input checked="" type="checkbox"/>	287058070	50 PROPERTY USE CHANGE	
<input checked="" type="checkbox"/>	723154012	12 AUCTION	
<input checked="" type="checkbox"/>	962244010	12 AUCTION	
<input checked="" type="checkbox"/>	963051011	12 AUCTION	
<input checked="" type="checkbox"/>	287049070	15 MORE THAN ONE HOUSE IN SALE	
<input checked="" type="checkbox"/>	287074040	15 MORE THAN ONE HOUSE IN SALE	
<input checked="" type="checkbox"/>	272364300	15 MORE THAN ONE HOUSE IN SALE	
<input checked="" type="checkbox"/>	407009021	22 REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	102009010	22 REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	223004123	22 REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	287060070	22 REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	101039021	29 SPECIAL FINANCING	
<input checked="" type="checkbox"/>	942073011	1 TD-1000 ACCOMPANIED DEED	This was part of an Agricultural Sale
<input checked="" type="checkbox"/>	244005150	40 FIRST SALE IN TIME PERIOD	
<input checked="" type="checkbox"/>	287048081	93 DON FILBECK SELLER	High by comps
<input checked="" type="checkbox"/>	400001012	1 TD-1000 ACCOMPANIED DEED	Thompson part of Guarienti's Construction Inc
<input checked="" type="checkbox"/>	405004030	2 NO TD-1000 RECIEVED	Property was foreclosure and is a motel that has been condemned
<input checked="" type="checkbox"/>	244005250	8 REPO	
<input checked="" type="checkbox"/>	236071080	8 REPO	
<input checked="" type="checkbox"/>	287019110	40 FIRST SALE IN TIME PERIOD	
<input checked="" type="checkbox"/>	963052142	12 AUCTION	
<input checked="" type="checkbox"/>	277002040	12 AUCTION	
<input checked="" type="checkbox"/>	287069020	93 DON FILBECK SELLER	High by comps
<input checked="" type="checkbox"/>	211012051	92 GOMEZ/GONZALES	Seller Financed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	247001020	64	PROPERTY WENT BACK TO SELLER	
<input checked="" type="checkbox"/>	247001018	64	PROPERTY WENT BACK TO SELLER	
<input checked="" type="checkbox"/>	572008010	53	DEED IN LIEU OF FORECLOSURE	
<input checked="" type="checkbox"/>	102003050	10	ASSEMBLAGE	
<input type="checkbox"/>	946001100	63	OVERDEVELOPED FOR NBHD	House not indicative of other homes
Accounts Audited: 32 Auditor Agrees: -31 Auditor Disagrees: -1 Auditor Disagrees: -3.13%				

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	51 PUEBLO		
<input checked="" type="checkbox"/>	533311066	Z SEE COMMENTS	Improvement demolished and new improvement built
<input checked="" type="checkbox"/>	514144001	Z SEE COMMENTS	Not listed in MLS, poor condition per TD 1000
<input checked="" type="checkbox"/>	611407001	V BOUGHT IN POOR CONDITION	Dentist office bought in poor condition and remodeled
<input checked="" type="checkbox"/>	610114006	V BOUGHT IN POOR CONDITION	Poor condition per TD, vandalized, water in basement
<input checked="" type="checkbox"/>	528020006	Z SEE COMMENTS	Fair condition per TD
<input checked="" type="checkbox"/>	527000023	Z SEE COMMENTS	Addition and remodel after sale
<input checked="" type="checkbox"/>	526111002	Z SEE COMMENTS	Built a detached garage after sale
<input checked="" type="checkbox"/>	525446005	Z SEE COMMENTS	Interpersonal, zoned B-2, residential in a commercial zone
<input checked="" type="checkbox"/>	525442003	Z SEE COMMENTS	Assemblage, bought by adjacent YMCA
<input checked="" type="checkbox"/>	525430006	Z SEE COMMENTS	Assemblage, purchased by adjacent church
<input checked="" type="checkbox"/>	624104002	Z SEE COMMENTS	One of multiple transfers from grantor to grantee
<input checked="" type="checkbox"/>	514403008	Z SEE COMMENTS	Resold on 6-2-10 for \$67,500
<input checked="" type="checkbox"/>	624206014	Z SEE COMMENTS	Resold in base year for \$34,000
<input checked="" type="checkbox"/>	514014002	Z SEE COMMENTS	Assemblage, purchased by a car dealership on Highway 50
<input checked="" type="checkbox"/>	513050001	Z SEE COMMENTS	Multi-plex, franchise, concessions, intangibles included
<input checked="" type="checkbox"/>	513040002	Z SEE COMMENTS	Seller financed, purchased franchise,
<input checked="" type="checkbox"/>	513030005	Z SEE COMMENTS	Purchased by REIT, possible franchise
<input checked="" type="checkbox"/>	513014018	Z SEE COMMENTS	Franchise agreement included in sale
<input checked="" type="checkbox"/>	512318009	Z SEE COMMENTS	Assemblage, paid for access from Elizabeth Street
<input checked="" type="checkbox"/>	511309008	V BOUGHT IN POOR CONDITION	Fixed and flipped, this is the first sale.
<input checked="" type="checkbox"/>	511103016	V BOUGHT IN POOR CONDITION	Mold in basement per MLS
<input checked="" type="checkbox"/>	418126001	Z SEE COMMENTS	Nursing home ,Financed for \$11M, PP of an undetermined nature
<input checked="" type="checkbox"/>	525342008	Z SEE COMMENTS	Former church, poor condition per TD
<input checked="" type="checkbox"/>	1501213009	Z SEE COMMENTS	Renovated after purchase
<input checked="" type="checkbox"/>	4733001006	Z SEE COMMENTS	Poor condition, house sold at auction, put on ag for 2011
<input checked="" type="checkbox"/>	4732001010	Z SEE COMMENTS	440 sf addition built after sale

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	4731202011	Z	SEE COMMENTS	Restaurant, offices, retail, warehouse, interpersonal, PP unknown
<input checked="" type="checkbox"/>	4731200036	Z	SEE COMMENTS	Fair condition per TD, one of multiple transactions, related parties
<input checked="" type="checkbox"/>	1504300025	Z	SEE COMMENTS	Mobile home park, atypical financing, undetermined PP
<input checked="" type="checkbox"/>	1504134008	Z	SEE COMMENTS	Motivated seller, no realtor, owner left state
<input checked="" type="checkbox"/>	1504104046	Z	SEE COMMENTS	Multiple use: commercial and residential
<input checked="" type="checkbox"/>	1502417013	Z	SEE COMMENTS	Detached garage on an adjacent site
<input checked="" type="checkbox"/>	1502110014	Z	SEE COMMENTS	Fair condition per TD
<input checked="" type="checkbox"/>	1501227002	Z	SEE COMMENTS	Poor condition per owner, possible excessive concessions
<input checked="" type="checkbox"/>	9533003002	Z	SEE COMMENTS	Relocation sale for \$184,300, resold for \$174,300.
<input checked="" type="checkbox"/>	1415008006	Z	SEE COMMENTS	Fair condition per TD, 20' x 42' garage added after sale
<input checked="" type="checkbox"/>	1406306005	Z	SEE COMMENTS	Not on open market, rent to own,
<input checked="" type="checkbox"/>	1401026001	Z	SEE COMMENTS	Poor condition per TD, built 720 SF garage after sale
<input checked="" type="checkbox"/>	1401004024	Z	SEE COMMENTS	Fair condition per TD, shares driveway with restaurant
<input checked="" type="checkbox"/>	1306004012	Z	SEE COMMENTS	Large metal building added after sale: \$17,200 per county
<input checked="" type="checkbox"/>	1305006004	Z	SEE COMMENTS	Former tavern, remodeled to a sod farm distribution warehouse
<input checked="" type="checkbox"/>	701001005	Z	SEE COMMENTS	Field inspected and not representative
<input checked="" type="checkbox"/>	1501417005	Z	SEE COMMENTS	Liquor store in poor condition per TD
<input type="checkbox"/>	615409001	Q	DUPLEX	No adequate justification for unqualification
<input type="checkbox"/>	1404019011	Z	SEE COMMENTS	No adequate justification for unqualification
Accounts Audited: 45 Auditor Agrees: -43 Auditor Disagrees: -2 Auditor Disagrees: -4.44%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	52 RIO BLANCO			
<input checked="" type="checkbox"/>	R004136	56	SALE VERIFICATION SENT - PR - SIMONES BOUGHT 5 LOTS - KEPT ONE AND SOLD THE OTHER 4 TO FAMILY AND BOLTON	MULTIPLE PROPERTIES PURCHASED FROM BANK AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R000501	56	SENT SALE VERIFICATION 03/09/10 - PR CERT OF PURCH FOR \$185,151- JT SELLER CONCESSIONS \$5,488.39- FORECLOSURE RE-SALE- OUTLYER WAY OUT OF LINE	FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R004131	56	BOUGHT 5 LOTS - SOLD 4 TO FAMILY MEMBERS AND KEPT 1	MULTIPLE PROPERTIES PURCHASED FROM BANK AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R004129	56	BOUGHT 5 LOTS KEPT ONE SOLD 4	MULTIPLE PROPERTIES PURCHASED FROM BANK AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R004123	56	BOUGHT 5 LOTS SOLD 4 KEPT ONE	MULTIPLE PROPERTIES PURCHASED FROM BANK AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R004004	70	SENT SALE VERIFICATION 02/02/10 - PR ON THE MARKET FOR YEARS-JT APPRAISAL 253,000 SELLER CONCESSIONS \$5,600 DOWN 8,400 IS THAT THE HOMEBUYER CREDIT- MOST THOUGHT SOMETHING WRONG WITH HOUSE-	SELLER CONCESSIONS, PURCHASED FROM TRUST
<input checked="" type="checkbox"/>	R000195	70	RELOCATION COMPANY	PURCHASED BY RELOCATION COMPANY FOR EMPLOYEE RELOCATION
<input checked="" type="checkbox"/>	R100660	70	THIS SALE UNQ DUE TO FULL SP LOADED ON RECP# 296591	DIFFERENT SALE PRICE STATED ON DEED VERSUS TD 1000.
<input checked="" type="checkbox"/>	R000501	56	10/14/2009 BAC/COUNTRYWIDE /FEDERAL NATIONAL FORECLOSURE CERTIFICATE OF PURCHASE-	FORECLOSURE
<input checked="" type="checkbox"/>	R004021	63	SENT SALE VERIFICATION 07/13/09-PR MRS. JONSSON SAID THEY JUST WANTED WHAT THEY PAID AND TRADED INTO THE HOUSE ON HWY 13-JT	TRADE, GRANTOR AND GRANTEE TRADED HOUSE FOR SEPARATE LOT
<input checked="" type="checkbox"/>	R001370	70	SALE TO THE RELOCATION COMPANY	SOLD TO RELOCATION COMPANY
<input checked="" type="checkbox"/>	R001870	65	THIS PROPERTY TRADED FOR 1136 MICHAEL AND DEBT SETTLEMENT-JT QUALIFY FOR NOW- VERIFICATION RETURNED 1/12/2010	EXCHANGE FOR PROPERTY @ MICHAEL CIRCLE AND DEBT SETTLEMENT, SUPPLEMENTAL QUESTIONNAIRE
<input checked="" type="checkbox"/>	R002161	56	5/26/2010 PT CERTIFICATE OF PURCHASE BLAISDELL TO WACHOVIA MORTGAGE BID AMOUNT \$179,740.91- 8/12/2010 ASSIGNMENT OF PURCHASE TO SECRETARY OF HOUSING- JT	PUBLIC TRUSTEE'S DEED, NOT OPEN MARKET

