



2012
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



2012 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 2012 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



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."

Fifty counties (78%) received an "Excellent" rating

Eight (13%) received a "Good" rating

Six counties (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
01 Adams				
<input checked="" type="checkbox"/>	0156902303011	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0156932317006	65	Unfulfilled Agreements	NO MLS, NOT EXPOSED ON OPEN MARKET
<input checked="" type="checkbox"/>	0156909201019	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	0156906411024	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0156905328015	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0156905319001	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	0156905224003	65	Unfulfilled Agreements	BASEMENT DONE WITHOUT PERMIT- HAD TO BE RIPPED OUT
<input checked="" type="checkbox"/>	0156903319006	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0156903217007	65	Unfulfilled Agreements	RESOLD IN 9/09 FOR \$240K
<input checked="" type="checkbox"/>	0156903207033	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0157120314017	65	Unfulfilled Agreements	RELOCATION SALE, RESOLD FOR \$50K LESS IN 2/10
<input checked="" type="checkbox"/>	0156902316004	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0182502402045	65	Unfulfilled Agreements	EXCESS LAND: : 15:1 LAND TO BUILDING RATIO
<input checked="" type="checkbox"/>	0156714101037	65	Unfulfilled Agreements	HOUSE SAT VACANT FOR FOUR YEARS
<input checked="" type="checkbox"/>	0182511311038	65	Unfulfilled Agreements	NO DISCLOSURE PER COSTAR COMPS, RESTRICTED DATA
<input checked="" type="checkbox"/>	0182515103016	65	Unfulfilled Agreements	NON-PROFIT: PAID A PREMIUM FOR THE WAREHOUSE
<input checked="" type="checkbox"/>	0182507305013	65	Unfulfilled Agreements	INCOME APPROACH BASED ON 3RD PARTY SOURCES
<input checked="" type="checkbox"/>	0182504302001	65	Unfulfilled Agreements	EXCESS LAND: 22:1 LAND TO BUILDING RATIO
<input checked="" type="checkbox"/>	0182308413012	65	Unfulfilled Agreements	RELATED PARTIES
<input checked="" type="checkbox"/>	0171916202051	65	Unfulfilled Agreements	TRADE INVOLVING UNDETERMINED VALUE
<input checked="" type="checkbox"/>	0182308202025	65	Unfulfilled Agreements	\$56/SF IN COMMERCE CITY, POSSIBLE FRAUD
<input checked="" type="checkbox"/>	0155705400002	68	Remodel or Addition	FAIR CONDITION PER TD, REMODELED
<input checked="" type="checkbox"/>	0171911112017	65	Unfulfilled Agreements	FAIR CONDITION PER TD, RESOLD 9-09 FOR \$135K
<input checked="" type="checkbox"/>	0156903120006	65	Unfulfilled Agreements	SOLD BY NON-PROFIT, BUYER RESTRICTIONS
<input checked="" type="checkbox"/>	0172317418001	65	Unfulfilled Agreements	NO MLS, EXCESSIVE DEFERRED MAINTENANCE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0182131405022	65	Unfulfilled Agreements	MULTI-PARCEL, MULTI-COUNTY, MULTI-IMPROVEMENTS
<input checked="" type="checkbox"/>	0157334313009	65	Unfulfilled Agreements	INCOME APPROACH BASED ON 3RD PARTY SOURCES
<input checked="" type="checkbox"/>	0156903302104	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	0182131405030	65	Unfulfilled Agreements	PER OWNER THERE IS EXCESSIVE DEFERRED MAINTNENANCE
<input checked="" type="checkbox"/>	0157131112023	65	Unfulfilled Agreements	NO MLS, DEFERRED MAINTENANCE PER OWNER
<input checked="" type="checkbox"/>	0182334417016	65	Unfulfilled Agreements	PER OWNER THERE IS EXCESSIVE DEFERRED MAINTNENANCE
<input checked="" type="checkbox"/>	0182308119014	65	Unfulfilled Agreements	BUYER CONFIRMED EXCESS DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0182305119003	65	Unfulfilled Agreements	OWNER STATED EXCESSIVE MANTENANCE
<input checked="" type="checkbox"/>	0182504100090	65	Unfulfilled Agreements	NOT IN MLS OR EXPOSED IN OPEN MARKET
<input checked="" type="checkbox"/>	0172308425003	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0172132406017	65	Unfulfilled Agreements	TD SAYS AVERAGE, "FIX-UP" PER MLS & FIELD INSPECTION
<input checked="" type="checkbox"/>	0171923201012	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0171905402040	65	Unfulfilled Agreements	NO MLS, NOT EXPOSED
<input checked="" type="checkbox"/>	0171910120003	65	Unfulfilled Agreements	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	0171912008004	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0171902119007	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0172114302047	65	Unfulfilled Agreements	ON MARKET FOR THREE YEARS BEFORE SALE
<input checked="" type="checkbox"/>	0171916102012	65	Unfulfilled Agreements	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	0171925208003	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	0171930204006	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	0171934105017	65	Unfulfilled Agreements	POOR CONDITION PER TD
<input type="checkbox"/>	0157316004063	65	Unfulfilled Agreements	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	0156905207018	65	Unfulfilled Agreements	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	0182131103035	65	Unfulfilled Agreements	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	0172102322027	65	Unfulfilled Agreements	NO JUSTIFICATION FOR DISQUALIFICATION
Accounts Audited: 50 Auditor Agrees: -46 Auditor Disagrees: -4 Auditor Disagrees: -8.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
02 Alamosa				
✓	528531301001	64	MULTIPLE PROPERTIES	2 buildable lots stated on warranty deed and computer notes
✓	528531301008	64	MULTIPLE PROPERTIES	2 buildable lots stated on warranty deed and computer notes
✓	541709304016	20	OTHER	property has no water rights, including domestic wells forever, uninformed buyer
✓	514505306043	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
✓	541309006008	64	MULTIPLE PROPERTIES	multiple buildable lots stated on B & S deed and computer notes, also includes a 1031 exchange
✓	541309006005	64	MULTIPLE PROPERTIES	multiple buildable lots stated on B & S deed and computer notes, also includes a 1031 exchange
✓	514505306042	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
✓	541708012020	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
✓	541708012022	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
✓	528334404023	64	MULTIPLE PROPERTIES	multiple buildable sites stated on Quit claim deed and computer notes
✓	527730104016	64	MULTIPLE PROPERTIES	multiple buildable sites stated on Quit claim deed and computer notes
✓	527730410002	64	MULTIPLE PROPERTIES	partial interest in multiple buildable sites stated on Warranty deed and computer notes
✓	541710203015	64	MULTIPLE PROPERTIES	multiple buildable lots stated on deed and computer notes
✓	541715101018	64	MULTIPLE PROPERTIES	related parties purchased multiple buildable sites via a Quit Claim deed.
✓	541709304016	20	OTHER	multiple non- buildable lots stated on Quit claim deed and computer notes, property has no water rights, forever.
✓	541715101016	64	MULTIPLE PROPERTIES	partial interest in multiple buildable sites stated on Warranty deed and computer notes
✓	541311211004	64	MULTIPLE PROPERTIES	multiple buildable sites stated on deed and computer notes
✓	541310200021	71	MULTIPLE BUILDINGS	multiple buildings existed on the property at the time of sale, computer notes, uninformed buyer
✓	528736400030	16	MIXED USE	computer notes state "mixed use, mechanics shop and restaurant, buildings are in poor condition

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	541309016012	20	OTHER	sale involved special financing, loan assumption on an existing loan
<input checked="" type="checkbox"/>	514509105021	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
<input checked="" type="checkbox"/>	541715101019	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
<input checked="" type="checkbox"/>	499933307010	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
<input checked="" type="checkbox"/>	541715101020	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
<input checked="" type="checkbox"/>	541710203014	64	MULTIPLE PROPERTIES	multiple buildable lots stated on deed and computer notes
<input checked="" type="checkbox"/>	541306010004	24	COMBINATION/SPLIT OF PARCELS	property split into 6 separate parcels, computer notes
<input checked="" type="checkbox"/>	541305001031	24	COMBINATION/SPLIT OF PARCELS	property split into 2 separate parcels, computer notes
<input checked="" type="checkbox"/>	541309018011	24	COMBINATION/SPLIT OF PARCELS	merely a split of parcels not at market value, 1 parcel became commercial 1 is still vacant, computer notes, appraiser intimate knowledge
<input checked="" type="checkbox"/>	541309018010	24	COMBINATION/SPLIT OF PARCELS	merely a split of parcels not at market value, one parcel became commercial 1 is still vacant, computer notes, appraiser intimate knowledge
<input checked="" type="checkbox"/>	541309104001	68	REMODEL/NC BEFORE INSPECTION	computer notes confirm condition of building and need for remodeling
<input checked="" type="checkbox"/>	514505306080	64	MULTIPLE PROPERTIES	multiple buildable lots stated on deed and computer notes
<input checked="" type="checkbox"/>	541715101024	64	MULTIPLE PROPERTIES	multiple buildable lots stated on Quit claim deed and computer notes
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Accounts Audited:	32	Auditor Agrees:	-32	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
03 Arapahoe				
✓	2073-29-3-48-012	9	SALE PROCESSED & UNQUALIFIED	PARTIAL INTEREST CONVEYED
✓	2075-15-4-22-002	9	SALE PROCESSED & UNQUALIFIED	IMPROVED SALE, THIS WAS MIS-CODED
✓	2073-24-2-25-007	9	SALE PROCESSED & UNQUALIFIED	INTERFAMILIAL SALE
✓	2073-15-2-26-012	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2073-10-1-24-004	0	OTHER	VACANT LAND, SUBSEQUENTLY IMPROVED
✓	2073-09-3-43-001	9	SALE PROCESSED & UNQUALIFIED	FORMER GAS STATION, IN GROUND STORAGE TANKS TO BE REMOVED
✓	2073-07-1-05-026	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2077-26-4-27-050	9	SALE PROCESSED & UNQUALIFIED	RELATED PARTIES PER TD
✓	2075-17-1-09-010	0	OTHER	RELATED PARTIES
✓	2075-21-3-09-001	9	SALE PROCESSED & UNQUALIFIED	SOLD TO A BUSINES PARTNER
✓	2075-22-2-38-001	9	SALE PROCESSED & UNQUALIFIED	SALES PRICE ENTERED INCORRECTLY IN SYSTEM: \$170K VS. \$107K
✓	2075-29-2-22-022	9	SALE PROCESSED & UNQUALIFIED	TWO SALES ON SAME DAY FOR SAME PRICE, SECOND SALE WAS Q'ED
✓	2075-34-1-00-025	9	SALE PROCESSED & UNQUALIFIED	RESIDENTIAL IMPROVEMENTS DEMOLISHED FOR COMMERCIAL DEVEL.
✓	2077-02-2-04-019	9	SALE PROCESSED & UNQUALIFIED	EXCESSIVE PERSONAL PROPERTY, NOT EXPOSED ON OPEN MARKET
✓	2077-03-4-23-017	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2077-09-1-11-007	9	SALE PROCESSED & UNQUALIFIED	RESOLD ON 5-14-10 FOR \$190,000
✓	2077-10-1-08-002	9	SALE PROCESSED & UNQUALIFIED	LONG-TERM TENANT PURCHASED THE BUILDING
✓	2077-10-2-17-014	9	SALE PROCESSED & UNQUALIFIED	SALE/LEASEBACK, LONG-TERM TENANT PURCHASED THE BUILDING
✓	2077-15-1-10-023	9	SALE PROCESSED & UNQUALIFIED	FIXED AND FLIPPED ON 4-1-10 FOR \$199,900, QUALIFIED
✓	2073-06-2-11-132	9	SALE PROCESSED & UNQUALIFIED	SOLD TWICE ON SAME DAY FOR \$127,500, SOLD BY EX- WIFE
✓	2077-25-3-01-052	9	SALE PROCESSED & UNQUALIFIED	RESOLD ON 5-27-10 FOR \$445K
✓	2073-08-3-12-003	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2077-33-4-03-055	9	SALE PROCESSED & UNQUALIFIED	FINANCING TERMS WERE ATYPICAL

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	2077-21-2-09-009	9	SALE PROCESSED & UNQUALIFIED	RESOLD ON 4-23-10 FOR \$229,000
✓	1973-01-2-11-050	9	SALE PROCESSED & UNQUALIFIED	SOLD FROM ESTATE- SHORT MARKETING PERIOD
✓	1971-28-2-02-006	9	SALE PROCESSED & UNQUALIFIED	TOTAL REHAB AFTER SALE
✓	2073-05-2-02-004	9	SALE PROCESSED & UNQUALIFIED	FORMER GARAGE, CONVERTED TO GLA, NOW CONVERTED TO GARAGE
✓	1971-28-2-09-007	9	SALE PROCESSED & UNQUALIFIED	NOT EXPOSED ON THE OPEN MARKET, NO BROKERS INVOLVED
✓	1971-33-3-07-004	9	SALE PROCESSED & UNQUALIFIED	NOT EXPOSED ON THE OPEN MARKET, NO BROKERS INVOLVED
✓	1971-35-3-12-003	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	1973-01-4-10-006	9	SALE PROCESSED & UNQUALIFIED	FIRST OF TWO SALES IN THE BASE YEAR, FIXED AND FLIPPED
✓	1973-01-4-23-001	9	SALE PROCESSED & UNQUALIFIED	FIRST OF TWO SALES IN THE BASE YEAR, FIXED AND FLIPPED
✓	1973-02-2-24-001	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	1973-11-1-01-029	9	SALE PROCESSED & UNQUALIFIED	FIRST OF TWO SALES IN THE BASE YEAR, FIXED AND FLIPPED
✓	1973-21-2-11-129	9	SALE PROCESSED & UNQUALIFIED	FOUR MONTHS LATER SOLD FOR \$135,000
✓	1973-25-1-11-050	9	SALE PROCESSED & UNQUALIFIED	SOLD ON THE SAME DAY FOR \$116,000
✓	1973-36-4-01-008	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2071-20-4-08-017	9	SALE PROCESSED & UNQUALIFIED	RE-SOLD FOR \$385,000 ON 5-1-10
✓	1975-21-1-05-011	9	SALE PROCESSED & UNQUALIFIED	FIXED AND FLIPPED ON 9-4-09 FOR \$185K, QUALIFIED
✓	1975-22-2-25-028	9	SALE PROCESSED & UNQUALIFIED	SOLD THREE MONTHS LATER FOR \$82,000
✓	1975-26-3-13-003	0	OTHER	SOLD AS VACANT LAND AND LATER IMPROVED, RE- SOLD FOR \$289,900
✓	1975-29-2-19-111	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	1975-34-1-41-015	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	1985-16-2-18-008	9	SALE PROCESSED & UNQUALIFIED	INTERFAMILIAL SALE
✓	2073-04-1-22-014	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	2073-10-1-18-031	9	SALE PROCESSED & UNQUALIFIED	SOLD FOR \$178,900 ON 3-4-09
✓	2073-01-2-10-015	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD
✓	1971-34-4-03-003	9	SALE PROCESSED & UNQUALIFIED	INTERFAMILIAL SALE
✓	1975-07-4-13-052	9	SALE PROCESSED & UNQUALIFIED	POOR CONDITION PER TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input type="checkbox"/>	2077-27-4-07-008	9	SALE PROCESSED & UNQUALIFIED	NO JUSTIFICATION PER MLS/TD
<input type="checkbox"/>	1971-34-1-09-023	9	SALE PROCESSED & UNQUALIFIED	FIX AND FLIPPED, NEW VALUE NOT RECOGNIZED
<input type="checkbox"/>	2077-36-2-27-046	9	SALE PROCESSED & UNQUALIFIED	NO JUSTIFICATION PER MLS/TD
<hr/>				
Accounts Audited:	52	Auditor Agrees:	-49	Auditor Disagrees: -3
			Auditor Disagrees: -5.77%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
04 Archuleta				
✓	R004524	29	NOT AVAILABLE ON OPEN MARKET	concur with the U status because of the condition of house with respect to bldg code violations. Purchase price was basically for the site, computer notes, no evidence not on open market, ratio is 3 times market
✓	R006549	22	NONTYPICAL FINANCING	PNC Bank, assumed loan on a multi - lot sale, computer notes, high interest rate and seller conditions, \$3,500
✓	R005825	29	NOT AVAILABLE ON OPEN MARKET	not on MLS, not available to open market, NO TD, not processed thru title company
✓	R004942	29	NOT AVAILABLE ON OPEN MARKET	not made available to the open market, computer notes, no MLS listing found, notes on supplemental
✓	R008451	29	NOT AVAILABLE ON OPEN MARKET	no MLS listing, notes on supplemental questionnaire, not open market, computer notes
✓	R007276	27	DISTRESS SALE; BANKRUPTCY ETC	court decree, not open market, computer notes
✓	R003450	22	NONTYPICAL FINANCING	\$200 down, financed \$7,800 for 6 months at 3% interest with a balloon pymt of \$6,800 due on 11/15/2008, not typical
✓	R003059	29	NOT AVAILABLE ON OPEN MARKET	not on open market, fire sale, handwritten notes on TD by Grantor, computer notes
✓	R001363	15	REO SALE RESALE OF FORECLOSURE	computer notes, deed, poor condition, first sale after foreclosure, Wells Fargo Bank,
✓	R001552	22	NONTYPICAL FINANCING	not on open market, computer notes, buyer must apply for ownership and there are non-typical deed restrictions, part of ownership is sweat equity
✓	R003053	29	NOT AVAILABLE ON OPEN MARKET	5% down for 25 years @ 8%, for 19,900, rate is 3% higher than market which lowered the sales price, computer notes
✓	R009566	4	SALE INVOLVES PROPERTY TRADES	unknown value of personal property, additional property trades without value stated, computer notes
✓	R008539	29	NOT AVAILABLE ON OPEN MARKET	no MLS listing, notes on supplemental questionnaire, not open market, computer notes
✓	R002328	29	NOT AVAILABLE ON OPEN MARKET	not on open market, purchased by adjoiner for less than market value as a buffer from.
✓	R006969	12	UNKNOWN PERSONAL PROP INCL	personal property of unknown value included in sale, business value included, computer notes,
✓	R008369	27	DISTRESS SALE; BANKRUPTCY ETC	fire sale priced due to illness of the developer, computer notes
✓	R010110	29	NOT AVAILABLE ON OPEN MARKET	not made available to the open market, computer notes, no MLS listing found, notes on supplemental

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R001016	18	NON-PROFIT ORGANIZATION	computer notes and notes on TD, Habitat for Humanity, sold for far less than market and grantor got a write - off for the sale
<input checked="" type="checkbox"/>	R018248	4	SALE INVOLVES PROPERTY TRADES	property exchange, no money changed hands, only trade, computer notes, sale from County to individual
<input checked="" type="checkbox"/>	R018016	15	REO SALE RESALE OF FORECLOSURE	notes on TD, purchased at auction repo, appraised at 225,000, may need repairs, Bank repo to individual, first sale after foreclosure
<input checked="" type="checkbox"/>	R017736	22	NONTYPICAL FINANCING	seller financing, purchased by adjoiner, no money down, not typical financing for this area, 5.25% for 27 years.
<input checked="" type="checkbox"/>	R016988	22	NONTYPICAL FINANCING	seller financed 98% of price 5.75% interest rate, lower than market, seller motivated, computer notes
<input checked="" type="checkbox"/>	R016978	29	NOT AVAILABLE ON OPEN MARKET	not available on market , adjoiner purchase, supplemental notes, computer notes, not on MLS, pond straddled property line.
<input checked="" type="checkbox"/>	R014427	29	NOT AVAILABLE ON OPEN MARKET	undivided 1/2 interest in gas and other minerals, buyer had built on this encroached parcel, supplemental stated, higher than market value.
<input checked="" type="checkbox"/>	R013903	29	NOT AVAILABLE ON OPEN MARKET	not made available to the open market, computer notes, offer made before MLS was published
<input checked="" type="checkbox"/>	R013707	22	NONTYPICAL FINANCING	related parties per TD 1000, grantee feels that loan was not favorable, computer notes.
<input checked="" type="checkbox"/>	R012903	7	CHANGE AFTER SALE	house was a salvage total remodel after sale, computer notes, TD notes, first sale after foreclosure
<input checked="" type="checkbox"/>	R011328	29	NOT AVAILABLE ON OPEN MARKET	not made available to the open market, computer notes, no MLS listing found, notes on supplemental, did not check out market.
<input checked="" type="checkbox"/>	R015097	29	NOT AVAILABLE ON OPEN MARKET	not available on market , adjoiner purchase, supplemental notes, computer notes
<input checked="" type="checkbox"/>	R001164	18	NON-PROFIT ORGANIZATION	computer notes and notes on TD, Habitat for Humanity, sold for far less than market and grantor got a write - off for the sale
<input checked="" type="checkbox"/>	R010198	29	NOT AVAILABLE ON OPEN MARKET	not made available to the open market, computer notes, no MLS listing found, notes on supplemental, did not check out market.
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Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
05 Baca				
<input checked="" type="checkbox"/>	R007250	56	SALE- FORECLOSURE	Purchaser purchased from a lending institution that had acquired the property through foreclosure. Sold it for a reduced price been on market quite a while.
<input checked="" type="checkbox"/>	R007707	72	OTHER-UNINFORMED BUYERS	The buyer was a first time buyer and thought it was a good deal without checking the actual market.
<input checked="" type="checkbox"/>	R006997	72	OTHER-UNINFORMED BUYERS	The seller wanted to move the property and wanted to give the buyer a break as a first time owner, again wrong coding.
<input checked="" type="checkbox"/>	R002240	72	OTHER-UNINFORMED BUYERS	The buyer was from out of the area, didn't know prices nor did he check.
<input checked="" type="checkbox"/>	R007632	59	SALE- OWNER FINANCED	
<input checked="" type="checkbox"/>	R013443	58	SALE- BUSINESS AFFIL	
<input checked="" type="checkbox"/>	R002033	56	SALE- FORECLOSURE	Property sold at auction through foreclosure, purchaser didn't want to operate it, sold it at a reduced price to current owner.
<input checked="" type="checkbox"/>	R011501	56	SALE- FORECLOSURE	This property was acquired with the sale of R002113, same note.
<input checked="" type="checkbox"/>	R002113	56	SALE- FORECLOSURE	Purchaser purchased from a lending institution that had acquired the property through foreclosure. Sold it for a reduced price.
<input checked="" type="checkbox"/>	R006621	56	SALE- FORECLOSURE	Purchaser purchased from a lending institution that had acquired the property through foreclosure. Sold it for a reduced price.
<input checked="" type="checkbox"/>	R007793	56	SALE- FORECLOSURE	This should have been coded differently as seller inherited and had to be sold to settle estate to other heirs.
<input checked="" type="checkbox"/>	R007723	72	OTHER-UNINFORMED BUYERS	The buyer was from out of the area, didn't know prices nor did he check.
<input checked="" type="checkbox"/>	R008346	56	SALE- FORECLOSURE	Purchaser purchased from a lending institution that had acquired the property through foreclosure. Sold it for a reduced price.
<input checked="" type="checkbox"/>	R013257	81	OTHER-ADJNED PROPERTY	
<input checked="" type="checkbox"/>	R002236	56	SALE- FORECLOSURE	Purchaser purchased from a lending institution that had acquired the property through foreclosure. Sold it for a reduced price.
<input checked="" type="checkbox"/>	R007832	72	OTHER-UNINFORMED BUYERS	The buyer was from out of the area, didn't know prices nor did he check.
<input checked="" type="checkbox"/>	R007882	72	OTHER-UNINFORMED BUYERS	Buyer wanted the house at whatever cost.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R007946	72	OTHER-UNINFORMED BUYERS	The buyer was from out of the area, didn't know market.
<input checked="" type="checkbox"/>	R007944	74	OTHER-FORCED SALE	Seller in nursing home, forced to sell.
<input checked="" type="checkbox"/>	R007982	74	OTHER-FORCED SALE	Seller in nursing home, forced to sell.
<input checked="" type="checkbox"/>	R008080	74	OTHER-FORCED SALE	A federal agency purchased as seller transferred, on market for several months.
<input checked="" type="checkbox"/>	R008658	81	OTHER-ADJNED PROPERTY	
<input checked="" type="checkbox"/>	R012357	81	OTHER-ADJNED PROPERTY	
<input checked="" type="checkbox"/>	R006916	82	OTHER-NON ARMS LENGTH	Vacant land sale, purchaser residence south, willing to pay whatever.
<input checked="" type="checkbox"/>	R007852	82	OTHER-NON ARMS LENGTH	Brothers inherited very small house, wanted to sell house for whatever they could get.
<input checked="" type="checkbox"/>	R012488	82	OTHER-NON ARMS LENGTH	Buyer wanted this duplex as an investment, didn't have a market to compare, paid asking price.
<input checked="" type="checkbox"/>	R013235	82	OTHER-NON ARMS LENGTH	Buyer wanted to control what happened in his neighborhood, willing to pay a higher than market rate.
<input checked="" type="checkbox"/>	R013708	56	SALE- FORECLOSURE	Previous buyer bought from lending institution from foreclosure, sold for the exact amount, could have been coded differently.
<input checked="" type="checkbox"/>	R009016	81	OTHER-ADJNED PROPERTY	
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
06 Bent				
<input checked="" type="checkbox"/>	0008003450	56	FINANCIAL INSTITUTION	LOW BY COMPS
<input checked="" type="checkbox"/>	0001000170	68	REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001005130	56	FINANCIAL INSTITUTION	LOW BY COMPS
<input checked="" type="checkbox"/>	0008000370	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001007495	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001012860	56	FINANCIAL INSTITUTION	LOW BY COMPS
<input checked="" type="checkbox"/>	0001013010	56	FINANCIAL INSTITUTION	LOW BY COMPS
<input checked="" type="checkbox"/>	0001005755	60	ESTATE	AG PROPERTY
<input checked="" type="checkbox"/>	0008002975	60	ESTATE	AG PROPERTY
<input checked="" type="checkbox"/>	0008002985	60	ESTATE	AG PROPERTY
<input checked="" type="checkbox"/>	0008000430	65	SALE INVOLVES AGREEMENTS	SHARED WELL AGREEMENT
<input checked="" type="checkbox"/>	0023003960	66	PERSONAL PROPERTY INVOLVED	
<input checked="" type="checkbox"/>	0008002330	56	FINANCIAL INSTITUTION	LOW BY COMPS
<input checked="" type="checkbox"/>	0001008240	68	REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001011520	64	MULTIPLE PROPERTIES	MULTIPLE PROPERTIES
<input checked="" type="checkbox"/>	0008005870	69	PARTIAL INTEREST	
<input checked="" type="checkbox"/>	0008001705	70	OTHER	BUSINESS NOW USED AS HOUSE
<input checked="" type="checkbox"/>	0001000805	72	UNINFORMED BUYER	HIGH BY COMPS
<input checked="" type="checkbox"/>	0001009150	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0001007285	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0001003950	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0001008510	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0001011735	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0023005240	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0001009770	73	DURESS SALE	HOUSE ON MKT FOR EXTENDED PERIOD SOLD LOW BY COMPS
<input checked="" type="checkbox"/>	0008004345	74	FORECLOSURE OR IN LIEU THEREOF	AG SALE
<input checked="" type="checkbox"/>	0008000340	68	REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001013030	64	MULTIPLE PROPERTIES	
<hr/>				
Accounts Audited:	28	Auditor Agrees:	-28	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
07 Boulder				
✓	R0115997	12	ABERRANT	WATER DAMAGE DUE TO FURNACE FAILURE, BURST PIPES
✓	R0514061	12	ABERRANT	MULTIPLE PROPERTIES, INCORRECT DEED: WRONG GRANTOR
✓	R0507395	20	FORECLOSURE	VACANT LAND SALE WITH WATER/SEWER TAPS
✓	R0502235	9	REMODELED	\$5.5 M LOAN FOR ACQUISITION AND REMODEL, GOVERNMENT CONCESSIONS
✓	R0501439	12	ABERRANT	FAIR CONDITION PER TD
✓	R0147988	20	FORECLOSURE	REMODELED AFTER SALE, OFFICE CONDO, \$76K IN REHAB
✓	R0145166	20	FORECLOSURE	USED AS HOUSING FOR HURRICANE KATRINA VICTIMS, NO MAINTNENANCE
✓	R0143901	20	FORECLOSURE	REMODELED AFTER SALE
✓	R0143384	61	SHORT SALE	BUILDER SPEC HOUSE, ON MARKET FOR FOUR YEARS
✓	R0122102	12	ABERRANT	FAIR CONDITION PER TD
✓	R0071101	12	ABERRANT	FAIR CONDITION PER TD
✓	R0117454	20	FORECLOSURE	FAIR CONDITION PER TD, HOUSE NOT IN MLS
✓	R0005190	20	FORECLOSURE	FAIR CONDITION PER TD, SUBSEQUENT REMODELING
✓	R0109151	12	ABERRANT	FAIR CONDITION PER TD
✓	R0106783	12	ABERRANT	RELOCATION SALE, RESOLD FOR \$100K LESS IN 6 MONTHS
✓	R0103207	12	ABERRANT	RESOLD ON SAME DAY FOR \$20,100 MORE
✓	R0089834	20	FORECLOSURE	POOR CONDITION, LEAKING ROOF, WARPED SIDING
✓	R0086746	12	ABERRANT	PARTIAL INTEREST
✓	R0086715	12	ABERRANT	SECOND RECORDING OF THE SAME DEED 3 MONTHS LATER
✓	R0085843	12	ABERRANT	POOR CONDITION PER TD
✓	R0074020	12	ABERRANT	FAIR CONDITION PER TD
✓	R0120161	20	FORECLOSURE	FORECLOSURE WITH MULTIPLE PARCELS, 44% OCCUPIED
✓	R0030541	12	ABERRANT	INTER-CORPORATE, LEGAL ISSUES WITH PLAT