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R002910	70	SALE VERIFICATION SENT 06/30/10 - PR VERIFIED WITH BUYER- THE PROPERTY ACTUALLY SOLD ON JUNE 1, 1995 WITH A VERBAL AGREEMENT UPON FULL PAYMENT OF THE PURCHASE PRICE A WARRANTY DEED WOULD BE PROVIDED. PUT IN NEW CABINETS, CARPET, VINYL, JT	PRICE AGREED TO IN 1995, INSTALLMENT LAND CONTRACT, NOT OPEN MARKET
✓	R003737	56	SECRETARY OF HOUSING SELLING TO MATRISCIANO- JT PR SENT SALES VERIFICATION- SOLD FOR LESS THAN MARKET-	HUD SALE, BELOW MARKET
✓	R003983	70	ROSALES TO RELOCATION COMPANY-JT	PURCHASED BY RELOCATION COMPANY FOR EMPLOYEE RELOCATION
✓	R000195	70	SALES VERIFICATION SENT ON 10/13/09 RECEIVED SALES VERIFICATION ON 10/24/09 BOUGHT FROM RELOCATION COMPANY- APPRAISAL AT \$148,000- SELLER NEEDED TO LEAVE TOWN-WAS GOING TO TAKE TO AUCTION-	SOLD BY RELOCATION COMPANY AT A PREDETERMINED PRICE FOR EMPLOYEE RELOCATION
✓	R304504	72	UNQ- DUE TO SP WAS ESTABLISHED 2 YRS PRIOR. NEEDED 2YEARS OF TAX RETURNS TO QUALIFY, USED 2 YR WRAPAROUND MORTGAGE W/ PYMT GOING TOWARDS 270K RENTED PRIOR TO PURCHASE THE NEW APPRAISAL CAME IN LOWER THEN ORIGINIAL SALE PRICE SO THEY LET PROPERTY GO FOR THE APPRAISED AMOUNT RN	SALE PRICE ESTABLISHED 2 YEARS PRIOR TO THE DATE OF SALE, LEASE PAYMENTS WENT TO PURCHASE
✓	R101120	73	SALE UNQ, THIS HOME IS CURRENTLY CONDEMNED BY THE TOWN OF RANGELY, MUST BE UPGRADED OR TORN DOWN. DRIVE BY INSP. DONE 3-25-10. HOME IS IN VERY POOR SHAPE, HAS NO TRESPASS SIGN ON DOOR, NO WORK BEING DONE AT THIS LOCATION. 3-29-2010 MIA	MOTIVATED SELLER DUE TO THE CONDITION OF THE IMPROVEMENTS - TEAR DOWN
✓	R600136	72	11-13-09 OWNER STATES THIS SALE WAS FOR ACCESS FROM COUNTY ROAD TO LAND THEY OWNED, IT WAS NOT FOR 3.174 ACRES. HOWEVER THE ACCESS CALCULATES TO THIS SIZE.	NOT OPEN MARKET, SOLD AS ACCESS TO ADJOINER
✓	R101370	51	THESE HOMES WERE IN THE PROCESS OF BEING CONDEMNED AND TORN DOWN BY THE TOWN OF RANGELY AT THE TIME OF SALE FOR UNDETERMINED COSTS, DID THE HOMES CONTRIB. ANY VALUE.	URBAN RENEWAL BY THE TOWN OF RANGELY
✓	R304494	65	7/30/10 FCL	FORECLOSURE SALE BY BANK OF AMERICA
✓	R304493	51	FCL SALE OWNER STATED PRICE IS PAYOUT 9/10 RN	FORECLOSURE SALE BY CITI BANCK N A, SALE PRICE IS FOR PAYOUT

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R304466	51	FORECLOSURE- DONALDSON TO BAC LOAN SERVICING -COUNTRYWIDE-PURCHASE PRICE \$233,706.60	FORECLOSURE SALE
<input checked="" type="checkbox"/> R304049	70	VERIFICATION SENT BY PR- RETURNED 8/17/09- JT 10/09 CHANGED FROM AG PER RN- JT PAID OVER MARKET THE ONLY SMALL ACREAGE AVAILABLE IN THEIR PRICE RANGE-	MOTIVATED BUYER DUE TO SUPPLY OF SMALL ACREAGE PROPERTIES, PAID OVER MARKET PRICE
<input checked="" type="checkbox"/> R301617	70	GRANTEE HAD RENTED HOME FOR SEVERAL YEARS AND PAID A PRICE THEY HAD BEEN WORKING OUT FOR QUITE SOME TIME 6/2/09 RN	PRICE PAID WAS DETERMINED YEARS AGO, LEASE OPTION TO PURCHASE
<input checked="" type="checkbox"/> R301171	70	12/29/09 CONTACTED MRS. TUCKER, SHE SOLD HOME FOR WHAT SHE OWED THE DAY PRIOR TO IT BEING FORCLOSED ON. IT WAS NOT ON THE OPEN MARKET, FORCE SALE. RN	DISTRESS SALE, GRANTOR SOLD FOR WHAT WAS OWED THE DAY BEFORE FORECLOSURE TO BEGIN
<input checked="" type="checkbox"/> R103524	70	SALE UNQ. DUE TO OWNER OVERPAID, OWNS ADJACENT LOT. PRIOR SALE WAS MARKET VALUE. REC. SALE VERIFICATION 12-07-10, NEW OWNER STATES PROPERTY WAS LISTED WITH A REALTOR, DID NOT DISCLOSE NAME, OWNS ADJACENT PROPERTY, PURCHASED 100% OF PROPERTY, INTENT OF PROPERTY UNCLEAR, SALE PRICE CONSIDERED TO BE WITHIN THE "BALL PARK" FIGURE FOR LOTS IN THIS AREA. 12-28-10 MIA	MOTIVATED BUYER, BUYER OWNS ADJACENT LOTS
<input checked="" type="checkbox"/> R103343	70	SALES VERIFICATION SENT BY PR. BUYER OWNED ADJACENT LOTS AND OVERPAID MARKET VALUE	MOTIVATED BUYER, BUYER OWNS ADJACENT LOTS
<input checked="" type="checkbox"/> R102954	70	SEE RECPT #295413	Two deeds one for Jonathan and another for Jennifer (295412)

Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes	
Carl	53	Rio Grande		
<input checked="" type="checkbox"/>	1104000002	Z	REMOLDELED BUILDING	REMOLDELED BUILDING
<input checked="" type="checkbox"/>	2133000048	Z	COURT ORDER BK 546 PG 1745 11/19/2009/MIXED USE	COURT ORDER BK 546 PG 1745 11/19/2009/MIXED USE
<input checked="" type="checkbox"/>	1931003044	Z	BOUGHT A PARTIAL LOT TO GO WITH THE HOUSE.	BOUGHT A PARTIAL LOT TO GO WITH THE HOUSE.
<input checked="" type="checkbox"/>	2127303003	Z	COMPS/2127301018, 2127301006	COMPS/2127301018, 2127301006
<input checked="" type="checkbox"/>	1929301015	Z	MOBILE HOME AUTHENTICATION	MOBILE HOME AUTHENTICATION
<input checked="" type="checkbox"/>	1531007010	Z	B/S DOC FEE IS SHOWING THE SALE FOR \$450,000 BUT THE TD SHOWS SALE FOR \$750,000 LESS \$300,000 FOR PERSONAL PROPERTY	B/S DOC FEE IS SHOWING THE SALE FOR \$450,000 BUT THE TD SHOWS SALE FOR \$750,000 LESS \$300,000 FOR PERSONAL PROPERTY
<input checked="" type="checkbox"/>	2303101033	Z	SALE INVOLVES MUTILPLE PROPERTIES	SALE INVOLVES MUTILPLE PROPERTIES
<input checked="" type="checkbox"/>	3531412016	Z	PROPERTY EXCHANGE	PROPERTY EXCHANGE
<input checked="" type="checkbox"/>	1530470005	Z	PERSONAL PROPERTY INCLUDED IN SALE BUYER WOULD NOT RELEASE THE AMOUNT	PERSONAL PROPERTY INCLUDED IN SALE BUYER WOULD NOT RELEASE THE AMOUNT
<input checked="" type="checkbox"/>	3531412016	Z	BOUGHT FRANCHISE	BOUGHT FRANCHISE
<input checked="" type="checkbox"/>	1104001001	Z	BUSINESS AFFLIATES WITH 1104000071 THE BINS HAVE A CONTRACT WITH THE WAREHOUSE WHICH WAS PREVIOUSLY OWNED BY THIS BUYER.	BUSINESS AFFLIATES WITH 1104000071 THE BINS HAVE A CONTRACT WITH THE WAREHOUSE WHICH WAS PREVIOUSLY OWNED BY THIS BUYER.
<input checked="" type="checkbox"/>	1104000071	Z	OWNER HAS CONTRACTUAL AGREEMENTS WITH THE BINS ADJACENT TO THE WAREHOUSE.	OWNER HAS CONTRACTUAL AGREEMENTS WITH THE BINS ADJACENT TO THE WAREHOUSE.
<input checked="" type="checkbox"/>	3531318005	Z	MULTIPLE USE COMMERCIAL AND RES.	MULTIPLE USE COMMERCIAL AND RES.
<input checked="" type="checkbox"/>	3531329005	Z	COMPARABLE SALES COMPS 3531341002 &; 3531312014;	COMPARABLE SALES COMPS 3531341002 &; 3531312014;
<input checked="" type="checkbox"/>	3531409013	Z	MIXED USE	MIXED USE
<input checked="" type="checkbox"/>	2135218023	Z	LAND WITH MINOR STRUCTURE	LAND WITH MINOR STRUCTURE
<input checked="" type="checkbox"/>	3519300547	Z	DEMOLISHED BUILDING	DEMOLISHED BUILDING
<input checked="" type="checkbox"/>	2134000140	Z	TRANSFER INCLUDED PERSONAL PROPERTY OF \$237,500.60	TRANSFER INCLUDED PERSONAL PROPERTY OF \$237,500.60
<input checked="" type="checkbox"/>	2129401013	Z	PROPERTY TRADE	PROPERTY TRADE
<input checked="" type="checkbox"/>	2129401009	Z	SALE INVOLVES PROPERTY TRADE/ADJUSTED SALES PRICE HAS \$67,000 FOR PROPERTY TRADE	SALE INVOLVES PROPERTY TRADE/ADJUSTED SALES PRICE HAS \$67,000 FOR PROPERTY TRADE
<input checked="" type="checkbox"/>	2125409029	Z	BOUGHT PROPERTY TO COMBINE WITH OTHER TO MAKE 4 LOTS TO BUILD ON	BOUGHT PROPERTY TO COMBINE WITH OTHER TO MAKE 4 LOTS TO BUILD ON

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	2121404007	Z SALE INVOLVES PROPERTY TRADE	SALE INVOLVES PROPERTY TRADE
<input checked="" type="checkbox"/>	2135218006	Z LAND WITH MINOR STRUCTURE	LAND WITH MINOR STRUCTURE
<input checked="" type="checkbox"/>	2125224020	Z PROPERTY TRADE	PROPERTY TRADE
<input checked="" type="checkbox"/>	2121403007	Z LAND TRADE WITH 21354-01-006	LAND TRADE WITH 21354-01-006
<input checked="" type="checkbox"/>	2135216002	Z TWO SALES IN SAME COLLECTION PERIOD	TWO SALES IN SAME COLLECTION PERIOD
<input checked="" type="checkbox"/>	3519300547	Z BOUGHT A SEPERATE PARCEL AND THEN COMBINED WITH ANOTHER PROPERTY	BOUGHT A SEPERATE PARCEL AND THEN COMBINED WITH ANOTHER PROPERTY
<input checked="" type="checkbox"/>	1930002001	Z BOUGHT PROPERTY TO MAKE CONTIGUES WITH OTHER PARCEL FOR BUILDABLE LOT	BOUGHT PROPERTY TO MAKE CONTIGUES WITH OTHER PARCEL FOR BUILDABLE LOT
<input checked="" type="checkbox"/>	2303101037	Z SALE INVOLVES MULTIPLE PROPERTIES	SALE INVOLVES MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	5529059003	Z TWO SALES IN THE SAME COLLECTION PERIOD	TWO SALES IN THE SAME COLLECTION PERIOD
<input checked="" type="checkbox"/>	2135218010	Z LAND WITH MINOR STRUCTURE	LAND WITH MINOR STRUCTURE
<input type="checkbox"/>	1532301010	Z SALE IS GOOD BUT OUR VALUE IN ADMIN WAS INCORRECTLY PUT IN FROM 2007	SALE IS GOOD BUT OUR VALUE IN ADMIN WAS INCORRECTLY PUT IN FROM 2007