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R0053360	20	FORECLOSURE	FORMER CHICKEN HOUSE ATTACHED TO A MOBILE HOME
✓	R0049083	12	ABERRANT	FAIR CONDITION PER TD, NO MLS
✓	R0048452	12	ABERRANT	FIX AND FLIPPED FOR 280K ON 1-6-10
✓	R0045075	12	ABERRANT	POOR CONDITION PER TD
✓	R0041045	12	ABERRANT	FIXER UPPER PER MLS, DATED INTERIOR
✓	R0040420	12	ABERRANT	POOR CONDITION PER TD
✓	R0038729	12	ABERRANT	NOT LISTED IN MLS, NO TD 1000, NOT EXPOSED TO MARKET
✓	R0038290	12	ABERRANT	SOLD AT AUCTION, FAIR PER TD
✓	R0005190	8	REMODELED	FAIR CONDITION PER TD, REMODELED AFTER SALE
✓	R0036503	20	FORECLOSURE	REMODELING INCOMPLETE AT TIME OF SALE
✓	R0507397	61	SHORT SALE	SALVAGE CONDITION PER TD AND MLS
✓	R0030073	12	ABERRANT	SELLER GIVES A 10 YEAR TENANCY, FRIENDS
✓	R0025858	20	FORECLOSURE	FAIR CONDITION PER TD
✓	R0023970	20	FORECLOSURE	SALVAGE CONDITION PER TD AND MLS
✓	R0022007	12	ABERRANT	PARTIAL COMPLETION, NUMEROUS ADDITIONS
✓	R0021780	12	ABERRANT	SHARED WELL, HOUSE NOT HABITABLE
✓	R0021516	12	ABERRANT	FIRE AT PROPERTY BEFORE SALE
✓	R0012675	60	SHORT SALE	POOR CONDITION PER TD
✓	R0006694	20	FORECLOSURE	POOR CONDITION PER TD
✓	R0072475	61	SHORT SALE	FAIR CONDITION PER TD
✓	R0037516	12	ABERRANT	CONTRACT FOR DEED, DATED APRIL 18, 1972
✓	R0074147	12	ABERRANT	NO MLS, FAIR CONDITION PER TD
Accounts Audited: 45 Auditor Agrees: -45 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
64 Broomfield				
✓	R1146904	2	POST FORECLOSURE	EXEMPT STATUS CHANGED TO TAXABLE ON 7-16-10
✓	R2095357	1	SHORT SALE	STRUCTURAL DAMAGE CORRECTED, IMPROVEMENT REMODELED, RESOLD FOR \$202K ON 9-2-10
✓	R1079870	2	POST FORECLOSURE	STRUCTURAL ISSUES PER MLS AND FAIR CONDITION PER TD 1000
✓	R1079823	70	OTHER	RESOLD EXACTLY ONE YEAR LATER FOR \$264,900 AFTER TOTAL REMODEL, QUALIFIED
✓	R1076546	2	POST FORECLOSURE	STRUCTURAL/FOUNDATION PROBLEMS COMPROMISED BSMT FINISH
✓	R1016105	50	REMODEL OR ADDITION	MAJOR INTERIOR REMODEL AFTER SALE INCLUDING NEW GARAGE
✓	R1016046	1	SHORT SALE	\$32K IN SALES CONCESSIONS CONSIDERED EXCESSIVE (10% OF SALES PRICE)
✓	R0130919	66	PP OF UNKNOWN VALUE	\$25,000 OF DECLARED PP INCLUDED REAL PROPERTY ITEMS
✓	R0130281	4	RELOCATION SALE	CORPORATE BUYOUT AT 30K LESS THAN MARKET
✓	R0023522	4	RELOCATION SALE	SUBSEQUENT SALE ON 5-12-09 FOR SAME PRICE IS QUALIFIED
✓	R0023343	66	PP OF UNKNOWN VALUE	\$19,800 OF DECLARED PP AS WELL AS FAIR CONDITION PER TD
✓	R0022855	2	POST FORECLOSURE	POOR CONDITION PER TD 1000
✓	R1144487	70	OTHER	POTENTIAL LAWSUIT OVER CONSTRUCTION QUALITY, THIS DISCLOSURE CAUSED A LIQUIDATION
✓	R2110770	50	REMODEL OR ADDITION	SOLD AS A FORMER METH HOUSE, GUTTED AND REMODELED, RESOLD 1-19-10 FOR \$133K, QUALIFIED
✓	R2110758	2	POST FORECLOSURE	RESOLD ON 1-14-10 FOR \$125K, QUALIFIED
✓	R2185311	2	POST FORECLOSURE	POOR CONDITION PER FIELD INSPECTION
✓	R2185328	2	POST FORECLOSURE	LOWER LEVEL GUTTED AND LEFT UNFINISHED
✓	R2185337	2	POST FORECLOSURE	FAIR CONDITION PER TD
✓	R8863356	71	SALE NOT ON OPEN MARKET	DEED IN LIEU OF FORECLOSURE
✓	R8863776	63	PROPERTY TRADE SALE	50% COMPLETE FOR 2009
✓	R8865126	70	OTHER	POOR CONDITION PER MLS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R8866322	70	OTHER	MIXED USE: LIVE/WORK TOWNHOME
<input checked="" type="checkbox"/>	R8866329	70	OTHER	MIXED USE: LIVE/WORK TOWNHOME
<input checked="" type="checkbox"/>	R8866332	70	OTHER	MIXED USE: LIVE/WORK TOWNHOME
<input checked="" type="checkbox"/>	R8867233	70	OTHER	\$1.442M WAS A GROUND LEASE- LEASED FEE FOR 25 YEARS
<input checked="" type="checkbox"/>	R8867292	66	PP OF UNKNOWN VALUE	\$133K IN DECLARED PERSONAL PROPERTY
<input checked="" type="checkbox"/>	R8867839	51	GOVERNMENT AGENCY SALE	PURCHASED BY BROOMFIELD
<input checked="" type="checkbox"/>	R8868678	51	GOVERNMENT AGENCY SALE	PURCHASED BY BROOMFIELD
<input checked="" type="checkbox"/>	R0020898	1	SHORT SALE	INVENTORY CHANGE ADDED AC, BSMT FINISH, BATH COUNT CHANGE
<input checked="" type="checkbox"/>	R1088359	2	POST FORECLOSURE	FAIR CONDITION PER TD, RESOLD ON 5-3-10 FOR \$380K AFTER REMODEL, QUALIFIED
<input checked="" type="checkbox"/>	R1129519	71	SALE NOT ON OPEN MARKET	STRUCTURAL PROBLEMS WITH BASEMENT FLOOR
<input checked="" type="checkbox"/>	R1093553	2	POST FORECLOSURE	POOR CONDITION PER TD 1000, WATER DAMAGE IN BASEMENT
<input checked="" type="checkbox"/>	R1088344	2	POST FORECLOSURE	RESOLD ON 1-22-10 FOR \$350K AFTER KITCHEN/BATH REMODEL, QUALIFIED
<input checked="" type="checkbox"/>	R1081731	50	REMODEL OR ADDITION	SECOND STORY ADDITION IN 2009
<input checked="" type="checkbox"/>	R1081704	1	SHORT SALE	POOR CONDITION PER TD 1000
<input checked="" type="checkbox"/>	R1113822	2	POST FORECLOSURE	FAIR CONDITION PER TD, POOR CONDITION PER MLS
<hr/>				
Accounts Audited:	36	Auditor Agrees:	-36	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
08 Chaffee				
<input checked="" type="checkbox"/>	R380705300241	135	Water Rights Included in Sale	Water rights included in price, no breakout, notes from appraiser on TD 1000
<input checked="" type="checkbox"/>	R353328100129	135	Water Rights Included in Sale	Water rights included in price, no breakout, notes from appraiser on TD 1000, vacant at time of sale
<input checked="" type="checkbox"/>	R380303204001	140	Demolition After Sale	Demolition of garage after sale, built smaller garage without permit, TD notes and appraiser knowledge
<input checked="" type="checkbox"/>	R368335400608	161	Miscellaneous	1/2 interest in hangar, county notes on county questionnaire
<input checked="" type="checkbox"/>	R380704300157	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale
<input checked="" type="checkbox"/>	R342113300093	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale, TD notes
<input checked="" type="checkbox"/>	R368132449425	131	Purchaser owns Adjacent Proper	purchased by adjoiner, county notes on TD
<input checked="" type="checkbox"/>	R380705200286	134	Contract before Sale	the completion of an Installment contract was the cause for the transfer. Sale price was settled on long ago, notes on TD
<input checked="" type="checkbox"/>	R368132422003	118	Change of Use	trade, complete renovation of existing building, combined with adjacent property, change in use, county notes,
<input checked="" type="checkbox"/>	R380705300178	172	Out of County Purchase	1031 exchange stated on TD
<input checked="" type="checkbox"/>	R380706400090	131	Purchaser owns Adjacent Proper	purchased strip for access purposes, county notes on TD
<input checked="" type="checkbox"/>	R327106100080	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale
<input checked="" type="checkbox"/>	R380706300024	110	Mobile Home Included in Sale	2 MH on property, taxed as separate entities, notes on TD, appraiser intimate knowledge of sale
<input checked="" type="checkbox"/>	R380704300107	146	Sale Dissolved	Purchase financed by seller @90% of sale price, includes MH, later taken back by seller, so sale was dissolved, TD notes, intimate knowledge of appraisers
<input checked="" type="checkbox"/>	R342103300006	110	Mobile Home Included in Sale	2 MH on property, taxed as separate entities, notes on TD, appraiser intimate knowledge of sale
<input checked="" type="checkbox"/>	R368129100064	169	Multiple Deeds in Sale	2 deeds, this sale invalid , when combined with the other deed it was seen as Qualified, TD notes, appraiser knowledge
<input checked="" type="checkbox"/>	R368310100012	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale, TD notes
<input checked="" type="checkbox"/>	R342113300343	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale, TD notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R380709200010	125	Multi Imps on Land	a storage unit, and 4 residences are located on the property according to notes on the county questionnaire
<input checked="" type="checkbox"/>	R327108300329	135	Water Rights Included in Sale	Vaguely described water rights included in price, no breakout, stated on TD 1000
<input checked="" type="checkbox"/>	R342113300060	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale, TD notes
<input checked="" type="checkbox"/>	R342111400191	135	Water Rights Included in Sale	Vaguely described water rights included in price, no breakout, stated on TD 1000,purchased to fill bottled water in Denver appraiser knowledge.
<input checked="" type="checkbox"/>	R368521200017	131	Purchaser owns Adjacent Property	Assemblage to a residential property, notes on TD and appraiser knowledge, combined after sale
<input checked="" type="checkbox"/>	R368528400039	135	Water Rights Included in Sale	Water rights included in price, no breakout, notes from appraiser on TD 1000
<input checked="" type="checkbox"/>	R380705206195	122	Imps Razed after Sale	Imps razed, existing structure was inhabitable, salvage value, not much, TD notes, appraiser knowledge
<input checked="" type="checkbox"/>	R368129100058	169	Multiple Deeds in Sale	PR deed pulling title together after deaths, notes on TD and knowledge of appraiser.
<input checked="" type="checkbox"/>	R380704300151	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale
<input checked="" type="checkbox"/>	R380705300178	172	Out of County Purchase	Purchased from developer due to long term leases, 1031 exchange, multiple times higher than comparable market sales. Computer notes
<input checked="" type="checkbox"/>	R327118200101	143	In Lieu of Foreclosure	Distressed sale, in lieu, sold for 3K then sold right after for 227,500K, TD notes and appraiser knowledge
<input checked="" type="checkbox"/>	R327122300030	122	Imps Razed after Sale	Change in use, location vital, appraised after sale as improved comm., notes on TD, appraiser intimate knowledge, computer notes
<input checked="" type="checkbox"/>	R342113300197	110	Mobile Home Included in Sale	Mobile home included, taxed as separate entity, notes on TD, appraiser intimate knowledge of sale, TD notes
Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
09 Cheyenne				
<input checked="" type="checkbox"/>	333921204010	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333920131008	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333921218019	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333921324003	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	336105401010	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333920114004	23	Partial Interest	
<input checked="" type="checkbox"/>	336109242004	23	Partial Interest	
<input checked="" type="checkbox"/>	333920114004	23	Partial Interest	
<input checked="" type="checkbox"/>	333920302028	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	336109242004	23	Partial Interest	
<input checked="" type="checkbox"/>	333921211003	19	Unfulfilled Agreement No Market	
<input checked="" type="checkbox"/>	333921190025	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333920111007	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	334112221008	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	334112216008	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	336105406006	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	336105406004	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333921212001	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333921227012	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333921227010	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333921207004	16	Doubtful Title, Quit Claims	
<input checked="" type="checkbox"/>	333920303003	11	Between Related Parties	
<input checked="" type="checkbox"/>	333920113004	11	Between Related Parties	
<input checked="" type="checkbox"/>	336105405001	5	Government Agency as Buyer	
<input checked="" type="checkbox"/>	333921324004	18	Multiple Properties Involved	
<input checked="" type="checkbox"/>	333920111006	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	336109211006	20	Non-Realty Items of Unkown Value	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	333920392037	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333920392036	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333920111007	22	Extensive Remodel/Added Improvements; Change in Use	
<input checked="" type="checkbox"/>	333920111003	22	Extensive Remodel/Added Improvements; Change in Use	
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
10 Clear Creek				
<input checked="" type="checkbox"/>	R014400		10-OTHER - STATE REASON IN REMARKS	PURCHASED FROM NEIGHBOR- NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R012928		10-OTHER - STATE REASON IN REMARKS	PURCHASED FROM NEIGHBOR- NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	R013338		10-OTHER - STATE REASON IN REMARKS	REMODELED AND RESOLD 6-24-10 FOR \$216K
<input checked="" type="checkbox"/>	R013402		10-OTHER - STATE REASON IN REMARKS	MOVED IN 30 DAYS PRIOR TO SALE, \$35K IN NEEDED REPAIRS
<input checked="" type="checkbox"/>	R012762		10-OTHER - STATE REASON IN REMARKS	NOT ON OPEN MARKET, SOLD TO NEIGHBOR.
<input checked="" type="checkbox"/>	R014123		10-OTHER - STATE REASON IN REMARKS	FAIR CONDITION PER OWNER, KITCHEN/BATHS REMODELED AFTER SALE
<input checked="" type="checkbox"/>	R015315		10-OTHER - STATE REASON IN REMARKS	FORMER "CHURCH OF CHRIST" SOLD AS A RESIDENCE
<input checked="" type="checkbox"/>	R009300		05-EXTENSIVE REMODELING OR ADDITION	REMODELED AND RESOLD 6-15-10 FOR \$92K
<input checked="" type="checkbox"/>	R009473		05-EXTENSIVE REMODELING OR ADDITION	GARAGE ADDED, EXTENSIVE REMODELING,
<input checked="" type="checkbox"/>	R009985		05-EXTENSIVE REMODELING OR ADDITION	OWNER STATED "VERY POOR" CONDITION, POOR PER TD
<input checked="" type="checkbox"/>	R011871		10-OTHER - STATE REASON IN REMARKS	INTERFAMILIAL, POSSIBLE TRADE, NO VERIFICATION
<input checked="" type="checkbox"/>	R016745		10-OTHER - STATE REASON IN REMARKS	INTERFAMILIAL, SOLD BACK AND FORTH AMONG FAMILY MEMBERS
<input checked="" type="checkbox"/>	R016331		12-CHANGE IN PROPERTY CHARACTERISTICS	FROZEN PIPES, FAIR CONDITION AT TIME OF SALE
<input checked="" type="checkbox"/>	R013868		10-OTHER - STATE REASON IN REMARKS	FAIR CONDITION PER FIELD INSPECTION; REHABBED IMMEDIATELY
<input checked="" type="checkbox"/>	R012372		10-OTHER - STATE REASON IN REMARKS	LONG TERM TENANT (3 YEARS) PURCHASED HOME
<input checked="" type="checkbox"/>	R005239		14-CONFLICTING INFO FROM TD1000 & DEED	WARRANTY DEED SAID NO CONSIDERATION
<input checked="" type="checkbox"/>	R012212		10-OTHER - STATE REASON IN REMARKS	FAIR CONDITION PER TD, POOR CONDITION PER FIELD INSP
<input checked="" type="checkbox"/>	R012171		10-OTHER - STATE REASON IN REMARKS	SOLD TO A RELOCATION SERVICE, RESOLD ON SAME DAY
<input checked="" type="checkbox"/>	R015325		10-OTHER - STATE REASON IN REMARKS	SINGING RIVER RANCH, MULTIPLE IMPROVEMENTS, BOUGHT HOUSE NEXT DOOR
<input checked="" type="checkbox"/>	R012014		10-OTHER - STATE REASON IN REMARKS	ORIGINAL SALES PRICE INCLUDED WELL AND SEPTIC
<input checked="" type="checkbox"/>	R016986		06-IMP UNFINISHED AT TIME OF SALE	IMPROVEMENT UNFINISHED AT TIME, 70% FOR 2011, 100% FOR 2012
<input checked="" type="checkbox"/>	R005815		06-IMP UNFINISHED AT TIME OF SALE	HOUSE FLOODED, GUTTED, REHAB IN PROGRESS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R011885		10-OTHER - STATE REASON IN REMARKS	INTERFAMILIAL, POSSIBLE TRADE, NO VERIFICATION
<input checked="" type="checkbox"/>	R013798		05-EXTENSIVE REMODELING OR ADDITION	HOUSE IN POOR CONDITION BEING GUTTED AND REMODELED
<input checked="" type="checkbox"/>	R012467		05-EXTENSIVE REMODELING OR ADDITION	POOR CONDITION PER TD, REMODELED AFTER SALE
<input checked="" type="checkbox"/>	R162680		10-OTHER - STATE REASON IN REMARKS	SALE INCLUDED OLD TRAILER THAT BUYER HAD TO DEMOLISH AND REMOVE
<input checked="" type="checkbox"/>	R162668		10-OTHER - STATE REASON IN REMARKS	WATER AND SEWER HOOKUPS INCLUDED IN PRICE
<input checked="" type="checkbox"/>	R017225		10-OTHER - STATE REASON IN REMARKS	FALL RIVER POWER PLANT CONVERTED TO HOUSE, HAD MOLD PROBLEMS
<input checked="" type="checkbox"/>	R016987		05-EXTENSIVE REMODELING OR ADDITION	INTERIOR NEVER FINISHED, PIPES FROZEN, FORECLOSED
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
11 Conejos				
<input checked="" type="checkbox"/>	586733300267	34	REVIEWED 11/4/08 MEASUREMENTS & CHARAC ARE	extensive remodel and first sale after foreclosure, FHA, deed and computer notes
<input checked="" type="checkbox"/>	598329104002	B	LOT 2 LOT 3 R10001219 EASEMENT OVER SWRLY 15 FT SIGNED & ACKNOW- LEDGED AS DIANE	multiple lot sale as indicated by TD and computer notes
<input checked="" type="checkbox"/>	598330300035	34	REVIEW 9/16/09 MEASUREMENT & CHARAC. ARE CORRECT	extensive remodel or addition, computer notes and assessor intimate knowledge of sale
<input checked="" type="checkbox"/>	598706300174	C	DRY GRAZING 5/14/09 REVIEW 3/4/2010 NEW CONST. FOR 2010 75% COMPLETE FOR 2010 CURRENTLY 100% COMPLETE. PER TB 2 ACRES	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	598720409107	C	NO CHANGES HOUSE IS CURRENTLY VACANT	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	598729126004	C	NO YARD IMPS- 2/24/10 TB	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	598729141011	7	REVIEW 2/23/10 MEASUREMENTS ARE CORRECT.	related parties as indicated on TD and computer notes
<input checked="" type="checkbox"/>	598729400141	19	BLDG WAS TORN DOWN APPROX 4/21/2010	improvement in salvage condition, bldg razed after purchase, computer notes, assessor knowledge of sale
<input checked="" type="checkbox"/>	613507200041	Z	REVIEWED 8/26/10 NEAREST ELEC. EST 5-6 MILES. PER MV	not exposed to open market, contact current owner and offer a low price, not market value
<input checked="" type="checkbox"/>	556322100099	Z	SPLIT FROM PARCEL NOW HAS FULL VALUE FOR 2010, ACCESS FROM BB, NO UTILITIES, DRY-BARREN LAND-MV-2/7/11	not arms length, not exposed to open market purchased by adjoiner, computer notes
<input checked="" type="checkbox"/>	557122100010	14	BORDERS PROPERTY. DOES HAVE A BUILDABLE	mixed use, multiple parcel sale, stated on deed and computer notes
<input checked="" type="checkbox"/>	557122100800	Z	REVIEWED 8/5/10 LAND IS STILL VACANT. PART OF LAND SITS ON HILLSIDE.	not arms length, not exposed to open market, computer notes
<input checked="" type="checkbox"/>	556111200273	H		water rights in sale, value of water rights was undeterminable, deed, computer notes and assessor knowledge of sale
<input checked="" type="checkbox"/>	557122109063	40	COMB WITH SCH# 557122109064 AT OWNER'S REQUEST	partial interest, computer notes
<input checked="" type="checkbox"/>	557122109063	C	COMB WITH SCH# 557122109064 AT OWNER'S REQUEST	assemblage property, combined with neighboring properties, computer notes, in family
<input checked="" type="checkbox"/>	586724452066	40	REVIEW 12/22/09 LAND IS STILL VACANT. NO CHANGES PER TB WAS SPLIT IN 2009-GAVE FULL VALUE FOR 2010 REVIEWED 7/29/10 NO CHANGES LAND IS VACANT. PER MV	less than 100% ownership stated on TD
<input checked="" type="checkbox"/>	557122109063	C	COMB WITH SCH# 557122109064 AT OWNER'S REQUEST	assemblage property, combined with neighboring properties, computer notes, PR deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	571735406008	13	REVIEW 10/28/09 LOT HAS CREEK FRONTAGE VACANT. NO CHANGES. PER TB	deed in lieu of foreclosure, supported by assessor intimate knowledge of sale
<input checked="" type="checkbox"/>	571735409009	0	LOT IS STILL VACANT NO CHANGES REVIEW 10/29/09 LOT IS VACANT LEVEL GOOD BUILDABLE SITE. PER TB LOT IS VACANT.LEVEL GOOD BUILDABLE SITE--TB-10-29-09 REVIEWED 7/26/10 NO CHANGES INVENTORY. PER MV	deed in lieu of foreclosure, supported by assessor intimate knowledge of sale
<input checked="" type="checkbox"/>	571911400023	48	REVIEWED BY MV-8/10/10-CHANGE EYB TO 1960	assemblage and they did not want any close neighbors, computer notes
<input checked="" type="checkbox"/>	572114203067	0	METAL & 25% COMP SHINGLE.	sold as land and mobile home with unknown value, computer notes
<input checked="" type="checkbox"/>	572114205021	34	HOUSE IS A SHELL. IT WAS UNHABITABLE @ TIME OF SALE. PER TB ADDED 1/2 BATH, INT-DRYWALL, CHANGE SQ. FT TO 1425 & CHANGE UTIL BLDG TO DET. GARAGE-TB 1/13/11	extensive remodel after sale, computer notes and assessor intimate knowledge of sale
<input checked="" type="checkbox"/>	586724226068	Z	LAND IS VACANT. NO CHANGE PER TB 5/30/08 COMBINED WITH SCH#586724226079 AT OWNER'S REQUEST	combined by adjoiner, assemblage, computer notes.
<input checked="" type="checkbox"/>	572314213002	C	REVIEW 3/10/10 NO CHANGES. MEASUREMENT ARE CORRECT. NOBODY HOME @ TIME OF INSPECTION. REVIEW 2/28/11 NO CHGS, INVENTORY. PER MV	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	572320210001	C	REVIEW 2/25/11 NO CHGS, INVENTORY. PER MV	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	572322300002	34	NO CHANGES REVIEW 6-33-98 REVIEW 12/22/09 CONFIRMED SALE CONDITION OF HOUSE WAS POOR & UNBABITABLE @ TIME OF SALE CURRENTLY IN PROCESS OF REMODELING. PER TB	first sale after foreclosure from Deutsche Bank, stated on deed and computer notes
<input checked="" type="checkbox"/>	586514400014	Z		not exposed to open market, contact current owner and offer a low price, not market value
<input checked="" type="checkbox"/>	586724140006	1	REVIEW 3/9/10 NOBODY HOME @ TIME OF INSPECTION MEASU- REMENTS & CHARAC. ARE CORRECT.	first sale after foreclosure from USA FHA, stated on deed and computer notes
<input checked="" type="checkbox"/>	572114360005	C	REVIEW 10/8/09 WE NEED TO ADD 10X15 LOW UTILITY BLDG YR 1980 LOT SIZE 8008 SF (SEE PLAT MAP FOR ACTUAL LOT	in family transaction indicated by notes on TD and computer
<input checked="" type="checkbox"/>	586724435005	48	assemblage by adjoiner	combined by adjoiner, assemblage, computer notes and assessor intimate knowledge of sale
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
12 Costilla				
✓	70358645	Z	see comment	this was a split and was not inspected by buyer, computer and notes on deed support U status
✓	70352471	Z	see comment	this was a split and was not inspected by buyer, computer and notes on deed support U status
✓	70352843	Z	see comment	parcel split, notes on deed and computer
✓	70353520	Z	(D 418-199) UNINFORMED BUYER SIGHT UNSEEN. 2/10 SV.	uninformed buyer site unseen, computer notes, valued around \$250,000 by assessor
✓	70265201	Z	see comment	multiple properties stated on deed and computer notes
✓	70267340	Z	see comment	uninformed buyer site unseen, computer notes, valued around \$7350 by assessor, special financing 12% for 12 yrs
✓	70121270	R	see comment	uninformed seller, computer notes indicate \$27,500 mid range for comparable properties
✓	10007116	B	(WDJT 418-332-333) SALE INVOLVES MULTIPLE PROP. 3/10 SV.	computer notes and deed support the U status, multiple properties
✓	70122370	Z	SIGHT UNSEEN UNINFORMED BUYER	computer notes support the unqualified status
✓	70122570	Z	see comment	computer notes: lot sold with well and septic system according to environmental group in the subdivision
✓	10006650	Z	see comment	uninformed buyer site unseen, computer notes, valued around \$250,000 by assessor
✓	70357250	R	not representative of current land market	comps are \$3000 to \$6500, computer notes and notes on deed support U status
✓	71561860	R	not representative of current land market	computer and TD notes support the unqualified status, comparables going for \$3000
✓	70121660	Z	see comment	purchased for \$4500 dollars less than comps, special financing, computer notes
✓	70356370	Z	see comment	computer notes support the unqualified status, comparables going for \$3500
✓	70701019	Z	see comment	parcel split, notes on deed and computer
✓	70602510	Z	(WD 419-33) UNINFORMED BUYER SIGHT UNSEEN. 4/10 SV.	comp sales support U status, computer notes and notes on deed, comps sold for \$50K
✓	70602002	Z	(WD 414-59) UNINFORMED BUYER, SIGHT UNSEEN. 7/09	parcel split, notes on deed and computer
✓	71511740	R	not representative of current land market	comp sales support U status, computer notes and notes on deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	71517410	Z	see comment	comps valued at \$3700, uninformed buyer according to computer notes
<input checked="" type="checkbox"/>	71526210	Z	see comment	special financing affected price, computer notes and notes on TD 8% for 4.5 yrs, not market
<input checked="" type="checkbox"/>	71524532	R	not representative of current land market	computer and TD notes support the unqualified status, comparables going for \$3000
<input checked="" type="checkbox"/>	73700190	R	(WD 418-227) WAITING FOR TD-1000.	comp sales support U status, computer notes and notes on deed, comps sold for \$50K
<input checked="" type="checkbox"/>	70804349	Z	see comment	sold on contract before valuation period, old data, computer notes
<input checked="" type="checkbox"/>	70112430	Z	(WD 413-608) UNINFORMED BUYER, SIGHT UNSEEN. 6/09	special financing affected price, computer notes and notes on TD 12% for 12 years
<input checked="" type="checkbox"/>	10011149	C	in family	in family sale stated on deed, TD 1000 and computer notes
<input checked="" type="checkbox"/>	10007370	Z	see comment	paid far less than market, computer notes, may have been a distress sale
<input checked="" type="checkbox"/>	73300040	R	not representative of current land market	comp sales support U status, computer notes and notes on deed
<input type="checkbox"/>	70254480	Z	see comment	comp range \$5K to \$6700, should have been considered as qualified
<input type="checkbox"/>	70265410	Z	see comment	value range is \$9K to 15K, the Assessor indicated this sale should have been analyzed further, auditor found no other documentation to support the "U" status other than the clerk's determination.*
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
			Auditor Disagrees:	-6.67%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
13 Crowley				
<input checked="" type="checkbox"/>	10500144	57	SALE BETWEEN RELATED PARTIES	
<input checked="" type="checkbox"/>	10200192	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	10200016	71	IN LEIU OF FORECLOSURE	
<input checked="" type="checkbox"/>	10100161	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10100430	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10800998	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10100630	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100704	63	SALE INVOLVES TRADE	
<input checked="" type="checkbox"/>	10500078	71	IN LEIU OF FORECLOSURE	
<input checked="" type="checkbox"/>	10801576	58	SALE BETWEEN BUSINESS AFFILI	
<input checked="" type="checkbox"/>	10400134	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10300194	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100246	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10300302	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100220	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10300089	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100487	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10801629	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100943	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100541	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10801925	66	UNDETERMINED PERSONAL PROPERTY	
<input checked="" type="checkbox"/>	10801925	66	UNDETERMINED PERSONAL PROPERTY	
<input checked="" type="checkbox"/>	10100531	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100180	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10400138	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10100531	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10100228	56	SALE INVOLVES FINANCIAL INSTIT	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	10100650	56	SALE INVOLVES FINANCIAL INSTIT	
<input checked="" type="checkbox"/>	10300395	68	REMODEL-NEW CONSTRUCTION	
<input checked="" type="checkbox"/>	10100481	56	SALE INVOLVES FINANCIAL INSTIT	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
14 Custer				
✓	0010041505	61	judical order	Transfer document indicates a forced sale due to bankruptcy
✓	0010112136	68	remodeling after sale	total re-model after sale
✓	0010112115	72	distressed sale	sold by Bank of America, first sale after foreclosure
✓	0010091650	64	multiple properties	multiple properties indicated on TD and deed
✓	0010080033	53	charitable institution	cash and land swap, trade
✓	0010080032	53	charitable institution	cash and land swap, trade
✓	0010026601	72	distressed sale	HUD sale, first after foreclosure
✓	0010052652	60	estate	personal deed, estate sale
✓	0010030237	72	distressed sale	Fannie Mae sold. First sale after foreclosure
✓	0010112150	63	trades	trade indicated on TD
✓	0010059801	64	multiple properties	multiple properties indicated on TD and deed
✓	0010019950	57	related parties	TD indicates related parties
✓	0010070000	69	partial interest	1/2 interest stated on deed.
✓	0010124500	61	judical order	bankruptcy, court order indicated on deed
✓	0010153450	57	related parties	related parties listed on TD
✓	0010159822	62	quit claim	quit claim deed, on file
✓	0010176750	69	partial interest	1/2 interest stated on deed.
✓	0010187280	62	quit claim	Quit claim deed on file
✓	0010232898	63	trades	trade indicated on TD
✓	0010236751	57	related parties	related parties stated on Quit claim deed and ownership records.
✓	0010109200	72	distressed sale	sale after foreclosure, sold at auction, included MH, partial trade, all items indicated on deed,TD
✓	0010170350	58	business relationship	in-family transaction stated on TD transferred by Quit Claim deed
✓	0010001650	60	estate	PR deed, by order of the court
✓	0010155850	72	distressed sale	This property was foreclosed on and the bank sold for the amount owed on the property of \$167,000, not the market value. Supported by notes on TD, and computer notes.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0010018950	62	quit claim	quit claim deed
<input checked="" type="checkbox"/>	0010236750	57	related parties	related parties stated on Quit claim deed and ownership records.
<input checked="" type="checkbox"/>	0010236000	57	related parties	related parties listed on Quit Claim deed
<input checked="" type="checkbox"/>	0010115070	62	quit claim	quit claim deed
<input checked="" type="checkbox"/>	0010001854	69	partial interest	1/3 interest stated on ownership card,
<input checked="" type="checkbox"/>	10053150	64	multiple properties	multiple lots indicated on TD
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
15 Delta				
✓	R015255	58	BETWEEN BUSINESS AFFILIATES	non-profit, to non-profit, gov't, deed information and computer notes
✓	R012445	70	OTHER	price was much lower when compared to comparable properties, in the neighborhood, computer notes
✓	R012452	70	OTHER	bank sale, first sale after foreclosure, deed info., computer notes
✓	R012578	70	OTHER	offer was made on property before it was placed in multi-list, computer notes
✓	R013303	70	OTHER	not offered on the open market, computer notes, notes on confirmation questionnaire
✓	R012211	70	OTHER	first sale in time period, improvements are condemned at sale by the city, unknown value of imps, computer notes, bank sale
✓	R014273	70	OTHER	25% interest in property, shown on computer notes and deed information.
✓	R015261	57	BETWEEN RELATED PARTIES	distress sale, friend purchased, computer notes and TD notes
✓	R015505	70	OTHER	HSBC Bank, first sale after foreclosure, deed, computer notes
✓	R015870	70	OTHER	Purchased by Bank, bank is just trying to protect their investment, computer notes, marketed thru the internet, computer notes
✓	R020129	64	INVOLVES MULTIPLE PROPERTIES	multiple parcels purchased in this transaction, map, computer notes, info. on deed
✓	R021197	70	OTHER	Deutsche Bank, first sale after foreclosure, deed information and computer notes, foreclosure auction
✓	R014106	70	OTHER	US National Bank, seller, first sale after foreclosure, deed, and computer notes, remodeled after sale, business affiliates
✓	R021201	70	OTHER	PR deed, sale was for land only, imps. of no value, adjoiner purchased property for assemblage, computer notes
✓	R012144	70	OTHER	Hansen to Hansen, Quit claim deed, computer notes, deed, not on open market, TD info.
✓	R008799	70	OTHER	HSBC Bank, first sale after foreclosure, land value only, existing sfr razed and new sfr built.
✓	R011965	70	OTHER	Partial interest, conveyance from a Trust at about 1/2 the market value, computer notes, appraiser intimate knowledge of sale