Accounts Audited: 32 Auditor Agrees: -31 Auditor Disagrees: -1 Auditor Disagrees: -3.13%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	54	ROUTT		
<input checked="" type="checkbox"/>	R6608597	70	OTHER	BUSINESS AFFILIATES, WITHIN SAME COMPANY, NOTES ON TD AND DEED
<input checked="" type="checkbox"/>	R6357913	71	NOT ON OPEN MARKET	NOT LISTED FOR SALE, MULTIPLE LOT PURCHASE, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R6259315	70	OTHER	GUARDIAN DEED, FORCED TO SELL BY FAMILY, TITLE ISSUES, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R6171888	71	NOT ON OPEN MARKET	NOT ON OPEN MARKET, NOT LISTED FOR SALE, ADJOINING PROPERTY OWNER PURCHASED , PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R8170964	82	DEED RESTRICTED	DEED RESTRICTED FOR LOW TO MIDDLE INCOME HOUSING, OWNER MUST QUALIFY, DEED, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R6658263	71	NOT ON OPEN MARKET	LAND EXCHANGE, NOT ON OPEN MARKET, PROPERTY NOTES
<input checked="" type="checkbox"/>	R0164809	71	NOT ON OPEN MARKET	NO LISTED FOR SALE, ADJACENT OWNER PUCHASED PROPERTY, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R6259090	71	NOT ON OPEN MARKET	BUYER INDICATED SELLER WAS A FRIEN FROM TEXAS, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R6659296	50	DISTRESSED SALE/BANKRUPTCY	BUY BACK FROM DEVELOPER DUE TO BANKRUPTCY, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R8163312	50	DISTRESSED SALE/BANKRUPTCY	FIRST SALE AFTER FORECLOSURE, PRICED FOR QUICK SALE, NOTES ON PROPERTY CARD SUPPORT THE "U" STATUS.
<input checked="" type="checkbox"/>	R8164495	71	NOT ON OPEN MARKET	NO MLS, NOT EXPOSED TO OPEN MARKET, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R8166280	71	NOT ON OPEN MARKET	BANK SALE, NOT ON OPEN MARKET, NOTES ON PROPERTY CARD
<input checked="" type="checkbox"/>	R8170882	71	NOT ON OPEN MARKET	THE PROPERTY WAS NOT EXPOSED TO THE OPEN MARKET, NO MLS. PROPERTYY CARD NOTES
<input checked="" type="checkbox"/>	R8172177	71	NOT ON OPEN MARKET	PRE-CONSTRUCTION SALE, NOT ON OPEN MARKET, TD AND COMPUTER NOTES
<input checked="" type="checkbox"/>	R4258363	70	OTHER	BARGAIN AND SALE DEED, DEED DESCRIBES POERTY IN LARIMER COUNTY, NOT ROUTT COUNTY, NOTES ON DEED
<input checked="" type="checkbox"/>	R0220575	50	DISTRESSED SALE/BANKRUPTCY	FIRST SALE AFTER FORECLOSURE, PRICED FOR QUICK SALE, NOTES ON PROPERTY CARD SUPPORT THE "U" STATUS.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R3172054	71	NOT ON OPEN MARKET	NOT ON OPEN MARKET, BUYERS KNEW SELLERS, MULTIPLE PROPERTIES, PROPERTY CARD NOTES
✓	R0164515	71	NOT ON OPEN MARKET	ADJACENT PROPERTY HAS WANTED THIS PROPERTY FOR YEARS, PAID A PREMIUM, PROPERTY CARD NOTES
✓	R8172172	69	SALE OF PARTIAL INTEREST	40% INTEREST CONVEYED PER CONFIRMATION OF BUYER, NOTES ON TD
✓	R2165940	71	NOT ON OPEN MARKET	SOLD TO FRIEND FOR HIGHER THAN APPRAISED VALUE. PROPERTY CARD NOTES
✓	R8230610	50	DISTRESSED SALE/BANKRUPTCY	DEUTSCHE BANK, FIRST SALE AFTER FORECLOSURE, PRICED TO SELL, PROPERTY CARD NOTES
✓	R8173600	70	OTHER	LOW SALE TO ATTRACT RESTAURANT, DEVELOPER SOLD AT A LARGE DISCOUNT, NOT OPEN MARKET, NOTES ON DEED
✓	R8173485	71	NOT ON OPEN MARKET	DISTRESSED SALE, BANKRUPTCY, BUSINESS AFFILIATES, PROPERTY CARD NOTES
✓	R8173364	71	NOT ON OPEN MARKET	THE ADJACENT OWNER WAS HIGHLY MOTIVATED TO PURCHASE AND MADE OFFER, NOT ON OPEN MKT.
✓	R0317370	71	NOT ON OPEN MARKET	QC DEED, NOT ON OPEN MARKET, BUYER CONTACTED SELLER DIRECT, PURCHASED FOR ASSEMBLAGE, PROPERTY CARD NOTES
✓	R0324380	73	INVOLVES UNINFORMED BUYER	GRANTEE/GRANTOR BUYBACK, NOT LISTED , NOT ON OPEN MARKET, PROPERTY CARD NOTES
✓	R3254966	50	DISTRESSED SALE/BANKRUPTCY	BANK SALE AFTER FORECLOSURE, PRICED TO SELL. PROPERTY CARD NOTES
✓	R2010473	71	NOT ON OPEN MARKET	NOTES ON TD INDICATE THE BUYER AND SELLER WERE ACQUAINTED
✓	R4255689	71	NOT ON OPEN MARKET	TD INDICATES RELATED PARTIES, NOT ON OPEN MARKET, PROPERTY CARD NOTES
✓	R2167510	71	NOT ON OPEN MARKET	NOT MLS LISTED, SELLER WOULD ONLY SELL TO LOCAL PARTY, NOT ON OPEN MARKET. PROPERTY CARD NOTES
✓	R3225045	71	NOT ON OPEN MARKET	NOT LISTED ON OPEN MARKET, BUYER WAS CONTRACTOR WORKING ON PROPERTY, PROPERTY CARD NOTES
✓	R3774714	70	OTHER	FOR SALE BY OWNER, NOT OPEN MARKET, PRICE AGEED TO PRICE 10 MONTHS BEFORE DEED SIGNED. PROPERTY CARD NOTES
✓	R3817441	70	OTHER	DISTRESSED SALE, DIVORCE SITUATION, PROPERTY CARD NOTES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R4164984	71	NOT ON OPEN MARKET	NO LISTED FOR SALE, ADJACENT OWNER PUCHASED PROPERTY, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R4165685	71	NOT ON OPEN MARKET	NOT LISTED FOR SALE, ADJOINER PURCHASED FOR FISHING ACCESS TO ELK RIVER, PROPERTY CARD NOTES
<input checked="" type="checkbox"/>	R4209281	71	NOT ON OPEN MARKET	NOTES ON PROPERTY CARD: ADJACENT PROPERTY PURCHASED TO PRESERVE VIEW AND SOLITUDE. PAID PREMIUM
<input checked="" type="checkbox"/>	R0477126	70	OTHER	PR DEED PURCHASED BY A FAMILY MEMBER MENTIONED IN THE WILL. NOT OPEN MARKET, PROPERTY CARD NOTES
<input type="checkbox"/>	R4255381	50	DISTRESSED SALE/BANKRUPTCY	NO INDICATION OFDISTRESS OR BANKRUPTCY IN NOTES OR DEED. POOR NOTES, INCOMPLETE
<hr/>				
Accounts Audited:	38	Auditor Agrees:	-37	Auditor Disagrees: -1 Auditor Disagrees: -2.63%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	55 SAGUACHE		
<input checked="" type="checkbox"/>	422324200012	24 CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT PARCEL OWNER, LOT14 BARGAIN AND SALE DEED
<input checked="" type="checkbox"/>	460507400030	69 PARTIAL INTEREST	COMPUTER NOTES: PARTIAL INTEREST, RELATED PARTIES
<input checked="" type="checkbox"/>	407125423016	36 PARCELS COMBINED	COMPUTER NOTES: QC DEED, COMBINED NEW PARCELS WITH ADJOINING PARCELS
<input checked="" type="checkbox"/>	460313400005	14 MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, ALSO STATED ON DEED
<input checked="" type="checkbox"/>	406109300009	69 PARTIAL INTEREST	COMPUTER NOTES: DEED INDICATES 1/4 INTEREST
<input checked="" type="checkbox"/>	485316400056	24 CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT PARCEL OWNER PURCHASED THIS PROPERTY
<input checked="" type="checkbox"/>	460209300018	24 CONTIGOUS PARCEL	COMPUTER NOTES: LOT 88 ADJOINER ALSO OWNS LOT 87
<input checked="" type="checkbox"/>	407125422007	14 MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, STATED ON DEED
<input checked="" type="checkbox"/>	485733028006	14 MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, ALSO STATED ON DEED
<input checked="" type="checkbox"/>	422111308009	14 MULTIPLE PROPERTIES	COMPUTER NOTES: 3.5 BUILDING SITES STATED ON DEED
<input checked="" type="checkbox"/>	460522300023	14 MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, ALSO STATED ON DEED
<input checked="" type="checkbox"/>	460505000245	24 CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT OWNER PURCHASED THIE PROPERTY
<input checked="" type="checkbox"/>	485733313003	56 INVOLVES FINANCIAL INSTITUTION	COMPUTER NOTES: BUY BACK BETWEEN BANK AND PREVIOUS OWNER
<input checked="" type="checkbox"/>	460516300305	24 CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT OWNER PURCHASED THIE PROPERTY
<input checked="" type="checkbox"/>	460521300009	7 RELATED PARTIES	COMPUTER NOTES: RELATIVES ALSO STATED ON DEED
<input checked="" type="checkbox"/>	460529400107	24 CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT OWNER PURCHASED THIE PROPERTY
<input checked="" type="checkbox"/>	485733309002	14 MULTIPLE PROPERTIES	COMPUTER NOTES, LOTS 1 THRU 14, STATED ON DEED
<input checked="" type="checkbox"/>	485309400004	14 MULTIPLE PROPERTIES	COMPUTER NOTES: 22 BLDG. SITES, AND 3 METES AND BOUNDS LANDS, STATED ON DEED
<input checked="" type="checkbox"/>	448707213010	12 QUIT CLAIM W 10 FEET OF LOT 3	COMPUTER NOTES: BUYER ASSEMBLAGE, ADJOINING OWNER

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	448707213010	29	OTHER LOT 5, 6	COMPUTER NOTES: BUYER ASSEMBLAGE, ADJOINING OWNER
<input checked="" type="checkbox"/>	448707213010	29	OTHER LOT 4	COMPUTER NOTES: BUYER ASSEMBLAGE, ADJOINING OWNER
<input checked="" type="checkbox"/>	396321200059	7	RELATED PARTIES	COMPUTER NOTES: QC DEED, GRANTOR IS GRANTEE
<input checked="" type="checkbox"/>	460106125004	14	MULTIPLE PROPERTIES	COMPUTER NOTES: PURCHASE OF 17 BUILDABLE LOTS, STATED ON DEED
<input checked="" type="checkbox"/>	485732300011	14	MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, ALSO STATED ON DEED
<input checked="" type="checkbox"/>	460105023009	56	INVOLVES FINANCIAL INSTITUTION	COMPUTER NOTES: BUY BACK BETWEEN CREDIT UNION AND PREVIOUS OWNERB & S DEED, MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	434119219036	14	MULTIPLE PROPERTIES	COMPUTER NOTES: MULTIPLE LOTS, ALSO STATED ON DEED
<input checked="" type="checkbox"/>	460407343006	14	MULTIPLE PROPERTIES	COMPUTER NOTES, 2 BUILDING SITES, STATED ON DEED
<input checked="" type="checkbox"/>	433935101025	56	INVOLVES FINANCIAL INSTITUTION	COMPUTER NOTES: BUY BACK BETWEEN BANK AND PREVIOUS OWNER
<input checked="" type="checkbox"/>	485733204005	56	INVOLVES FINANCIAL INSTITUTION	COMPUTER NOTES: BUY BACK BETWEEN BANK AND PREVIOUS OWNER
<input checked="" type="checkbox"/>	460521300224	24	CONTIGOUS PARCEL	COMPUTER NOTES: ADJACENT OWNER PURCHASED THIE PROPERTY
<input checked="" type="checkbox"/>	460506100029	16	INCLUDES PP OF UND VALUE	STATED ON TD, LOW ESTIMATE OF VALUE OF PP ACCORDING TO ASSESSOR

Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	56 San Juan		
<input checked="" type="checkbox"/>	48291730360013	M TWO OR MORE HOUSES ON SCHEDULE	PROPERTY CARD SHOWS PICTURES OF 2 HOUSES AND DRAWINGS OF 2 HOUSES
<input checked="" type="checkbox"/>	48291730130005	B MULTIPLE PROPERTIES (O.P.I.)	THIS PROPERTY PURCHASED WITH 48291730130010
<input checked="" type="checkbox"/>	50891320081025	C FAMILY/ESTATE/IN HOUSE TRANSFER	SEC. OF STATE BUSINESS INFO. INDICATES BUYER IS SELLER, DISCREPANCY
<input checked="" type="checkbox"/>	48291720120014	Z SEE COMMENT	DISCREPANCY ON TD ABOUT WHAT WAS PURCHASED
<input checked="" type="checkbox"/>	48291730290011	Z SEE COMMENT	MIXED USE
<input checked="" type="checkbox"/>	48291730130006	Z SEE COMMENT	MIXED USE, TD INDICATES 1031 TRADE
<input checked="" type="checkbox"/>	47730070050002	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48310190010012	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48310190010011	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48290330010005	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48290140010011	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48291730130010	B MULTIPLE PROPERTIES (O.P.I.)	THIS PROPERTY PURCHASED WITH 48291730130005
<input checked="" type="checkbox"/>	47730070050002	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48310180010003	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48290330010006	K OR C PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	47770000040011	C FAMILY/ESTATE/IN HOUSE TRANSFER	MULTIPLE PROPERTIES AND PARTIAL INTEREST IN MINING CLAIM
<input checked="" type="checkbox"/>	48290120010017	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48290000010057	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	47750110050014	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48291740160002	C FAMILY/ESTATE/IN HOUSE TRANSFER	FAMILY TRANSFERS, NOT SAME NAME, BUT FAMILY 1/2 INTEREST IN 2 DEEDS
<input checked="" type="checkbox"/>	48291720230002	O LAND + MOBILE	MOBILE HOME PICTURED ON PROPERTY CARD, ALSO PERSONAL PROPERTY
<input checked="" type="checkbox"/>	48290160010017	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48291720070011	C FAMILY/ESTATE/IN HOUSE TRANSFER	FAMILY RELATIONSHIP
<input checked="" type="checkbox"/>	48290160010016	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED
<input checked="" type="checkbox"/>	48290000010057	K PATENTED MINING CLAIM	MINING CLAIM STATED ON DEED

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	48291730380005	D	FORECLOSURE OR 1ST AFTER REPO	BUY BACKS BETWEEN GRANTOR AND GRANTEE
<input checked="" type="checkbox"/>	47770000041111	B	MULTIPLE PROPERTIES (O.P.I.)	WARRANTY DEED INDICATES MULTIPLE PROPERTIES, MNINING CLAIMS
<input checked="" type="checkbox"/>	47770000040011	C	FAMILY/ESTATE/IN HOUSE TRANSFER	DEATH CERTIFICATE, MINING CLAIM
<input checked="" type="checkbox"/>	48291740160001	C	FAMILY/ESTATE/IN HOUSE TRANSFER	WARRANTY DEED INDICATES IN-FAMILY SALE, 1/2 INTEREST IN 2 DEEDS
<input checked="" type="checkbox"/>	48291730380005	C	FAMILY/ESTATE/IN HOUSE TRANSFER	FAMILY RELATIONSHIP
<input checked="" type="checkbox"/>	48290090010104	Z	SEE COMMENT	BUSINESS RELATIONSHIP, PAID ABOUT 10K LESS, TD SAYS TRADE

Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	57 San Miguel		
<input checked="" type="checkbox"/>	R1080092358	involves Financial I Foreclosure sale. Out of even low end of market value.	COMPUTER NOTES, FORECLOSURE SLE, VERY LOW PRICE
<input checked="" type="checkbox"/>	R1010100015	10 Deed Restrictec Deed Restricted used in deed rest analysis.	COMPUTER NOTES, SITE IS ONLY AVAILABLE TO San Miguel County RESIDENTS WHO WORK IN COUNTY.
<input checked="" type="checkbox"/>	R2010020536	involves Financial I Unable to confirm. No market exposure. TD1000 Yes. Involves Financial Inst.	COMPUTER NOTES, BANK OWNED, NOT EXPOSED TO MARKET
<input checked="" type="checkbox"/>	R1080080010	lease refer to note Per MLS# 19988, the unit was offered at \$2,407,500, asking price was reduced to \$1,645,000 and the property sold after 378 DOM. TD-1000 according to sales confirmation letter 555 sf of bunker was included for unit expansion, allowed under HOA decs.	COMPUTER NOTES, PURCHASE WAS UNHABITABLE FOR RESIDENTIAL
<input checked="" type="checkbox"/>	R2030080003	lease refer to note CORRECTION DEED RECORDED TO CORRECT THE PURCHASE PRICE FROM \$101,000.00 TO \$108,000.00	COMPUTER OTES, CORRECTION DEED
<input checked="" type="checkbox"/>	R1010097503	8 Distress 06 05 2009 AT 407255 - NOTICE OF ELECTION AND DEMAND FOR SALE BY PUBLIC TRUSTEE Considered to far out of range.	COMPUTER NOTES, DISTRESSED SALE , 220,000 BELOW ASKING PRICE, FOR QUICK SALE
<input checked="" type="checkbox"/>	R1010000800	8 Distress Foreclosed Property. MLS stated short sale . To far Out of line with other area sales.	COMPUTER NOTES: FORECLOSED SALE, SOLD WAY BELOW MARKET VALUE AND ASSESSED VALUE. REMODEL 4 MONTHS AFTER ACQ. 250,000
<input checked="" type="checkbox"/>	R1040020007	3 Repossession Was purchased as a "Bank Owned Property" as shown in MLS and appraisers direct knowledge.	COMPUTER NOTES, BANK OWNED PROPERTY FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R1080080042	24 Other SALE INVOLVED A 1031 REVERSE EXCHANGE PER SALES CONF. LETTER, SALE PRICE IS EXACTLY THE SAME AS PRIOR SALE AMOUNT IN 11/08. INVALID. NC	COMPUTER NOTES, 1031 EXCHANGE
<input checked="" type="checkbox"/>	R1080050024	involves Financial I FORECLOSED PROPERTY -- PRICE REFLECTS FORECLOSURE PROCEEDING To low for market analysis.	COMPUTER NOTES, BANK OWNED, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R1080091642	18 Not Listed THIS PROPERTY WAS NEVER LISTED. BUYERS PURCHASED PROP. DIRECTLY NEXT TO THIS LOT IN 8/09. INVALID.	COMPUTER NOTES, NOT OFFERED ON OPEN MARKET, PURCHASED BY ADJOINER
<input checked="" type="checkbox"/>	R1080088802	8 Distress \$317,088.00 WAS BID AND ACCEPTED AT PUBLIC TRUSTEES SALE	COMPUTER NOTES, PUBLIC TRUSTEES SALE, NOT EXPOSED TO MARKET
<input checked="" type="checkbox"/>	R1030007918	16 Atypical AP \$490,000 ORIGINALLY, THEN STEADILY LOWERED TO \$249K. DOM 706, MLS #23405. Broker was the owner and sold this property well below market when compared to similar recent sales..	COMPUTER NOTES, BANK OWNED PROPERTY, WAY BELOW MARKET FOR QUICK SALE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R1030086905	16 Atypical	TRAA BOUGHT THIS HANGAR AND ALL THE OTHERS IN CAMDEN HALL AS THE BUILDING MUST BE MOVED/TORN DOWN IN ORDER TO COMPLY WITH CURRENT FAA REGULATIONS FOR OBJECT-FREE AREAS NEAR RUNWAYS. NOT LISTED, NOT ARMS-LENGTH	COMPUTER NOTES, NOT OFFERED ON OPEN MARKET
<input checked="" type="checkbox"/>	R1040095280	involves Govt Age	THIS SALE INCLUDED SEVERAL ACCOUNTS Multiple properties.	COMPUTER NOTES, MULTIPLE PROPERTIES, SALE TO POST OFFICE
<input checked="" type="checkbox"/>	R2010060017	involves Multiple Prop	SALE INCLUDES UNITS 3 AND 4.	COMPUTER NOTES, MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	R1030093065	29 Partial Interest	PARTIAL INTEREST	COMPUTER, TD AND DEED STATES 40% INTEREST
<input checked="" type="checkbox"/>	R1011195414	Commercial to resid	CHANGE IN USE	COMPUTER NOTES, CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL
<input checked="" type="checkbox"/>	R1040092706	10 Deed Restrict	DEED RESTRICTED	COMPUTER NOTES, SITE IS ONLY AVAILABLE TO San Miguel County RESIDENTS WHO WORK IN COUNTY.
<input checked="" type="checkbox"/>	R1010010126	8 Distress	DISTRESSED SALE , SHORT VERIFIED BY BROKER, SOLD SHORT	COMPUTER NOTES, SHORT SALE INDICATES LAND VALUE ONLY. IT IS IMPROVED
<input checked="" type="checkbox"/>	R1010087837	10 Deed Restrict	COMPUTER NOTES, SITE IS ONLY AVAILABLE TO San Miguel County RESIDENTS WHO WORK IN COUNTY.	COMPUTER NOTES, SITE IS ONLY AVAILABLE TO San Miguel County RESIDENTS WHO WORK IN COUNTY., PRICE CAPPED AS WELL
<input checked="" type="checkbox"/>	R1080091619	involves Financial	REO believed to be well below market.	COMPUTER NOTES, REO OWNED , PRICED LOW FOR QUICK SALE
<input checked="" type="checkbox"/>	R1080050079	16 Atypical	Listed for 2.9M 681 DOM. TD-1000 Sales Confirmation MLS Sale less than building permit plus land. Sold for 1.2 million less than asking 30% drop.	COMPUTER NOTES, SOLD FOR 1.2 MILLION BELOW ASKING PRICE, SOMEWHAT DISTRESSED
<input checked="" type="checkbox"/>	R1080088321	16 Atypical	Field visit and new photo 07/07/2010, MLS#25789 listed for \$6,950,000 sold after 136 DOM. Per phone conversation with the listing broker, the bank was calling the construction loan and the owner was forced to sell within a six month period.	COMPUTER NOTES, BANK CALLED IN LOAN , DISTRESSED SALE
<input checked="" type="checkbox"/>	R1080088633	18 Not Listed	BUYER OWNS ADJACENT PROPERTY WITH SFR, STATES ON SALES CONF. HE BOUGHT THIS PROPERTY TO PROTECT HIS CURRENT VIEW CORRIDOR. PROP. NOT LISTED FOR SALE. INVALID.	COMPUTER NOTES, NOT OFFERED ON OPEN MARKET, PURCHASED BY ADJOINER
<input checked="" type="checkbox"/>	R1080080046	3 Fractional Intere	FRACTIONAL INTEREST	COMPUTER, TD AND DEED STATES 1/36 INTEREST
<input checked="" type="checkbox"/>	R2010099044	18 Not Listed	THIS PROPERTY WAS NOT LISTED FOR SALE AND WAS SOLD TO A MUNICIPALITY. NO MARKET EXPOSURE. INVALID.	COMPUTER NOTES, PURCHASED MY MUNICIPALITY, NO MARKET EXPOSURE
<input checked="" type="checkbox"/>	R1030093155	8 Distress	PROPERTY WAS IN FORECLOSURE PROCEEDINGS AS OF 11/24/2009, THIS WAS A DISTRESS SALE TO PREVENT FORECLOSURE.	COMPUTER NOTES, LOW SALE TO PREVENT FORECLOSURE