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R011875	70	OTHER	property not offered on open market , TD information, supplemental questionnaire
<input checked="" type="checkbox"/>	R011754	68	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	HSBC Bank, first sale after foreclosure, land value only, complete remodel after sale, computer notes
<input checked="" type="checkbox"/>	R011690	70	OTHER	atypical financing, 3 year balloon payment, HUD foreclosure, deed info, computer notes
<input checked="" type="checkbox"/>	R010009	70	OTHER	mixed use, residential and commercial, computer notes
<input checked="" type="checkbox"/>	R009937	64	INVOLVES MULTIPLE PROPERTIES	multiple parcels purchased in this transaction, map, computer notes, info. on deed
<input checked="" type="checkbox"/>	R009868	68	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	major renovation to the property after purchase, computer notes
<input checked="" type="checkbox"/>	R008842	68	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	change in from residential use to commercial use, computer notes, property card
<input checked="" type="checkbox"/>	R007949	70	OTHER	Fannie Mae sale, first sale after foreclosure, sold for about half of market partly due to poor condition
<input checked="" type="checkbox"/>	R007425	70	OTHER	short sale, not on the open market, computer notes, house in next to salvage condition, did include water rights
<input checked="" type="checkbox"/>	R006912	70	OTHER	two Single family residences on site, computer notes
<input checked="" type="checkbox"/>	R012144	70	OTHER	trade included a Porsche automobile, related parties, deed, TD and computer notes
<input checked="" type="checkbox"/>	R021772	70	OTHER	between related parties, not offered on open market, computer notes, also first sale in time period
<input checked="" type="checkbox"/>	R022243	70	OTHER	not offered on the open market, purchased by tenant, computer notes, option to purchase since 2008, notes on confirmation questionnaire
<input checked="" type="checkbox"/>	R007767	70	OTHER	first sale after foreclosure, US Bank sale, deed information, computer notes, functional obsolesce due to amateur add-ons,

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

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
16 Denver				
✓	05252-20-009-000	8*		NOT LISTED ON OPEN MARKET, CLOSED IN 15 DAYS
✓	02293-15-033-000	DG		OUTLIER AS A PRICE PER SF
✓	05142-13-002-000	*		POOR CONDITION PER MLS
✓	01294-11-021-000	?		NO MLS LISTING, NO MARKET EXPOSURE
✓	05251-21-021-000	?		RESOLD ON 10/09 FOR \$1.2M
✓	01314-26-015-000	D		FAIR CONDITION PER TD, BUILT 2 STORY ADDITION (\$165K)
✓	02194-21-014-000	D		POOR CONDITION PER TD, FIXED AND FLIPPED FOR \$309K
✓	02194-23-020-000	D		FAIR CONDITION PER TD
✓	02203-27-020-000	D		FAIR CONDITION PER TD, RESOLD FOR \$355,500 FIXED
✓	05061-18-022-000	D8		POOR CONDITION PER TD, POSSIBLE DEMOLITION
✓	05162-05-002-000	D8		NOT IN MLS, NOT EXPOSED TO OPEN MARKET
✓	05104-28-020-000	D8		POOR CONDITION PER TD, RESOLD FOR \$339K ON 7/11
✓	01293-32-010-000	DD		POOR CONDITION PER TD
✓	00191-23-003-000	DM		FAIR CONDITION PER MLS, INVENTORY CHANGED
✓	05065-04-018-000	DM		POOR CONDITION PER TD, RESOLD FOR \$63K ON 7-2-08
✓	05071-26-010-000	DM		ATYPICAL
✓	05085-29-004-000	DM		FAIR CONDITION PER TD, FIXED AND FLIPPED
✓	01285-13-004-000	DN		BUILDER WENT BANKRUPT, RECEIVED BACK BY LENDER
✓	05086-01-022-000	N		PURCHASED BY ADJACENT OWNER, NOT MARKETED
✓	05171-02-025-000	DN		FAIR CONDITION PER TD, ZERO DAYS ON MARKET, TWO IMPS
✓	02283-05-018-000	DN		FIX-UP PER MLS
✓	09104-11-084-000	D8		POOR CONDITION PER TD
✓	05204-09-004-000	D*		PRD IN LIEU OF FORECLOSURE
✓	05321-13-070-000	DN		MLS SALES PRICE OF \$130,500, TD SAYS \$114,900
✓	05212-10-026-000	DN		AUCTIONED PROPERTY, ATYPICAL SALE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	05213-06-017-000	DN		SECOND LIVING AREA PER MLS, UNABLE TO VERIFY SIZE
<input checked="" type="checkbox"/>	07061-16-023-000	D8		FAIR PER TD, RESOLD FOR \$284K ON 8-10, REMODELED
<input checked="" type="checkbox"/>	05204-11-007-000	DN		REMODELED AFTER SALE TO MAKE RENTABLE
<input checked="" type="checkbox"/>	02345-27-028-028	DM		POOR CONDITION PER TD
<input checked="" type="checkbox"/>	05282-02-014-000	DN		POOR CONDITION PER TD
<input checked="" type="checkbox"/>	05321-01-055-000	DN		FAIR CONDITION PER TD,
<input checked="" type="checkbox"/>	05066-14-013-000	M		NO MLS, FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	01285-10-007-000	M*		MODEL HOME LEASE BACK, ATYPICAL TRANSACTION
<input checked="" type="checkbox"/>	06043-19-017-000	M*		LISTED AT \$500K, SOLD AT \$600K, RICHMOND HOME
<input checked="" type="checkbox"/>	01322-01-013-000	M8		FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	05232-08-016-000	M8		SOLD FOR \$368K, DEMO'D AND RESOLD
<input checked="" type="checkbox"/>	05125-29-034-034	DM		SALVAGE PER TD
<input checked="" type="checkbox"/>	05222-02-017-017	N		COMMERCIAL PORTION, CORE AND SHELL
<input checked="" type="checkbox"/>	02277-07-070-000	N		SALE & LEASEBACK, OWNED CONTIGUOUS PARCELS
<input checked="" type="checkbox"/>	05251-16-030-000	MN		FAIR CONDITION, BETWEEN RELATED PARTIES
<input checked="" type="checkbox"/>	05362-07-010-000	MV		FAIR CONDITION PER TD, \$50K SPENT AFTER PURCHASE
<input checked="" type="checkbox"/>	02221-25-041-000	D		74 YEAR OLD BAR, BUYER IS OWNER/USER. BUSINESS VALUE
<input checked="" type="checkbox"/>	06301-21-054-000	N@		RESOLD 2/09 FOR \$525k, PP AND BUSINESS VALUE
<input checked="" type="checkbox"/>	05131-03-051-000	N\$		FORMER PRIVATE CLUB, ATYPICAL USE & FINISH
<input checked="" type="checkbox"/>	02244-29-012-000	MN		REMODELED AFTER SALE
<input type="checkbox"/>	05213-18-022-000	DN		COUNTY VALUE IS \$136K, NO REASON TO DISQUALIFY
<input type="checkbox"/>	02279-16-025-025	DM		GOOD DEAL
<input type="checkbox"/>	06313-26-028-000	DN		NO JUSTIFICATION FOR DISQUALIFICATION IN FILE
<input type="checkbox"/>	02283-18-017-000	M		HIGHLANDS AREA, \$65/sf, VALUED AT \$30/sf,
<input type="checkbox"/>	02276-02-040-000	D*		LOWEST PRICE IN BLDG. NO JUSTIFICATION
Accounts Audited: 50 Auditor Agrees: -45 Auditor Disagrees: -5 Auditor Disagrees: -10.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
17 Dolores				
<input checked="" type="checkbox"/>	506301110001	02	BETWEEN RELATED PARTIES	related parties indicated on TD, Hankins to Hankins on deed.
<input checked="" type="checkbox"/>	506301203008	22	MULTI PROPERTY/BUILDINGS	partial interest, adjoining property purchased, multiple properties indicated on deed, computer notes
<input checked="" type="checkbox"/>	504736208012	02	BETWEEN RELATED PARTIES	TD indicates "short sale", purchased by grantor's grandfather, computer notes
<input checked="" type="checkbox"/>	506301100016	09	INCLUDED M.H.	mobile included in sale as indicated by notes on TD and property card
<input checked="" type="checkbox"/>	506122100320	09	INCLUDED M.H.	mobile home included in sale according to property card notes
<input checked="" type="checkbox"/>	506121200060	09	INCLUDED M.H.	mobile home included, buyer had already moved away, distress sale, computer notes, note attached to deed.
<input checked="" type="checkbox"/>	505931300044	09	INCLUDED M.H.	included MH in sale, indicated on property card notes, computer notes, property card
<input checked="" type="checkbox"/>	504736219037	15	NOT 100% INTEREST	partial interest and in-family transaction indicated on TD.
<input checked="" type="checkbox"/>	480536311005	22	MULTI PROPERTY/BUILDINGS	short sale, 3 lots, business associates, stated on deed, multiple properties, computer notes, note attached to deed.
<input checked="" type="checkbox"/>	506301204021	02	BETWEEN RELATED PARTIES	related parties indicated on TD
<input checked="" type="checkbox"/>	504736218032	02	BETWEEN RELATED PARTIES	related parties indicated on TD
<input checked="" type="checkbox"/>	508118100038	34	PARCEL SPLIT	split off ag portion, changed to residential, also multiple parcels, computer notes, facts on deed
<input checked="" type="checkbox"/>	504736216045	26	JOINED WITH OTHER PROPERTY	adjoining property owner purchased these lots to combine with existing lot, assemblage, computer notes
<input checked="" type="checkbox"/>	506301103007	22	MULTI PROPERTY/BUILDINGS	imps are in poor condition indicated on TD, total remodel after purchase, computer notes
<input checked="" type="checkbox"/>	480536412003	03	REMODELED/ADDITION	business affiliates, they purchase and re-model properties, computer notes
<input checked="" type="checkbox"/>	508502100015	01	USE CHANGE	change in use from vacant to residential, hose added after purchase, computer notes
<input checked="" type="checkbox"/>	506301103009	22	MULTI PROPERTY/BUILDINGS	multiple properties indicated on deed
<input checked="" type="checkbox"/>	479731300023	22	MULTI PROPERTY/BUILDINGS	multiple buildings of unknown value included in sale, property card notes
<input checked="" type="checkbox"/>	480534400026	03	REMODELED/ADDITION	the house was completely re-modeled after purchase, computer notes
<input checked="" type="checkbox"/>	480536301002	22	MULTI PROPERTY/BUILDINGS	multiple properties shown on deed, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	480536409008	10	PURGED MOBILE HOME	mobile home was incorporated into ownership, MH purged, divorce sale as well, computer notes and notes attached to property card
<input checked="" type="checkbox"/>	480536311006	22	MULTI PROPERTY/BUILDINGS	short sale, 3 lots, business associates, stated on deed, multiple properties, computer notes, note attached to deed.
<input checked="" type="checkbox"/>	504735104014	26	JOINED WITH OTHER PROPERTY	notes on TD indicate the buyer owned adjacent lots, assemblage
<input checked="" type="checkbox"/>	480536424013	09	INCLUDED M.H.	included MH in sale, indicated on property card notes
<input checked="" type="checkbox"/>	481707100061	15	NOT 100% INTEREST	1/14 interest stated on deed and on TD
<input checked="" type="checkbox"/>	481707300024	34	PARCEL SPLIT	parcel split by plat, single larger parcel was split and sold a two parcels, note attached to deeds
<input checked="" type="checkbox"/>	481707400021	34	PARCEL SPLIT	parcel split by plat, single larger parcel was split and sold a two parcels, note attached to deeds
<input checked="" type="checkbox"/>	504725300033	22	MULTI PROPERTY/BUILDINGS	multiple properties purchased, notes on TD, computer, property card
<input checked="" type="checkbox"/>	504725300156	22	MULTI PROPERTY/BUILDINGS	multiple properties purchased, notes on TD, computer, property card
<input checked="" type="checkbox"/>	480536311004	22	MULTI PROPERTY/BUILDINGS	short sale, 3 lots, business associates, stated on deed, multiple properties, computer notes, note attached to deed.
<input checked="" type="checkbox"/>	506301101002	03	REMODELED/ADDITION	imps are in poor condition indicated on TD, total remodel after purchase, computer notes

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

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
18 Douglas				
✓	R0154131		Foreclosure	SIDING IN POOR CONDITION
✓	R0463414		Foreclosure	FAIR CONDITION PER TD,
✓	R0435752		Foreclosure	FAIR CONDITION PER TD, NEEDS EXTENSIVE DRYWALL REPAIR
✓	R0054391		Foreclosure	BBHW BOILER GONE, TWO FORECLOSURES IN TWO YEARS
✓	R0069323		Foreclosure	AUCTION PROPERTY, SALVAGE CONDITION PER TD, FIXED & FLIPPED
✓	R0075002		Foreclosure	POOR CONDITION PER TD, FORMER MINI-MART
✓	R0095943		Foreclosure	INCORRECT LEGAL ON DEED, HAD TO BE CORRECTED, POOR CONDITION
✓	R0354092		Foreclosure	CHANGE OF USE FROM RETAIL TO GYMNASTICS STUDIO
✓	R0440696		Foreclosure	FAIR CONDITION PER TD
✓	R0440855		Foreclosure	FORMER HOUSE MOVED FROM SITE, RESOLD FOR \$250K, DEED IN LIEU
✓	R0100642		Foreclosure	REMODELED AFTER SALE, ANIMAL DROPPINGS ON FLOOR
✓	R0022411		Foreclosure	FIXED AND FLIPPED, RESOLD FOR \$425K
✓	R0147379		Foreclosure	FIXED AND FLIPPED FOR \$218K ON 1-20-09
✓	R0016601		Foreclosure	FAIR CONDITION PER TD, NO MLS LISTING
✓	R0159290		Foreclosure	POOR CONDITION PER TD, LISTED FOR \$367,200
✓	R0194298		Foreclosure	RESOLD FOUR MONTHS LATER FOR \$215K
✓	R0342158		Foreclosure	SALVAGE PER TD, STRUCTURAL DAMAGE, \$80K TO REHAB, SOLD FOR \$280K
✓	R0330509		Foreclosure	POOR CONDITION PER TD, EXTERNAL OBSOLESCENCE
✓	R0333840		Foreclosure	POOR CONDITION PER TD,
✓	R0334014		Foreclosure	POOR CONDITION PER TD, REHABBED FOR RENTAL PROPERTY
✓	R0463600		Foreclosure	RESOLD TWO MONTHS LATER FOR \$104K
✓	R0342118		Foreclosure	SUBSEQUENT SALE THREE DAYS LATER FOR \$228,00
✓	R0463521		Foreclosure	SITE ADJUSTED FOR DETENTION POND

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R0120758		Foreclosure	POOR CONDITION PER TD, AUCTIONED, NO MLS
✓	R0407114		Foreclosure	RESOLD SIX MONTHS LATER FOR \$595K, POOR CONDITION PER TD
✓	R0343741		Foreclosure	POOR CONDITION PER TD
✓	R0347623		Foreclosure	RESOLD FOR \$200K FIVE MONTHS LATER
✓	R0357618		Foreclosure	POOR CONDITION PER TD, WATER DAMAGE
✓	R0374567		Foreclosure	FAIR CONDITION PER TD, NEEDED ROOF AND COSMETICS
✓	R0376681		Foreclosure	POOR CONDITION PER TD, FIXED AND FLIPPED FOR \$370K IN 12-08.
✓	R0378488		Foreclosure	FAIR CONDITION PER TD, FIXED AND FLIPPED FOR \$180K ON 3-26-10
✓	R0379906		Foreclosure	FAIR CONDITION PER TD, FIXED AND FLIPPED FOR \$320K IN 2011.
✓	R0387665		Foreclosure	FAIR CONDITION PER TD, REMODELED: ADDED BSMT FIN, SOLD FOR \$355K
✓	R0391340		Foreclosure	EXTENSIVE WATER DAMAGE, GUTTED TO STUDS,
✓	R0392506		Foreclosure	POOR CONDITION PER TD,
✓	R0044062		Foreclosure	POOR CONDITION PER TD, FIELD INSPECTION: NEEDED KITCHEN
✓	R0399362		Foreclosure	POOR CONDITION AND SOLD TO A NON-PROFIT, DEED RESTRICTIONS
✓	R0473943		Foreclosure	SOLD AS SHELL ONLY, NEEDED TENANT FINISH, 75% FINISHED
✓	R0427081		Foreclosure	POOR CONDITION PER TD
✓	R0463815		Foreclosure	LIGHT FIXTURES, CABINETS AND APPLIANCES REMOVED
✓	R0396091		Foreclosure	POOR CONDITION PER TD,
✓	R0357601		Short Influence	FORMER HOUSE CONVERTED TO CHURCH, WELL AND SEPTIC
✓	R0408929		Foreclosure	WATER LEAKS, RODENT INFESTATION,
✓	R0425691		Foreclosure	PARTIAL COMPLETION
✓	R0425092		Foreclosure	PARTIAL COMPLETION, FRAUD ON EARLIER TRANSFERS
✓	R0423696		Foreclosure	FAIR CONDITION PER TD, FIXED AND FLIPPED FOR \$355K IN 9-10

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0419561		Foreclosure	FAIR CONDITION PER TD, FURNACE NEEDED TO BE REPLACED
<input type="checkbox"/>	R0317948		Foreclosure	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R0443648		Foreclosure	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R0427215		Foreclosure	NO JUSTIFICATION FOR DISQUALIFICATION
<hr/>				
Accounts Audited:	50	Auditor Agrees:	-47	Auditor Disagrees: -3
			Auditor Disagrees:	-6.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
19 Eagle				
✓	R063809	16	PARCEL IS SPLIT BY TAX DIST	property is split by tax districts, according to computer notes by staff appraiser
✓	R064297	68	SALE INVOLVES PROP REMODELED AFTER SALE	remodeling improvements to structure after sale, this parcel combined with another after sale, no MLS, not exposed to open market, computer notes
✓	R009191	17	UNPURGED MOBILE SOLD W/ LAND	the sale involved a 1031 trade per information on TD
✓	R043083	63	SALE INVOLVES PROPERTY TRADE	this property was traded for another property in the area, TD info. and computer information.
✓	R043047	63	SALE INVOLVES PROPERTY TRADE	trade is indicated on TD and computer notes.
✓	R009191	63	SALE INVOLVES PROPERTY TRADE	1031 exchange indicated on TD and computer notes
✓	R011755	57	SALE IS BETWEEN RELATED PARTIES	computer notes and TD indicate a sale between related parties
✓	R013295	57	SALE IS BETWEEN RELATED PARTIES	this sale was transferred by Quit claim deed and involved related parties and a trade, computer notes, notes on TD and deed information
✓	R013617	57	SALE IS BETWEEN RELATED PARTIES	computer notes, TD and deed indicate sale between related parties
✓	R013732	78	NON MARKET SALE/DISTRESS	seller wanted to get rid of the property as soon as possible, distress sale according to computer notes.
✓	R013831	78	NON MARKET SALE/DISTRESS	distress sale due to divorce situation, limited to sell, verified computer notes support the unqualified status
✓	R014148	57	SALE IS BETWEEN RELATED PARTIES	related parties stated on TD and computer notes thru confirmation of the sale by staff appraiser
✓	R014352	57	SALE IS BETWEEN RELATED PARTIES	not exposed to open market and related parties as indicated in computer notes and TD, no MLS listing, not exposed to open market, computer notes
✓	R019521	57	SALE IS BETWEEN RELATED PARTIES	similar names on deed, TD and computer notes indicate the sale was between related parties
✓	R027628	57	SALE IS BETWEEN RELATED PARTIES	in-family shown on TD, computer notes indicate in-family and no exposure to open market, no MLS
✓	R032612	63	SALE INVOLVES PROPERTY TRADE	per computer notes and information on TD, trade is indicated on both sources.
✓	R033780	57	SALE IS BETWEEN RELATED PARTIES	related parties stated on TD, deed, property transferred via Quit Claim deed, computer notes thru confirmation of the sale by staff appraiser