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> R1010968638	involves Financial	THIS WAS A FORECLOSURE SOLD AT AUCTION TO HIGHEST BIDDER.	COMPUTER AND PROPERTY CARD NOTES, DISTRESSED SALE SOLD AT FORECLOSURE AUCTION
<input checked="" type="checkbox"/> R1080050024	involves Financial	FORECLOSED PROPERTY -- PRICE REFLECTS FORECLOSURE PROCEEDING To low for market analysis.	COMPUTER NOTES, BANK OWNED, FIRST SALE AFTER FORECLOSURE
Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K.	58	Sedgwick	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Foreclosure sale, property condition	
<input checked="" type="checkbox"/>		Exempt prop	
<input checked="" type="checkbox"/>		Multiple props	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Business affiliates	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Property condition, flipped	
<input checked="" type="checkbox"/>		Foreclosure sale, property condition	
<input checked="" type="checkbox"/>		Quit Claim Deed	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Business affiliates	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Foreclosure sale, subsequent flip	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		QC Deed, related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		Related parties	
<input checked="" type="checkbox"/>		QC Deed, related parties	
<input checked="" type="checkbox"/>		Consideration of \$50	
<input checked="" type="checkbox"/>		QC Deed, related parties	
<input checked="" type="checkbox"/>		QC Deed, related parties	
<input checked="" type="checkbox"/>		Related parties	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
☑		Related parties	
☑		Related parties	
☑		Related parties	
☑		Correction deed	
Accounts Audited: 0 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: #Num!			

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	59 SUMMIT			
<input checked="" type="checkbox"/>	304751	80	EXCLUDED SALE	Not exposed to open market, sold to tax agent
<input checked="" type="checkbox"/>	1800013	80	EXCLUDED SALE	Not on MLS, listing expired 5-12-09, FISBO sold for \$100k less three months later
<input checked="" type="checkbox"/>	1500052	80	EXCLUDED SALE	Leased property, purchase price decided in 2003, closed 8-4-2008
<input checked="" type="checkbox"/>	1300408	80	EXCLUDED SALE	Cracks in foundation, squirrels in basement, being remodeled
<input checked="" type="checkbox"/>	6513784	80	EXCLUDED SALE	Purchased small portion of land from HOA to augment current townhouse site
<input checked="" type="checkbox"/>	602215	80	EXCLUDED SALE	Title company transferred the wrong property, incorrect legal description
<input checked="" type="checkbox"/>	100293	80	EXCLUDED SALE	Deed in lieu of foreclosure, sold at 50% of market value, no MLS, not exposed
<input checked="" type="checkbox"/>	601917	80	EXCLUDED SALE	Extensive mold discovered in attic and crawl space
<input checked="" type="checkbox"/>	200289	80	EXCLUDED SALE	Partial completion- no 2nd floor finish, water damage in basement
<input checked="" type="checkbox"/>	601456	80	EXCLUDED SALE	Multiple units- sold multiple times in base year, fair condition per TD
<input checked="" type="checkbox"/>	304725	80	EXCLUDED SALE	Commercial condo- Intercorporate, correcting 1989 transfer
<input checked="" type="checkbox"/>	700691	80	EXCLUDED SALE	No MLS, not exposed to open market
<input checked="" type="checkbox"/>	600846	80	EXCLUDED SALE	Multiple units- sold multiple times in base year, fair condition per TD
<input checked="" type="checkbox"/>	1800162	80	EXCLUDED SALE	Poor condition per TD, permit taken out 7-21-10 to remodel
<input checked="" type="checkbox"/>	200627	80	EXCLUDED SALE	Water damage to be corrected per permit
<input checked="" type="checkbox"/>	6508355	80	EXCLUDED SALE	Parade of Homes home, originally listed for \$2M, atypical improvement
<input checked="" type="checkbox"/>	2801273	80	EXCLUDED SALE	Improved property to be demolished, buyer had difficulty getting water, issues with city
<input checked="" type="checkbox"/>	602057	80	EXCLUDED SALE	Seller under great compulsion to sell per Realtor
<input checked="" type="checkbox"/>	6512451	80	EXCLUDED SALE	75 acres, multiple uses, conservation easements, being subdivided
<input checked="" type="checkbox"/>	6507923	80	EXCLUDED SALE	Not in MLS, not exposed on market value
<input checked="" type="checkbox"/>	6504438	80	EXCLUDED SALE	This sale was part of a ten theater bulk sale across the country