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R040369	78	NON MARKET SALE/DISTRESS	priced below market based on recent comparable sales and on verification of sale with realtor, very motivated seller, computer notes
<input checked="" type="checkbox"/>	R044680	57	SALE IS BETWEEN RELATED PARTIES	TD information indicates the sale was between related parties, family, business, etc...computer notes also support unqualified status
<input checked="" type="checkbox"/>	R051265	78	NON MARKET SALE/DISTRESS	former owner sent packing to new job location, relocation company purchased the property and then sold the property for below market value, computer notes
<input checked="" type="checkbox"/>	R057602	63	SALE INVOLVES PROPERTY TRADE	the sale was essentially a trade as indicated by computer notes verified by staff appraiser
<input checked="" type="checkbox"/>	R057223	57	SALE IS BETWEEN RELATED PARTIES	sale between related parties as stated on TD and deed.
<input checked="" type="checkbox"/>	R054181	63	SALE INVOLVES PROPERTY TRADE	it was learned thru the sale verification process, the property was part of a trade, computer notes
<input checked="" type="checkbox"/>	R051983	16	PARCEL IS SPLIT BY TAX DIST	property is split by tax districts, according to computer notes by staff appraiser
<input checked="" type="checkbox"/>	R051974	16	PARCEL IS SPLIT BY TAX DIST	property is split by tax districts, according to computer notes by staff appraiser
<input checked="" type="checkbox"/>	R041186	78	NON MARKET SALE/DISTRESS	the Grantors built a new house in a different location, they needed to sell this property to be able to afford to move into the new house, distress sale, computer notes thru confirmation by staff appraiser
<input checked="" type="checkbox"/>	R047943	78	NON MARKET SALE/DISTRESS	the grantor had to get rid of the property and was forced to sell, no other reason included in computer notes.
<input checked="" type="checkbox"/>	R044728	57	SALE IS BETWEEN RELATED PARTIES	the TD is marked as sale between related parties.
<input checked="" type="checkbox"/>	R044694	63	SALE INVOLVES PROPERTY TRADE	computer notes indicate a trade for a two bedroom unit was part of the transaction
<input checked="" type="checkbox"/>	R063750	63	SALE INVOLVES PROPERTY TRADE	the sale was essentially a trade as indicated by computer notes verified by staff appraiser
<input checked="" type="checkbox"/>	R043083	78	NON MARKET SALE/DISTRESS	thru sale verification it was learned the unit was priced below market for quick sale, property was acquired 1 month earlier via trade.
<input checked="" type="checkbox"/>	R060879	68	SALE INVOLVES PROP REMODELED AFTER SALE	not exposed to open market, remodeled after sale, computer notes after verification of sale by staff appraisers
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
21 El Paso				
✓	4231101017	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
✓	100000199	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, SUBSEQUENT SALE FOR SAME AMOUNT
✓	1100000121	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, WELL AND SEPTIC SYSTEM COMPROMISED
✓	1400000359	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD
✓	4305005029	IK	OTHER NON-REALTY ITEMS	FUEL TANK INCLUDED ON VACANT LAND SALE
✓	6304405017	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD
✓	5532214029	GW	GOV'T BELOW AVERAGE CONDITION	ROOF DETERIORATION PER MLS AND MOLD ISSUE
✓	7326102010	I	OTHER NON-REALTY ITEMS	INCLUDED A LEASED FEE INTEREST: 10 YEAR LEASE AT \$100K PER YEAR WITH OPTION+L16
✓	6507410001	GK	REO SALE	VACANT LAND PARCEL, LOWER THAN ADJACENT MARKET SALES
✓	6410315016	GW	GOV'T BELOW AVERAGE CONDITION	SUBSEQUENT SALE ON 3-11-10 FOR \$215K,
✓	1101119007	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, FOUNDATION CRACKS, REPLACE SUBFLOOR
✓	1300000524	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, HEATING SYSTEM AND ROOF
✓	5609103007	W	BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
✓	1400000344	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD, HOMEOWNER PROTESTED "CONDITION"
✓	7403419020	W	BELOW AVERAGE CONDITION	SUBSEQUENT SALE ON SAME DAY FOR \$88K, \$73K SALE WAS "DILAPIDATED"- FLOORING, WINDOWS AND ROOF
✓	1410000007	GW	GOV'T BELOW AVERAGE CONDITION	SALVAGE VALUE PER TD, ROOF OFF AND WATER DAMAGE
✓	1500000172	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
✓	1513001002	GW	GOV'T BELOW AVERAGE CONDITION	NOT EXPOSED ON OPEN MARKET, FAIR CONDITION PER TD
✓	1513001003	GW	GOV'T BELOW AVERAGE CONDITION	MOLD-LIKE SUBSTANCE FOUND, UNABLE TO VERIFY IMPROVEMENT ATTACHED TO FOUNDATION
✓	1514402005	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
✓	200000090	GW	GOV'T BELOW AVERAGE CONDITION	HOUSE NEEDED NEW SEPTIC SYSTEM
✓	2100000196	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	3413000036	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	6326211053	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	1400000334	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, "NOTHING FINISHED, NO FURNACE, ROOF LEAKING"
<input checked="" type="checkbox"/>	4330003001	AJ	1031 EXCHANGE	GARAGE AND ADDITION FOR 2010
<input checked="" type="checkbox"/>	5520109003	W	BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	5408211021	W	BELOW AVERAGE CONDITION	RESOLD IN BASE YEAR FOR \$143K, FIX AND FLIP
<input checked="" type="checkbox"/>	5407104023	W	BELOW AVERAGE CONDITION	RESOLD IN BASE YEAR FOR \$135K, FIX AND FLIP
<input checked="" type="checkbox"/>	5406107006	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	5332214036	W	BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	5312101006	KI	UNINFORMED PURCHASER	WALMART SOLD TO MORGAN CHASE BANK AS A PAD SITE, PAID A PREMIUM AT \$20/SF
<input checked="" type="checkbox"/>	6105005010	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	5205400019	GW	GOV'T BELOW AVERAGE CONDITION	MOLD MITIGATION, POOR CONDITION PER TD
<input checked="" type="checkbox"/>	4307204091	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, WATER DAMAGE, MOLD IN GARAGE
<input checked="" type="checkbox"/>	4307204017	GW	GOV'T BELOW AVERAGE CONDITION	INCORRECT FORM OF TD USED BY GRANTEE, NO CONDITION FIELD TO COMMENT ON
<input checked="" type="checkbox"/>	4231103014	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	3700000134	W	BELOW AVERAGE CONDITION	BANK WOULD LEND ON THIS PURGED SINGLE WIDE MANUFACTURED HOME
<input checked="" type="checkbox"/>	3627001016	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD, FIREPLACE, COUNTER TOPS, APPLIANCES TORN OUT
<input checked="" type="checkbox"/>	3512108019	GW	GOV'T BELOW AVERAGE CONDITION	POOR CONDITION PER TD, ROOF DAMAGE, \$20K IN REPAIRS NEEDED
<input checked="" type="checkbox"/>	3512106014	GW	GOV'T BELOW AVERAGE CONDITION	ROOF, HVAC, MOLD TO BE FIXED AND REMEDIATED
<input checked="" type="checkbox"/>	3500000174	GW	GOV'T BELOW AVERAGE CONDITION	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	7336415036	GW	GOV'T BELOW AVERAGE CONDITION	STRUCTURAL ISSUES FOR PORCH AND BASEMENT - MAJOR SETTLING
<input checked="" type="checkbox"/>	5224001011	GW	GOV'T BELOW AVERAGE CONDITION	INTERIOR GUTTED, FORECLOSED AND THEN SOLD OUT OF FORECLOSURE
<input type="checkbox"/>	3700000189	GT	PHYSICAL CHANGE TO PROPERTY	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILE
<input type="checkbox"/>	5307404019	IJ	OTHER NON-REALTY ITEMS	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILE
<input type="checkbox"/>	1514402002	GW	GOV'T BELOW AVERAGE CONDITION	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input type="checkbox"/>	5529109021	GW	GOV'T BELOW AVERAGE CONDITION	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILE
Accounts Audited: 48 Auditor Agrees: -44 Auditor Disagrees: -4 Auditor Disagrees: -8.33%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
20 Elbert				
✓	R106621	88	FIRST AFTER FORECLOSURE	HOUSE NOT HABITABLE AT TIME OF SALE, THE WELL/SEPTIC WAS NOT FUNCTIONING
✓	R117738	25	PARTIAL INTEREST	FAIR CONDITION PER TD, THIS SALE WAS FOR IMPROVED PARCEL, TWO VACANT PARCELS SOLD UNDER QC
✓	R103709	33	DOUBTFUL TITLE	QUIT-CLAIM DEED
✓	R103769	18	POOR CONDITION	POOR CONDITION PER TD, FIELD INSPECTION VERIFIED
✓	R104481	18	POOR CONDITION	NO KITCHEN, NO APPLIANCES, INCOMPLETE BATHS, POOR PER TD
✓	R105507	86	LAND WITH MINOR STRUCTURE	GARAGE ON 6+ ACRES
✓	R105735	88	FIRST AFTER FORECLOSURE	AUCTION SALE, NOT IN MLS
✓	R106611	18	POOR CONDITION	UNFINISHED WALLS, CEILING, NO BATH FIXTURES
✓	R106989	65	MIXED USE	MULTIPLE COMMERCIAL USES PLUS 25 ACRES OF AG
✓	R107451	88	FIRST AFTER FORECLOSURE	FAIR CONDITION PER TD, DEED IN LIEU ON MARCH 10, 2009
✓	R110282	88	FIRST AFTER FORECLOSURE	NO ACTIVE MLS, TRI-PLEX, UNABLE TO VERIFY, SOLD AT AUCTION
✓	R113342	33	DOUBTFUL TITLE	DISCREPANCY BETWEEN DEED AND TD 1000 OF \$208K
✓	R114592	86	LAND WITH MINOR STRUCTURE	GARAGE THAT IS ILLEGALLY LIVED IN WHEN IN TOWN.
✓	R100189	88	FIRST AFTER FORECLOSURE	POOR CONDITION PER TD, SOLD AT AUCTION
✓	R117690	20	DEED IN LIEU	DEEDED FROM ONE INDIVIDUAL TO ANOTHER AND THEN BACK TO ORIGINAL GRANTEE
✓	R100077	2	MULTIPLE LOT SALE WITH IMPROVEMENTS	POOR, CONDITION PER TD, 500 SF IMPROVEMENT, MULTIPLE HOUSES AND LOTS
✓	R117915	2	MULTIPLE LOT SALE WITH IMPROVEMENTS	PURCHASED 10 APARTMENTS FOR \$250K, HAS BEEN CONDOMINIUMIZED
✓	R117991	11	GOVERNMENT AGENCY AS BUYER	"HOME FOR TROOPS" PROGRAM THAT BUILDS FOR DISABLED SERVICE PEOPLE, DEVELOPER DONATED LAND
✓	R118383	2	MULTIPLE LOT SALE WITH IMPROVEMENTS	INCLUDES ADDITIONAL SCHEDULE THAT IS COMMERCIAL
✓	R118616	22	HOUSE WAS INCOMPLETE	INTERIOR WAS INCOMPLETE AT TIME OF SALE
✓	R118659	88	FIRST AFTER FORECLOSURE	RESOLD ON 4-13-10 FOR \$68,000

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R118661	88	FIRST AFTER FORECLOSURE	FAIR CONDITION PER TD, RESOLD ON 5-4-10 FOR \$89K, FIX AND FLIP
<input checked="" type="checkbox"/>	R119841	8	SALE IS TO SETTLE AN ESTATE	SOLD AS VACANT LAND, ASSEMBLED WITH IMPROVED PARCEL, SOLD NEIGHBOR TO NEIGHBOR
<input checked="" type="checkbox"/>	R105143	86	LAND WITH MINOR STRUCTURE	BUYER PAID \$5K IN BACK TAXES, LIQUIDATED PROPERTY, ON SALE FOR OVER A YEAR
<input checked="" type="checkbox"/>	R107409	65	MIXED USE	COMMERCIAL AND RESIDENTIAL
<input checked="" type="checkbox"/>	R106566	18	POOR CONDITION	USED SALVAGE MATERIALS, NEVER FINISHED
<input checked="" type="checkbox"/>	R119399	5	SALE BETWEEN BUSINESS AFFILIATES	MULTIPLE UNITS SOLD BACK AND FORTH AMONG PARTNERS
<input checked="" type="checkbox"/>	R114896	88	FIRST AFTER FORECLOSURE	POOR CONDITION PER TD; HOLES IN DRYWALL, MOLD, DEFERRED MAINTENANCE
<input type="checkbox"/>	R108842	8	SETTLE AN ESTATE	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILES
<input type="checkbox"/>	R100244	8	SETTLE AN ESTATE	NO JUSTIFICATION FOR DISQUALIFICATION IN THE FILES
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
		Auditor Disagrees: -6.67%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
22 Fremont				
<input checked="" type="checkbox"/>	000099504069	51	INVOLVES GOVERNMENT AGENCY	deed and property card indicate the Grantor is Fremont County
<input checked="" type="checkbox"/>	000069007030	18	FIRST SALE AFTER FORECLOSURE	US Bank sale after foreclosure according to appraiser and deed.
<input checked="" type="checkbox"/>	000067080003	60	PERS REPRES DEED (ESTATE SALE)	Personal representative's deed, estate sale
<input checked="" type="checkbox"/>	000061011370	00	UNCLEAR	Quit claim deed, may not pass title.
<input checked="" type="checkbox"/>	000043000120	00	UNCLEAR	Unknown value of existing improvements, computer notes
<input checked="" type="checkbox"/>	000076006330	18	FIRST SALE AFTER FORECLOSURE	Fannie Mae sale after foreclosure, deed information, assessor knowledge.
<input checked="" type="checkbox"/>	000040000940	64	MULTIPLE PROPERTY SALES	Multiple property sale according to deed.
<input checked="" type="checkbox"/>	000040002970	64	MULTIPLE PROPERTY SALES	Multiple property sale according to deed.
<input checked="" type="checkbox"/>	000019006080	60	PERS REPRES DEED (ESTATE SALE)	Personal representative's deed, estate sale
<input checked="" type="checkbox"/>	000012008090	18	FIRST SALE AFTER FORECLOSURE	US Bank sale after foreclosure according to deed.
<input checked="" type="checkbox"/>	000012003350	12	FUTURE INTEREST (LIFE ESTATE)	Life estate established by Beneficiary deed., deed information
<input checked="" type="checkbox"/>	000011028240	75	SUPPLEMENTAL AFFIDAVIT	Quit claim deed and supplemental affidavit, \$0 consideration, remnant parcel, deed information
<input checked="" type="checkbox"/>	000011023310	18	FIRST SALE AFTER FORECLOSURE	Deutsche bank sale, priced for quick sale, deed., computer notes
<input checked="" type="checkbox"/>	000040003560	18	FIRST SALE AFTER FORECLOSURE	Canon National Bank sale after foreclosure, deed information, notes
<input checked="" type="checkbox"/>	000099920154	95	CONSTRUCTION PURPOSES	Assessor knowledge, home taken back by builder because of faulty foundation.
<input checked="" type="checkbox"/>	000020003160	12	FUTURE INTEREST (LIFE ESTATE)	Life estate established by Beneficiary deed.
<input checked="" type="checkbox"/>	000076013680	70	MINOR STRUCTURE ON VACANT LAND	Unknown value of 1959 trailer located on sale property, assessor knowledge
<input checked="" type="checkbox"/>	000099926030	08	QUESTIONABLE SELLER TERMS	Strip between railroad and river, non-buildable lot, used for access for fishing., assessor knowledge
<input checked="" type="checkbox"/>	000099925393	08	QUESTIONABLE SELLER TERMS	Sold for what was owed, not a market sale assessor knowledge
<input checked="" type="checkbox"/>	000099924090	62	QUIT CLAIM NO DOC FEE	Quit claim deed, may not pass title, deed information
<input checked="" type="checkbox"/>	000099504068	51	INVOLVES GOVERNMENT AGENCY	deed and property card indicate the Grantor is Fremont County

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	000099920111	08	QUESTIONABLE SELLER TERMS	\$110,000 financed for 3 yrs.@7.5% with a balloon payment, not typical financing, computer notes
<input checked="" type="checkbox"/>	000099904245	18	FIRST SALE AFTER FORECLOSURE	HSBC Mortgage sale after foreclosure, deed, computer notes
<input checked="" type="checkbox"/>	000099504071	51	INVOLVES GOVERNMENT AGENCY	Sold from Fremont County to individual for far less than market value, computer notes
<input checked="" type="checkbox"/>	000099404351	18	FIRST SALE AFTER FORECLOSURE	HSBC Mortgage sale after foreclosure., deed, computer notes
<input checked="" type="checkbox"/>	000099304606	18	FIRST SALE AFTER FORECLOSURE	Fannie Mae sale after foreclosure, deed information, assessor knowledge.
<input checked="" type="checkbox"/>	000099004354	34	MOBILE INCLUDED IN SALE	Manufactured home on parcel unknown value, assessor knowledge
<input checked="" type="checkbox"/>	000098804004	75	SUPPLEMENTAL AFFIDAVIT	Supplemental affidavit after death, not open mkt., not arm's length
<input checked="" type="checkbox"/>	000098304237	18	FIRST SALE AFTER FORECLOSURE	Veterans Affairs sale after foreclosure, deed information
<input checked="" type="checkbox"/>	000099925285	18	FIRST SALE AFTER FORECLOSURE	M & T Bank, sale after foreclosure, deed, computer notes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
23 Garfield				
✓	R045006	70	OTHER	the price was negotiated in 2008, deed transferred on 9/1/2009, the sale does not reflect current market on deed date, per property card notes
✓	R041465	70	OTHER	house sold "as is", with major foundation issues due to settling soils, major cosmetic improvements must be made after foundation ill's are cured, notes on TD and property card
✓	R044186	70	OTHER	sale at local auction, per property card notes
✓	R044175	70	OTHER	sale at local auction, per property card notes
✓	R044061	70	OTHER	the owners' investors were calling in their markers, the owner was very anxious to seller property card notes, deal was essentially cash.
✓	R042463	70	OTHER	this sale include an unfinished foundation, unknown value of this feature, also, the financing for this sale was for \$10K more than the purchase price with 6% rate for one year along with a balloon payment at that time, TD notes, notes on property card
✓	R041769	70	OTHER	sale from Wells Fargo Bank, first sale after foreclosure, the improvements suffer from major flood damage which was not cured at time of sale, deed information, notes on property card
✓	R041461	70	OTHER	first sale after foreclosure by Fannie Mae with deed restrictions, structure has major settling problems, house sold "as is", in need of major repairs, property card notes and information on deed
✓	R024176	70	OTHER	for sale by owner, no MLS listing, as soon as the neighbor heard the property may be for sale she made an offer and it was accepted, property card notes
✓	R023383	70	OTHER	purchased by adjoiner as part of an assemblage, as he owns large surrounding parcels, property card notes
✓	R009937	70	OTHER	sale was not exposed to the open market, no realtor or MLS, price for property was established in 2007, property card and TD notes
✓	R009815	70	OTHER	not exposed to open market, purchased from a friend of his son
✓	R009236	70	OTHER	property card notes: the property was purchased without a deed in 2007 by a relocation company, the property was listed but did not sell, the deed was signed over in 2010. the deal was done essentially in 2007.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R008540	70	OTHER	the previous owner purchased the lot back and same price to help the present owner out of the deal, TD notes support "U" status
✓	R820109	70	OTHER	developer sale which include a golf membership of unknown value, computer note and notes on property card
✓	R009165	70	OTHER	property card notes indicate: first sale after bankruptcy, sale before remodeling which happened directly after sale
✓	R200798	70	OTHER	the prior occupant took an axe to the interior of the house which will require complete new interior finish, first sale after foreclosure, deed information, notes on property card
✓	R044423	70	OTHER	owner was forced to sell, close to foreclosure, distress sale per owner comments shown on property card, loan: \$416,000 for 1 year @ 7.75% and a balloon pymt on 6/2011
✓	R580261	70	OTHER	for sale by owner, no MLS listing, the buyer made offer, it was accepted, property card notes
✓	R005620	70	OTHER	the house was being built at the time of sale, purchased "as is", major finish work was completed after sale, property card notes, TD notes support the "U" status
✓	R363135	70	OTHER	PR deed, may be distress sale from estate, deed facts
✓	R320053	70	OTHER	bargain bad sale deed for water rights to Glenwood Pool, facts on deed and notes on property card
✓	R312058	70	OTHER	incorrect doc fee, notes on property card, should be \$50 but is \$25, notes on property card and facts on deed
✓	R490361	70	OTHER	adjoiner purchased property, not exposed to open market, assemblage
✓	R231161	70	OTHER	not exposed to the open market, seller is leaving the area and wanted to sell his remaining real estate, quick, notes on TD
✓	R082508	70	OTHER	property was purchased for the drilling of gas wells and access to their property for development, after the wells the land will be used for wildlife mitigation, TD notes and notes on property card
✓	R112044	70	OTHER	the property was sold before it made it to the MLS, notes on property card
✓	R111883	70	OTHER	access to the property was not in place and must be developed with engineering and construction, notes on property card and TD
✓	R111660	70	OTHER	construction of the home was stopped mi-way due to litigation, property was sold unfinished to the grantee, property card notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R082726	70	OTHER	the sale includes deed restrictions from Habitat for Humanity, loan: 20 years, 0.00% with no balloon,TD information, facts on deed, notes on property card
<input checked="" type="checkbox"/>	R082622	70	OTHER	adjoiner purchased property for storage, not exposed to open market, notes on property card
<input checked="" type="checkbox"/>	R082557	70	OTHER	parcel split, this was merely a boundary line adjustment, per property card notes
<input checked="" type="checkbox"/>	R082522	70	OTHER	distress sale, grantor needed out of property, per property card notes
<input checked="" type="checkbox"/>	R270047	70	OTHER	purchased by adjoiner as part of an assemblage, all buildings are being torn down, the owners are waiting for asbestos abatement from the state. Notes on TD
<input checked="" type="checkbox"/>	R045593	70	OTHER	this transaction included no exchange of money, the money for the purchase will be paid over time on a lease-purchase plan, property card notes
<hr/>				
Accounts Audited:	35	Auditor Agrees:	-35	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
24 Gilpin				
✓	R001708	73	DURESS SALE	NEEDED \$90K, GUTTED TO STUDS, NO UTILITIES
✓	R005995	73	DURESS SALE	FAIR CONDITION PER TD
✓	R005932	73	DURESS SALE	POOR CONDITION PER TD
✓	R003851	73	DURESS SALE	NEEDED A NEW FOUNDATION, SAT ON RUBBLE
✓	R002974	73	DURESS SALE	REMODELED AFTER SALE- SOLD 8-10 FOR \$233,500
✓	R003755	73	DURESS SALE	FAIR CONDITION PER TD
✓	R003584	50	NOT ARMS LENGTH	NOT ON OPEN MARKET, SOLD TO A FRIEND
✓	R006019	50	NOT ARMS LENGTH	SALES BETWEEN SISTERS
✓	R001879	73	DURESS SALE	POOR CONDITION-ELELCTRICITY/PLUMBING NOT FUNCTIONING
✓	R003893	50	NOT ARMS LENGTH	RESIDENCE BOUGHT BY A CASINO, NOT ON OPEN MARKET
✓	R001633	73	DURESS SALE	NEEDED NEW WELL AND ROOF
✓	R000858	73	DURESS SALE	FAIR CONDITION- NEEDED NEW SEPTIC
✓	R003111	73	DURESS SALE	NOT ON OPEN MARKET, RELATED PARTIES, ILLEGAL TRACT
✓	R002376	73	DURESS SALE	FACING CONDEMNATION, NOT HABITABLE, NO INTERIOR FINISH
✓	R002684	73	DURESS SALE	EXTENSIVE REMODEL AFTER SALE, SOLD FOR \$190K IN 2010
✓	R002813	73	DURESS SALE	POOR CONDITION PER TD AND MLS
✓	R002852	73	DURESS SALE	SOLD IN 2011 FOR \$200K, EXTENSIVE REMODEL,
✓	R002918	50	NOT ARMS LENGTH	TENANT BOUGHT FROM LANDLORD, NOT LISTED IN MLS
✓	R002190	50	NOT ARMS LENGTH	CHANGE IN USE, NOT EXPOSED TO MARKET, SOLD TO FRIEND
✓	R006409	73	DURESS SALE	FAIR CONDITION PER TD
✓	R006812	73	DURESS SALE	FIELD INSPECTED AND POOR CONDITION AT TIME OF SALE
✓	R013119	73	DURESS SALE	VACANT LAND, SOLD UNDER DURESS TO AVOID FORECLOSURE
✓	R007927	72	CHANGE IN PROPERTY AFTER SALE	USE WENT FROM VACANT RESIDENTIAL TO FOREST AG

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R007982	73	DURESS SALE	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R009627	50	NOT ARMS LENGTH	TENANT BOUGHT FROM LANDLORD, NOT LISTED IN MLS
<input checked="" type="checkbox"/>	R013104	50	NOT ARMS LENGTH	SOLD TO A BUSINESS PARTNER
<input checked="" type="checkbox"/>	R013027	73	DURESS SALE	VACANT LAND, SOLD UNDER DURESS TO AVOID FORECLOSURE
<input checked="" type="checkbox"/>	R003774	73	DURESS SALE	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R022240	50	NOT ARMS LENGTH	SALE BETWEEN FRIENDS
<input checked="" type="checkbox"/>	R006057	73	DURESS SALE	SEPTIC FROZEN AT TIME OF SALE PER GRANTEE'S SON
<input type="checkbox"/>	R007198	73	DURESS SALE	PURCHASED AT AUCTION FROM BANK
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-30	Auditor Disagrees: -1
		Auditor Disagrees: -3.23%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
25 Grand				
✓	R082880	68	EXTENSIVE REMODELING OF PROPERTY	GUTTED AND REMODELED INTERIOR/EXTERIOR AFTER SALE
✓	R017170	68	EXTENSIVE REMODELING OF PROPERTY	\$54,000 TWO CAR GARAGE ADDED AFTER SALE
✓	R018802	68	EXTENSIVE REMODELING OF PROPERTY	POOR CONDITION PER TD, REMODELED AFTER SALE
✓	R019210	68	EXTENSIVE REMODELING OF PROPERTY	POOR CONDITION PER TD, FIXED AND FLIPPED
✓	R059480	68	EXTENSIVE REMODELING OF PROPERTY	CONVERTED THE GARAGE INTO GROSS LIVING AREA
✓	R304668	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 70% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R114350	68	EXTENSIVE REMODELING OF PROPERTY	ADDED A \$22,000 GARAGE AFTER THE SALE
✓	R119527	68	EXTENSIVE REMODELING OF PROPERTY	720 SF GARAGE ADDED AFTER PURCHASE
✓	R055972	68	EXTENSIVE REMODELING OF PROPERTY	65% COMPLETE, OWNER HAD TO FINISH AFTER THE SALE
✓	R015930	68	EXTENSIVE REMODELING OF PROPERTY	TWO CAR GARAGE ADDED AND REMODELED AFTER SALE
✓	R304294	68	EXTENSIVE REMODELING OF PROPERTY	\$10K MEMBERSHIP FEE INCLUDED IN PRICE, SHELL ONLY
✓	R304669	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 70% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R304675	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 70% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R304678	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 70% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R304679	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 61% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R304688	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 70% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R178600	68	EXTENSIVE REMODELING OF PROPERTY	\$57,500 BASEMENT FINISH AND REMODEL PER PERMIT
✓	R304690	68	EXTENSIVE REMODELING OF PROPERTY	BUILDER FRAUD, 65% COMPLETE, HAD TO BE FINISHED AFTER SALE
✓	R303348	68	EXTENSIVE REMODELING OF PROPERTY	FAIR CONDITION PER TD
✓	R303175	68	EXTENSIVE REMODELING OF PROPERTY	FAIR CONDITION PER TD
✓	R024190	68	EXTENSIVE REMODELING OF PROPERTY	POOR CONDITION PER TD, REMODELED PER MLS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R178690	68	EXTENSIVE REMODELING OF PROPERTY	BASICALLY A LAND SALE, HOUSE DEMOLISHED AND NEW BUILT
<input checked="" type="checkbox"/>	R133970	70	OTHER DOCUMENT EXTENSIVELY	MULTIPLE LOT SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	R149840	65	UNFULFILLED AGREEMENTS	THIS IS A FORECLOSURE WITH A DOC FEE
<input checked="" type="checkbox"/>	R156410	70	OTHER DOCUMENT EXTENSIVELY	GMAC AUCTION SALE
<input checked="" type="checkbox"/>	R304692	68	EXTENSIVE REMODELING OF PROPERTY	MULTIPLE PROPERTY SALE BOTH LAND AND IMPROVEMENTS
<input type="checkbox"/>	R045660	68	EXTENSIVE REMODELING OF PROPERTY	INSUFFICIENT JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R001591	68	EXTENSIVE REMODELING OF PROPERTY	INSUFFICIENT JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R304696	98	BANK SALE AFTER FORECLOSURE	INSUFFICIENT JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R023400	68	EXTENSIVE REMODELING OF PROPERTY	INSUFFICIENT 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
26 Gunnison				
<input checked="" type="checkbox"/>	R043213	70	OTHER	the TD indicates the property was sold back and forth between parties.
<input checked="" type="checkbox"/>	R014989	71	SALE NOT ON OPEN MARKET	Phone interview verified the sale was not exposed to the open market, per George
<input checked="" type="checkbox"/>	R017276	70	OTHER	notes in computer indicate a change to the property after sale, utilities were extended to the site and service lines were extended to house
<input checked="" type="checkbox"/>	R001080	71	SALE NOT ON OPEN MARKET	supplemental questionnaire states word of mouth advertising, not open market
<input checked="" type="checkbox"/>	R016426	70	OTHER	notes in computer indicate a change to the property after sale, utilities were extended to the site and service lines were extended to house
<input checked="" type="checkbox"/>	R015351	71	SALE NOT ON OPEN MARKET	the buyer contacted the seller for the deal, no open market, supplemental questionnaire
<input checked="" type="checkbox"/>	R015343	71	SALE NOT ON OPEN MARKET	the buyer contacted the seller for the deal, no open market, supplemental questionnaire
<input checked="" type="checkbox"/>	R015296	71	SALE NOT ON OPEN MARKET	property sold to 6 year tenant, not exposed to the open market according to the supplemental questionnaire
<input checked="" type="checkbox"/>	R015147	71	SALE NOT ON OPEN MARKET	Td indicates the sale was not open market
<input checked="" type="checkbox"/>	R009791	71	SALE NOT ON OPEN MARKET	purchased to protect her interest of a choice of neighbors, forced sale, assessor information
<input checked="" type="checkbox"/>	R011749	70	OTHER	notes in computer indicate a change to the property after sale, utilities were extended to the site and service lines were extended to house
<input checked="" type="checkbox"/>	R014813	71	SALE NOT ON OPEN MARKET	the supplemental questionnaire states the buyer found out about the property for sale by the seller calling him, not on open market
<input checked="" type="checkbox"/>	R017470	70	OTHER	notes in computer indicate a change to the property after sale, utilities were extended to the site and service lines were extended to house
<input checked="" type="checkbox"/>	R008275	71	SALE NOT ON OPEN MARKET	the supplemental questionnaire states the buyer found out about the property for sale thru a friend, not listed by any realtor
<input checked="" type="checkbox"/>	R005395	70	OTHER	first sale after foreclosure according to information on deed
<input checked="" type="checkbox"/>	R006100	70	OTHER	sale from a company in bankruptcy, distress sale according to information on deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R006159	71	SALE NOT ON OPEN MARKET	at the time of sale the property was not listed, buyer directly contacted the prior owner with an offer
<input checked="" type="checkbox"/>	R007005	71	SALE NOT ON OPEN MARKET	I agree with the : "U" status, however the not open market is not documented, mineral rights only to a mining claim is supported with information contained in the Quit Claim deed
<input checked="" type="checkbox"/>	R007255	71	SALE NOT ON OPEN MARKET	Quit Claim deed, supplemental questionnaire indicates not on open market and also purchased other properties as an assemblage
<input checked="" type="checkbox"/>	R009320	71	SALE NOT ON OPEN MARKET	a telephone interview confirmed the sale was not exposed to the open market
<input checked="" type="checkbox"/>	R003359	71	SALE NOT ON OPEN MARKET	purchased via information from a friend, not open market, supplemental questionnaire notes.
<input checked="" type="checkbox"/>	R004958	70	OTHER	per supplemental questionnaire, the house was gutted and was down to the 2 x 4's, completely remodeled after sale
<input checked="" type="checkbox"/>	R007841	71	SALE NOT ON OPEN MARKET	Quit Claim deed, supplemental questionnaire indicates not on open market and also purchased other properties as an assemblage
<input checked="" type="checkbox"/>	R030156	71	SALE NOT ON OPEN MARKET	the adjoiner purchased the property to protect the view, the buyer approached the seller, not listed for sale, computer notes
<input checked="" type="checkbox"/>	R003039	71	SALE NOT ON OPEN MARKET	trustees deed due to bankruptcy, within the corporation, not on open market
<input checked="" type="checkbox"/>	R033613	71	SALE NOT ON OPEN MARKET	the supplemental questionnaire states the property was not listed or advertised for sale at the time they made an offer. buyer found out about the property for sale by the seller calling him, not on open market
<input checked="" type="checkbox"/>	R033614	71	SALE NOT ON OPEN MARKET	adjoiner purchased property in order to protect his view, per supplemental questionnaire
<input checked="" type="checkbox"/>	R033825	71	SALE NOT ON OPEN MARKET	supplemental questionnaire states word of mouth advertising, not open market
<input checked="" type="checkbox"/>	R040283	70	OTHER	deed restricted according to deed language and computer notes
<input checked="" type="checkbox"/>	R041500	71	SALE NOT ON OPEN MARKET	supplemental questionnaire indicate the buyer found the property thru the HOA office, not open market
<input checked="" type="checkbox"/>	R008432	71	SALE NOT ON OPEN MARKET	the supplemental questionnaire states the buyer found out about the property for sale thru a friend, not listed by any realtor
<input checked="" type="checkbox"/>	R002793	71	SALE NOT ON OPEN MARKET	supplemental questionnaire states word of mouth advertising, not open market
<input checked="" type="checkbox"/>	R042175	71	SALE NOT ON OPEN MARKET	supplemental questionnaire indicate the property was not listed for sale, not open market