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	6500901	80	EXCLUDED SALE	Not in MLS, not exposed on market value
<input checked="" type="checkbox"/>	6500278	80	EXCLUDED SALE	668 days on market
<input checked="" type="checkbox"/>	6502476	80	EXCLUDED SALE	Multi-parcel sale per field notes
<input checked="" type="checkbox"/>	2802869	80	EXCLUDED SALE	Tiger Run mobile home land
<input checked="" type="checkbox"/>	2803438	80	EXCLUDED SALE	Poor condition per TD, inspected on 2-1-10, 10% remodel on interior
<input type="checkbox"/>	6507772	80	EXCLUDED SALE	No justification for disqualification
<input type="checkbox"/>	100738	80	EXCLUDED SALE	No justification for disqualification
<input type="checkbox"/>	6500211	80	EXCLUDED SALE	No justification for disqualification
<input type="checkbox"/>	302156	80	EXCLUDED SALE	No justification for disqualification
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-26	Auditor Disagrees: -4
				Auditor Disagrees: -13.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Andy	60 TELLER			
<input checked="" type="checkbox"/>	R0011070	950	Per rec #622702_ Sale confirmation inspection_ reroof, skylights, heat corrected on inventory. Recalcs at time of sale to \$169,683.00	BANK SALE, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0009371	950	remodeled after sale	IMPS. WERE NOT HABITABLE AT TIME OF SALE, REMODELED AFTER SALE.
<input checked="" type="checkbox"/>	R0009600	950	parcel no longer exists combined to form a larger property now	DEUTSCHE BANK SELLER, FIRST AFTER FORECLOSURE. ASSEMBLED WITH ADJOINING PROPERTY AFTER SALE.
<input checked="" type="checkbox"/>	R0000798	950	buyer and seller business associates	BANK SALE, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0010974	986	Per rec #620539_ Extensive exterior work completed on MH: includes new siding, and drywall interior, new WR, windows and doors. Quality to fair, condition still average all AFTER SALE. No change in inventory or value at time of sale.	BUYER AND SELLER WERE FRIENDS. NOT OPEN MARKET
<input checked="" type="checkbox"/>	R0009208	950	Per Rec#603115_ Sale Confirmation Inspection_ No change to land attributes or imps. Change bath ct to 1.75, quality to fair plus due to footprint fenestration, foundation and heat types and roof cover. Removed appliances. Corrected deck and 2nd floor sq	LFC ASSET RECOVERY CORP. , SELLER, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0009673	950	property bought buy adjacent owner was never listed or on the market	VETERANS AFFAIRS - SELLER, QC DEED, ASSEMBALGE PURPOSES
<input checked="" type="checkbox"/>	R0008977	950	Per Rec#629603_ In house sale confirmation_ Spoke to buyer. home was gutted when purchased buyer is currently working on renovations to bring to average condition. Home had no kitchen, flooring, or functioning baths at time of sale. See sale no	FEDERAL HOME LOAN MORTGAGE, SELLER, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0008825	950	buyer had to sale property due to distress financially	NOT ON OPEN MARKET, SALE FROM BANK, AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0008808	986	Per Rec# 623687_ Sale Confirmation_ Verified land attributes, no change to inventory for sale See sale notes.	ADJACENT PROPERTY OWNER TO ASSEMBLE PROPERTIES
<input checked="" type="checkbox"/>	R0000181	950	PROPERTY SOLD TO EXEMPT ORGANIZATION	BANK SALE, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0006307	950	11/5/09 sale confirmation #625384. Quality changed to fair based on wood found, comp shingle, el bb heat, footprint. FAF, dealer purchase for resale, (for sale now \$139,000) cosmetic remodeling done, new flooring, paint, c	DEUTSCHE BANK SELLER, FIRST AFTER FORECLOSURE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R0014848	950	Reception #626479 - Listed w/Realtor, Cash Sale, Badly Worn Condition at the time of sale. Per owner; this property was empty for a long time prior to sale, trash all over, frozen pipes, some siding coming off. Pets had apparently be	ENT CREDIT UNION, SELLER, FIRST SALE AFTER FORECLOSURE, REMODELED AFTER SALE.
✓	R0005344	950	8/21/09 sales confirmation #622187. FAF. Buyer purchased to remodel and sale. This purchase is badly worn and gutted after purchase. Will follow up.	DEUTSCHE BANK SELLER, FIRST AFTER FORECLOSURE
✓	R0001512	950	Per rec #630393_ Sale confirmation. Estimate re roof in 2003, home in badly worn condition at the time of sale value at \$70,836 property no longer in badly worn condition remodeled	FANNIE MAE SALE, AFTER FORECLOSURE
✓	R0006538	950	4/9/10 sales confirmation #632291. Info per buyer. Listing was \$139,000, seller paid cc, buyer has to buy thermostat & motor for gas fp (going out). 2nd sale in base period. Influence: area &	BANK SALE, FIRST SALE AFTER FORECLOSURE
✓	R0017299	950	NEVER LISTED USED REALTOR FOR CLOSING ONLY	WELLS FARGO BANK SALE, NOT OPEN MARKET
✓	R0050212	950	6/25/10 sales confirmation #635496. 2nd sale in base period. no changes to inventory.	MAJOR RE-MODEL AFTER SALE
✓	R0040805	54	PER SALES VERIFICATION #612864-INFO PER OWNER-CORRECTIONS TO INVENTORY-CORRECTED BATHS AND PLUMBING FIXTURES-REMOVED PORCH/WOOD DECK IN ADD ONS-CONDITION TO FAIR (DAMAGE TO SIDING)-ADDED WOOD SHED TO MISC. COST-CORRECTED WD SQ. FT.. WORKSHEET DONE-NEW VAL	PURCHASED BY RELIGIOUS INSTITUTION
✓	R0027309	986	#546699 SALES INFL. CUL-DE-SAC LOCATION AND VIEW OF ELK LAKE. FLOORING: CARPET WAS OK, REDOING VINYL SQUARES AND REPLACING WITH LAMINATED WOOD AFTER SALE. HOME IN AVG CONDITION.	DISTRESS SALE, BUYER IS REALTOR, IMPS IN POOR CONDITION, MAJOR REMODELING AFTER SALE
✓	R0017818	986	Reception #629446 - Listed w/Realtor, New Financing, \$3878 Seller Concessions (closing costs) - No changes to the property.	SELLER PAID CLOSING COSTS, IMPS IN POOR CONDITION, WILL NEED REMODELING
✓	R0017766	950	Reception #636387 - Listed w/Realtor, Cash Sale, still badly worn condition/% complete sale, previous buyer did not finish any of the work needed. At the time of inspection buyer was tearing our floor coverings. Previous buyer had made it not q	DEUTSCHE BANK SELLER, FIRST AFTER FORECLOSURE.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R0017646	950	Reception #625800 - Listed w/Realtor, New Financing, Fixer upper, neglected maintenance. Badly Worn Condition. Model Calcs value at \$109,997	BANK SALE, FIRST SALE AFTER FORECLOSURE
✓	R0017611	950	PRIOR TO SALE #518842 ELEC BSMT HEAT ADDED, LOGS STAINED, INTERIOR WALL REMOVED SO NOW 2 BEDROOMS, WALLS RETEXTURED AND PAINTED, NEW CARPETING AND NEW KITCHEN FOR 23% REMODEL IN 2000. ORIGINAL YEAR OF CONSTRUCTION FOR HOME IS 1984.	HUD SALE, FIRST SALE AFTER FORECLOSURE
✓	R0014558	950	NO LONGER RESIDENTIAL AFTER MOBILE DESTROYED AND TAKEN AWAY	BANK OF NEW YORK, SELLER, FIRST SALE AFTER FORECLOSURE
✓	R0017519	950	10/13/09 sales confirmation # 628265. corrected to woodstove. Changed quality to fair + based on: footprint, wood found, fenestration, sqf. New worksheet value is \$152,065.	BANK OWNED, FIRST SALE AFTER FORECLOSURE
✓	R0012801	950	major remodel Field insp re sales verification #630735. Met with owner. Res was in poor condition when purchased. Previous owners did not utilize property and it just deteriorated for years. She had to haul off 3 - 33 yard du	ESCROW COMPANY SALE, FIRST SALE AFTER FORECLOSURE
✓	R0017288	950	7/7/09 sales confirmation #624284. Info per buyer and int. inspection. This bsmt now is all conc floor and exposed studs. Owner now taking down deck after purchase to rebuild. Wall furnace does not work. &	CITI MORTGAGE, SELLER, REMODELED AFTER SALE
✓	R0017236	950	sale confirmation #625143. This house was previous a wolf rescue. The dogs were always inside and house was foreclosed and left in BADLY worn condition. Changed condition for now, corrected bath count, this house is gutted	MULTIPLE PROPERTY SALE, REMODELED AFTER PURCHASE
✓	R0014793	950	Reception #624918 - Listed w/Realtor, cash sale, home was in Fair condition inside and out at the time of sale, needs to replace carpets. Per notes from 2009 protest, at the time of purchase this home was in Badly Worn condition due to broken p	HRC FUND, SELLER, FIRST SALE AFTER FORECLOSURE, REMODEL AFTER SALE
✓	R0014528	950	REMODELED AFTER SALE NEW ROOF DECKS ETC..PER PK AUDIT: WOOD ROOF OVER OPEN SLAB FROM DETAILS TO ADD-ON (WOOD ROOF ENTERED AS 396 SQFT GAZEBO). ENTERED BOTH DET GARAGES AS BLT IN 1981; NO DOCUMENTATION TO THE CONTRARY. REVISED VALUE PER TIME OF SALE \$362,773.	FEDERAL HOME LOAN MORTGAGE, SELLER, FIRST SALE AFTER FORECLOSURE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0012835	950	Per buyer, SP of \$340,000 on 6/25/2007 was an arm's length transaction; bought from bank, first after foreclosure, was on market for \$339,900. Per inspection & speaking w/ owner: Revised Excel calc value, at time of sale: \$230,152. At time of sale, qu	SAXON MORTGAGE SERVICE, SELLER, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0012808	950	ADD SECOND 300 SQ FT SALVAGE SHED THROUGH ADD ONS, PREVIOUSLY NOT INCLUDED. RECALC VALUE AT TIME OF SALE. WITH ADDITIONAL SHED VALUE AT TIME OF SALE IS \$174,375. UPDATE ADD ONS AND VALUE AT TIME OF SALE IN SALES INFORMATIO	FEDERAL HOME LOAN MORTGAGE, SELLER, FIRST SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R0017592	950	PROPERTY SPLIT BY COUNTY LINES CANNOT ALLOCATED FOR SALES MODEL	FEDERAL HOME LOAN MORTGAGE, SELLER, FIRST SALE AFTER FORECLOSURE
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Accounts Audited:	34	Auditor Agrees:	-34	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K.	61	Washington	
<input checked="" type="checkbox"/>	92026001001	25	Talked to buyer in office, said he had cash, seller desperate
<input checked="" type="checkbox"/>	98060003002	15	Own property next to it
<input checked="" type="checkbox"/>	05834000118	29	Ag Sale
<input checked="" type="checkbox"/>	92001013010	15	Own property next to it
<input checked="" type="checkbox"/>	92002001002	22	Attempts to talk to people, no TD's sent in
<input checked="" type="checkbox"/>	98042007022	15	Own property next to it
<input checked="" type="checkbox"/>	92071001003	15	Own property next to it
<input checked="" type="checkbox"/>	92071001002	15	Own property next to it
<input checked="" type="checkbox"/>	98042008008	15	Own property next to it
<input checked="" type="checkbox"/>	92018001042	15	Own property next to it
<input checked="" type="checkbox"/>	98042008008	15	Own property next to it
<input checked="" type="checkbox"/>	92027001007	03	Revamped mobile home on site, poor condition
<input checked="" type="checkbox"/>	98044002011	03	No res improvement, pole garage
<input checked="" type="checkbox"/>	98042007018	02	Comps verified, not indicative of market
<input checked="" type="checkbox"/>	92006006017	02	Later sale in August 2008
<input checked="" type="checkbox"/>	92032006003	02	Deed in lieu of foreclosure
<input checked="" type="checkbox"/>	92002019012	02	Deed in lieu of foreclosure
<input checked="" type="checkbox"/>	92071001001	15	Own property next to it
<input checked="" type="checkbox"/>	02206300196	29	Ag Sale
<input checked="" type="checkbox"/>	92003009003	15	Own property next to it
<input checked="" type="checkbox"/>	98043003005	15	Own property next to it
<input checked="" type="checkbox"/>	92003013012	15	Own property next to it
<input checked="" type="checkbox"/>	92002013007	15	Own property next to it
<input checked="" type="checkbox"/>	06911200131	29	Ag Sale
<input checked="" type="checkbox"/>	92001011013	15	Own property next to it
<input checked="" type="checkbox"/>	03507100112	29	Forgot doc fee at clerk office
<input checked="" type="checkbox"/>	02708000070	15	Own property next to it

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	98041003003	15	Own property next to it	
<input checked="" type="checkbox"/>	92002014010	15	Own property next to it	
<input checked="" type="checkbox"/>	92002019007	15	Own property next to it	
<input checked="" type="checkbox"/>	92003004011	15	Own property next to it	
<input checked="" type="checkbox"/>	92001012017	15	Own property next to it	
<input checked="" type="checkbox"/>	92002014007	15	Own property next to it	
<input checked="" type="checkbox"/>	04421100051	15	Own property next to it	
<input checked="" type="checkbox"/>	03507100112	29	Ag Sale	

Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Harry	62 WELD		
<input checked="" type="checkbox"/>	R2416803	Seller is financial institution	Liquidated individual sale
<input checked="" type="checkbox"/>	R2880386	Property Changed After Sale	Realtor stated "below typical condition, needed total rehab"
<input checked="" type="checkbox"/>	R1755502	Condo with Garage	Condo on one schedule, garage on another.
<input checked="" type="checkbox"/>	R1162696	Seller is financial institution	Former church converted to GLA, six car garage
<input checked="" type="checkbox"/>	R1257686	Government	Sold from Northern Colorado Water
<input checked="" type="checkbox"/>	R1296786	Judicial or legal issues	Greeley took away the current use (recycling) and made property void
<input checked="" type="checkbox"/>	R3463305	Seller is financial institution	Bankrupt lender (New Frontier) liquidated asset
<input checked="" type="checkbox"/>	R3414786	Property Changed After Sale	Remodeled and flipped for \$109k on 12-09
<input checked="" type="checkbox"/>	R3248186	Seller is financial institution	Fire damage, sold on Craigslist
<input checked="" type="checkbox"/>	R3026486	Seller is financial institution	Five plex and a SFD residence
<input checked="" type="checkbox"/>	R3000086	Seller is financial institution	Fair condition per TD
<input checked="" type="checkbox"/>	R1019796	Seller is financial institution	Sold from FDIC for New Frontier Bank, converted to residential
<input checked="" type="checkbox"/>	R2903204	Seller is financial institution	Improved and sold 8-09 for \$250k
<input checked="" type="checkbox"/>	R0707801	Property Changed After Sale	Improvement was partially completed, 50% complete
<input checked="" type="checkbox"/>	R2847504	Seller is financial institution	Excessive deferred maintenance at time of sale
<input checked="" type="checkbox"/>	R2819886	Seller is financial institution	Sales price represented loan and expenses, being remodeled to restaurant
<input checked="" type="checkbox"/>	R1771286	Seller is financial institution	Property re-listed for \$100k after total remodeling
<input checked="" type="checkbox"/>	R2808186	Multiple Use	Oasis Restaurant and ten story apartment building
<input checked="" type="checkbox"/>	R2764286	Property Changed After Sale	Mold, furnace, plumbing not functional
<input checked="" type="checkbox"/>	R2764086	Property Changed After Sale	Poor condition per TD, in process of being remodeled
<input checked="" type="checkbox"/>	R2720504	PRD	Sold from estate in a shortened marketing period
<input checked="" type="checkbox"/>	R2563286	Sale in lieu of foreclosure	Resold 12-09 for \$118,500
<input checked="" type="checkbox"/>	R2412303	Sale in lieu of foreclosure	Owner closed business per Secretary of State and liquidated assets.
<input checked="" type="checkbox"/>	R2997886	Seller is financial institution	Excessive deferred maintenance
<input checked="" type="checkbox"/>	R3471386	Seller is financial institution	Fair condition per TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R6775841		Seller is financial institution	Sold for \$99k less than remaining balance, fair condition per TD
<input checked="" type="checkbox"/>	R6775759		Property Changed After Sale	Condo not complete, resold for \$135k complete six months later
<input checked="" type="checkbox"/>	R6551686		Seller is financial institution	On-site inspection showed excessive deferred maintenance
<input checked="" type="checkbox"/>	R5495986		Seller is financial institution	6 car garage is larger than the improvement, atypical
<input checked="" type="checkbox"/>	R4758886		Multiple Use	Sale included \$150k for business interest and equipment, house and kennel
<input checked="" type="checkbox"/>	R4307486		Non-Typical Financing	Seller financing at 4% for 10 years, owner could not secure financing
<input checked="" type="checkbox"/>	R3956886		Seller is financial institution	Fair condition per TD
<input checked="" type="checkbox"/>	R3956386		Seller is financial institution	Sold for remaining loan balance, use changed retail to honey processing
<input checked="" type="checkbox"/>	R1122602		Seller is financial institution	New Frontier Bank closed and liquidated assets
<input checked="" type="checkbox"/>	R3667286		Property Changed After Sale	Remodeled after sale
<input checked="" type="checkbox"/>	R0074001		Seller is financial institution	Auction with a guarantee sale, sold at reserve price to a trust
<input checked="" type="checkbox"/>	R0094201		Sale in lieu of foreclosure	Subsequent improved sale for \$173,800 in base year
<input checked="" type="checkbox"/>	R0137401		Seller is financial institution	Sold from a failed bank, sealed bid, not on open market
<input checked="" type="checkbox"/>	R0137701		Seller is financial institution	Subsequently sold for \$200k in base year, improved
<input checked="" type="checkbox"/>	R0267095		Property Changed After Sale	Excessive deferred maintenance affected sales price, basement
<input checked="" type="checkbox"/>	R0292695		Property Changed After Sale	Excessive deferred maintenance affected sales price
<input checked="" type="checkbox"/>	R0349686		Seller is financial institution	MLS states condition issue, deferred maintenance
<input checked="" type="checkbox"/>	R0352886		Seller is financial institution	4 DOM, not exposed for reasonable period
<input checked="" type="checkbox"/>	R3846705		Non-Typical Financing	Financing was an assumed loan that included securitized bonds
<input type="checkbox"/>	R0140801		Property Changed After Sale	Permit to finish basement, never started, no justification
<input type="checkbox"/>	R7791699		Seller is financial institution	No adequate justification for disqualification

Accounts Audited: 46 Auditor Agrees: -44 Auditor Disagrees: -2 Auditor Disagrees: -4.35%

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
Steve K.	63	Yuma	
<input checked="" type="checkbox"/>	Y004640	SALE - OTHER: Buyer ignorant, comps included	
<input checked="" type="checkbox"/>	Y004449	FINANCIAL INSTI Flipped later for a lot more	
<input checked="" type="checkbox"/>	T007660	FINANCIAL INSTI Owner died, bank sold	
<input checked="" type="checkbox"/>	T007030	SALE - OTHER: Paid more than comps indicated	
<input checked="" type="checkbox"/>	W000175	SALE - OTHER: Partial interest	
<input checked="" type="checkbox"/>	W000449	SALE - OTHER: Partial interest	
<input checked="" type="checkbox"/>	W001372	SALE - OTHER: Prop was not 100% taxable at time of sale	
<input checked="" type="checkbox"/>	R117024	SALE - OTHER: Reclassed from Ag to Res	
<input checked="" type="checkbox"/>	Y003713	FINANCIAL INSTI Remodeled after sale	
<input checked="" type="checkbox"/>	W001341	SALE - OTHER: Res prop in comm area, resold with house	
<input checked="" type="checkbox"/>	Y004407	SALE - OTHER: Sale price was loan balance	
<input checked="" type="checkbox"/>	W000271	SALE - OTHER: Sold in 2006, recorded deed in 2010	
<input checked="" type="checkbox"/>	Y003514	FINANCIAL INSTI Sold later for \$126.5K	
<input checked="" type="checkbox"/>	Y003492	FINANCIAL INSTI Sold later for \$72K	
<input checked="" type="checkbox"/>	W000320	FINANCIAL INSTI Below market	
<input checked="" type="checkbox"/>	T007493	SALE - OTHER: Intervening year	
<input checked="" type="checkbox"/>	Y003349	FINANCIAL INSTI 04 sale for \$89.5K, bought way below market from bank	
<input checked="" type="checkbox"/>	Y004363	FINANCIAL INSTI Flipped later for \$82K	
<input checked="" type="checkbox"/>	W001038	FINANCIAL INSTI Fix & flip, first sale	
<input checked="" type="checkbox"/>	Y003700	SALE - OTHER: Conditional, sold part of it	
<input checked="" type="checkbox"/>	W000818	SALE - OTHER: Cemetery district, assemblage	
<input checked="" type="checkbox"/>	R113195	SALE - OTHER: Buyer purposely overpaid to build wife new house	
<input checked="" type="checkbox"/>	Y003963	SALE - OTHER: Mobile home previous	
<input checked="" type="checkbox"/>	Y003812	FINANCIAL INSTI Below with comps	
<input checked="" type="checkbox"/>	W000219	FINANCIAL INSTI Below market	
<input checked="" type="checkbox"/>	Y003156	FINANCIAL INSTI Bank sale, below via comps	
<input checked="" type="checkbox"/>	Y003148	FINANCIAL INSTI Bank sale, below via comps	

Auditor Concurs Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/> W000779	FINANCIAL INSTI	Bank sale, below via comps	
<input checked="" type="checkbox"/> Y004405	SALE - OTHER:	Actually purchased 10 years ago	
<input checked="" type="checkbox"/> Y003294	SALE - OTHER:	Intervening year	
Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor	Qualification	Qualification Notes	AuditorNotes
Concurs Parcel	Code		