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited:	33	Auditor Agrees: -33	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
27 Hinsdale				
✓	R002990	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple parcels, deed and computer notes
✓	R003015	58	SALE IS BETWEEN BUSINESS AFFILIATES	business affiliates, computer notes
✓	R000507	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
✓	R002988	57	SALE IS BETWEEN RELATED PARTIES	related parties, not exposed to the open market, computer notes
✓	R001355	57	SALE IS BETWEEN RELATED PARTIES	related parties, computer notes
✓	R002988	70	OTHER	related parties, not exposed to the open market, computer notes
✓	R002987	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple parcels, deed and computer notes
✓	R002860	70	OTHER	sold at auction on e-bay, mining claim, computer notes
✓	R002799	70	OTHER	first sale in time period, computer notes
✓	R002391	70	OTHER	structure on property was built illegally, mining claim, deed info., computer notes
✓	R002313	71	NON-TYPICAL MARKET SALE	sale was for small cabin and an interest in the common area, computer notes
✓	R002311	66	SALE INV PERS PROP OF UNDETERMINABLE VAL	existing bldg. torn down, new cabin being built, and PP of undeterminable value, TD and computer notes
✓	R002275	70	OTHER	unknown value of unfinished shed located on mining claim, deed notes and computer notes
✓	R002097	57	SALE IS BETWEEN RELATED PARTIES	deed information, TD notes and information
✓	R001892	70	OTHER	improvements only, Bill of sale, computer notes
✓	R000098	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
✓	R001741	54	SALE INV A RELIGIOUS INSTITUTION	mining claim with steep topography, overpaid based on comp sales, computer notes
✓	R000061	69	SALE OF PARTIAL INTEREST-LESS THAN 100%	partial interest supported by deed, TD and computer notes
✓	R001218	64	SALE INVOLVES MULTIPLE PROPERTIES	related parties, aunt to nephew, multiple parties, deed, TD and computer notes
✓	R001169	70	OTHER	non-buildable lot based on setbacks and minimum building size, notes on TD
✓	R001157	70	OTHER	first sale after foreclosure, deed, computer notes
✓	R001147	58	SALE IS BETWEEN BUSINESS AFFILIATES	partial interest, multiple properties and bus. Affiliates, deed, TD and computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R000724	48	support located on TD 1000	B and S deed and TD 100 supports U status, computer notes
<input checked="" type="checkbox"/>	R000509	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
<input checked="" type="checkbox"/>	R000136	70	OTHER	TD and computer notes state the adjoiner purchased for assemblage, also distress sale
<input checked="" type="checkbox"/>	R000093	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
<input checked="" type="checkbox"/>	R000083	58	SALE IS BETWEEN BUSINESS AFFILIATES	phone call verified business affiliates, computer notes
<input checked="" type="checkbox"/>	R000091	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
<input checked="" type="checkbox"/>	R000090	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple lots purchased by adjoiner, deed info., computer notes
<input checked="" type="checkbox"/>	R001805	57	SALE IS BETWEEN RELATED PARTIES	related parties, improvements only, Bill of sale, deed names and computer notes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
28 Huerfano				
✓	000000014289	16	other - note	included water rights of unknown quantity and unknown value, computer notes
✓	000000204950	01	Conf return	non-buildable site, computer notes
✓	000000028855	16	other - note	US Bank sold after foreclosure, deed, computer notes
✓	000000030610	20	duress	duress, mother passed, daughter sold to current renters, not on open market
✓	000004030432	16	other - note	duress, owner had property way too long, wanted out, computer notes
✓	000003477527	20	duress	duress, husband passed away, forced to sell, computer notes
✓	000003339381	16	other - note	owner wanted out of the property, computer notes
✓	000000028760	16	other - note	buyer owned adjacent lot, purchased for assemblage, computer notes
✓	000000367644	16	other - note	duress sale, subdivision has no water and people are selling to get out of their ownership, computer notes
✓	000000033796	16	other - note	Fannie Mae sale, foreclosure, manufactured home on property, computer notes
✓	000000044959	12	other - note	correction deed to correct legal correction
✓	000000039683	16	other - note	improvements in such condition that bank held up sale until remodeling was done. Bank held up sale. Computer notes
✓	000000037798	16	other - note	mixed use property, one residence and 1 commercial building, computer notes
✓	000000010025	18	Conf return	multiple parcels in this transfer, computer notes
✓	000000034231	16	other - note	purchased by adjoiner for assemblage purposes, computer notes
✓	000000013460	62	Gov't agency as seller	HUD sale first after foreclosure, deed
✓	000000447208	16	other - note	trade involved, cabin on site is fire damaged, unknown value, computer notes
✓	000000020490	32	btwn. Bus. Affiliates	duress sale between business affiliates, computer notes
✓	000000013233	16	other - note	Quit claim deed
✓	000000014002	62	Gov't agency as seller	Buyer built cabins on Forest land they allowed the purchase of Federal land, not open market personal knowledge of appraiser
✓	000033395109	32	btwn. Bus. Aff.	sold between business affiliates, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	000003477562	16	other - note	Deutsche Bank sold, first sale after foreclosure, deed, computer notes
<input checked="" type="checkbox"/>	000000020265	16	other - note	US Bank sold after foreclosure, deed
<input checked="" type="checkbox"/>	000000027665	16	other - note	Wells Fargo Bank, first sale after foreclosure, indicated by computer notes, also included a manufactured home.
<input checked="" type="checkbox"/>	000000020491	16	other - note	greenbelt area sold from subdivision, non-buildable site, computer notes
<input checked="" type="checkbox"/>	000000020492	70	non-typical	unknowledgeable buyer, non-typical sale, higher price paid than comparables, computer notes
<input checked="" type="checkbox"/>	000000025950	16	other - note	Fannie Mae sale, foreclosure, computer notes
<input checked="" type="checkbox"/>	000000020857	16	other - note	contract closing date 2006, computer notes
<input checked="" type="checkbox"/>	000000023055	16	other - note	purchased by adjoiner for assemblage purposes, TD notes, computer notes
<input checked="" type="checkbox"/>	000000023934	16	other - note	duress sale, sold for what he paid, computer notes
<input checked="" type="checkbox"/>	000000024065	16	other - note	foreclosure sale , need in disrepair, grantee part of company which sold parcel, computer notes
<input checked="" type="checkbox"/>	000000024524	16	other - note	Duress sale , owners just wanted out of the property, computer notes
<input checked="" type="checkbox"/>	000000020493	18	multi prop	deed shows 2 parcels, computer notes, TD as well
<input checked="" type="checkbox"/>	000000019470	16	other - note	Duress sale due to medical condition, computer notes
<hr/>				
Accounts Audited:	34	Auditor Agrees:	-34	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
29 Jackson				
✓	10518010	65	involves unfulfilled agreement	seller financed, they took it back, assessor notes
✓	10438300	2	remodeled after sale	PR, and remodeled after sale, deed, and property card notes
✓	10213300	10	friends, special price	raised the price to get lower interest rate, personal knowledge of assessor
✓	10120700	57	related parties	personal rep. deed as a result of a death, property card notes
✓	10120200	5	more than 1 residence	multiple properties, multiple residences, Quit Claim deed, property card notes
✓	10119900	5	more than 1 residence	4 residences on property, Quit Claim deed, assessor knowledge to 4 houses
✓	10068050	57	related parties	personal rep. deed as a result of a death, property card notes
✓	91001100	64	sale involves multiple properties	multiple properties shown on deed, assessor knowledge
✓	10736000	2	remodeled after sale	major remodel after sale, assessor knowledge of sale
✓	10068060	57	related parties	personal rep. deed as a result of a death, property card notes
✓	91202100	7	uninformed	illegal subdivision, home had no bathroom and was unfinished at time of sale
✓	0090944600	57	PARTIAL INTEREST, RELATED INTEREST	1/12 INTEREST RECEIVED FROM FAMILY MEMBER
✓	0090774300		GOVT AGENCY INVOLVED AS BUYER	PURCHASED BY RELOC ATION COMPANY FOR THE US FOREST SERVICE
✓	0011000500	10	Friends- Special Sale Price	QC DEED, OWNER FINANCED, BETWEEN FRIENDS
✓	0010451000		BANK SALE	FIRST SALE AFTER FORECLOSURE
✓	0010119500		MORE THAN 1 RESIDENCE	3 HOUSES AND COMMERCIAL BUILDING
✓	90182700	57	related parties	mother and daughter exchange, not open market, mixed use
✓	2100400300	65	involves unfulfilled agreement	seller financed, they took it back, assessor notes
✓	90831000	15	mobile home included in sale	mobile home included in sale, property card notes
✓	91202300	57	related parties	quit claim deed between related parties, deed info.
✓	10877000	60	to settle estate	sold from trust, not open market, property card notes, deed info.
✓	90836500	9	bank sale	bank sale, public trustees foreclosure sale, deed info., and property card notes
✓	90758900	57	related parties	related parties, Quit Claim deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	90675000	4	more than 1 related buyer	personal reps. deed from estate, deed notes
<input checked="" type="checkbox"/>	90509100	21	gift	personal reps. deed from estate, deed notes
<input checked="" type="checkbox"/>	90336700	68	extensive changes since sale	remodeled after sale, property card notes, assessor intimate knowledge of property
<input checked="" type="checkbox"/>	90089000	57	related parties	divorce situation, deed and assessor knowledge
<input checked="" type="checkbox"/>	90039580	64	sale involves multiple properties	shared well, multiple water rights included in sale, deed info., assessor info.
<input checked="" type="checkbox"/>	90008500	68	extensive changes since sale	completely remodeled after sale, assessor information
<input checked="" type="checkbox"/>	11067200	21	gift	related parties transferred by Quit Claim deed, deed info.,
<input checked="" type="checkbox"/>	91202700	7	uninformed	quit claim deed, illegal subdivision, home had no bathroom and was unfinished at time of sale
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
30 Jefferson				
✓	041764	41	NON-ARM'S LENGTH	NOT EXPOSED ON OPEN MARKET, SOLD TO FATHER OF ADJ. PARCEL OWNER
✓	134423	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD, RESOLD ON 4-21-10 FOR \$310K
✓	006586	58	SALE REVIEWED THROUGH ANALYSIS	NO MLS, NOT EXPOSED ON OPEN MARKET
✓	006800	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD, INCORRECT INVENTORY PER MLS
✓	009794	58	SALE REVIEWED THROUGH ANALYSIS	\$30K IN PERSONAL PROPERTY
✓	026846	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
✓	031321	58	SALE REVIEWED THROUGH ANALYSIS	FIXED AND FLIPPED FOR \$440K ON 12-11-09
✓	035587	58	SALE REVIEWED THROUGH ANALYSIS	FIXED AND FLIPPED FOR \$238K ON 4-10-09
✓	036601	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD
✓	044461	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
✓	058565	58	SALE REVIEWED THROUGH ANALYSIS	FIXED AND FLIPPED ON 8-26-09 FOR \$285K
✓	452182	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD
✓	061335	58	SALE REVIEWED THROUGH ANALYSIS	EXCESSIVE DEFERRED MAINTENANCE
✓	004185	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD, RESOLD ON 6-28-10 FOR \$118,500.
✓	088468	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD
✓	002398	55	CHANGE OF USE INTENDED	CHANGE OF USE FROM RESIDENCE TO OFFICE
✓	142334	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
✓	149030	58	SALE REVIEWED THROUGH ANALYSIS	INTER -RELATED PARTIES; SOLD FROM INDIVIDUALS TO THEIR TRUST
✓	154459	58	SALE REVIEWED THROUGH ANALYSIS	FIXED AND FLIPPED ON 5-25-10 FOR \$205K
✓	156596	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
✓	158914	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
✓	161323	58	SALE REVIEWED THROUGH ANALYSIS	SALE TO A CO-OWNER, ALSO LISTED AS FAIR PER TD
✓	210867	41	NON-ARM'S LENGTH	FAIR CONDITION PER TD
✓	210538	41	NON-ARM'S LENGTH	INTER-CORPORATE
✓	201795	58	SALE REVIEWED THROUGH ANALYSIS	MULTI-PARCEL, MULTI-USE SALE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	201249	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	166064	58	SALE REVIEWED THROUGH ANALYSIS	RESOLD 5-3-10 FOR THE SAME AMOUNT
<input checked="" type="checkbox"/>	048865	58	SALE REVIEWED THROUGH ANALYSIS	RESOLD IN BASE YEAR (1-29-09) FOR \$129K
<input checked="" type="checkbox"/>	211772	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	450915	58	SALE REVIEWED THROUGH ANALYSIS	INTER CORPORATE
<input checked="" type="checkbox"/>	445633	58	SALE REVIEWED THROUGH ANALYSIS	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	442214	58	SALE REVIEWED THROUGH ANALYSIS	EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	440609	58	SALE REVIEWED THROUGH ANALYSIS	SUBSEQUENT SALE ON 2-22-10 FOR \$429K
<input checked="" type="checkbox"/>	440161	41	NON-ARM'S LENGTH	DETENTION POND, NO CONTRIBUTORY VALUE
<input checked="" type="checkbox"/>	437083	58	SALE REVIEWED THROUGH ANALYSIS	SOLD AT A REDUCED PRICE BECAUSE OF SUBSEQUENT SALES
<input checked="" type="checkbox"/>	428216	58	SALE REVIEWED THROUGH ANALYSIS	POOR CONDITION PER TD, RESOLD ON 4-26-10 FOR \$115K
<input checked="" type="checkbox"/>	424184	58	SALE REVIEWED THROUGH ANALYSIS	NOT EXPOSED ON OPEN MARKET, VACANT FOR A YEAR
<input checked="" type="checkbox"/>	422315	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	419929	58	SALE REVIEWED THROUGH ANALYSIS	INCLUDED BUSINESS VALUE OF AN UNDETERMINED AMOUNT
<input checked="" type="checkbox"/>	405793	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	401437	58	SALE REVIEWED THROUGH ANALYSIS	FAIR CONDITION PER TD
<input type="checkbox"/>	060254	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<input type="checkbox"/>	164865	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<input type="checkbox"/>	405693	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<input type="checkbox"/>	161512	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<input type="checkbox"/>	436335	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<input type="checkbox"/>	084254	58	SALE REVIEWED THROUGH ANALYSIS	NO JUSTIFICATION FOR DISQUALIFICATION IN FILES
<hr/>				
Accounts Audited: 47	Auditor Agrees: -41	Auditor Disagrees: -6	Auditor Disagrees: -12.77%	

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

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
32 Kit Carson				
<input checked="" type="checkbox"/>	34007003	36	OTHER	foreclosure
<input checked="" type="checkbox"/>	33053004	36	OTHER	atypical sale price--see comps
<input checked="" type="checkbox"/>	34026006	1	\$500 LESS	
<input checked="" type="checkbox"/>	34001003	22	FINAN INS	
<input checked="" type="checkbox"/>	839041149003	22	FINAN INS	
<input checked="" type="checkbox"/>	553310843012	29	TRADES	
<input checked="" type="checkbox"/>	553250843006	32	PP UNDETERMINED	
<input checked="" type="checkbox"/>	34016008	34	REMODEL/ADDITION	
<input checked="" type="checkbox"/>	18000018	36	OTHER	foreclosure
<input checked="" type="checkbox"/>	21003006	36	OTHER	foreclosure
<input checked="" type="checkbox"/>	21010007	36	OTHER	moblehome
<input checked="" type="checkbox"/>	43302004	36	OTHER	foreclosure
<input checked="" type="checkbox"/>	32027002	36	OTHER	buyer owns adjacent property & foreclosure
<input checked="" type="checkbox"/>	817101044008	39	NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	34051001	36	OTHER	foreclosure
<input checked="" type="checkbox"/>	559060943010	36	OTHER	imps only/assemblage
<input checked="" type="checkbox"/>	30020006	38	BUYER OWNS ADJACENT PROPERTY	
<input checked="" type="checkbox"/>	34002006	38	BUYER OWNS ADJACENT PROPERTY	
<input checked="" type="checkbox"/>	34030024	38	BUYER OWNS ADJACENT PROPERTY	
<input checked="" type="checkbox"/>	551340844028	38	BUYER OWNS ADJACENT PROPERTY	
<input checked="" type="checkbox"/>	32005001	39	NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	33028006	39	NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	34037007	39	NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	303360743002	39	NOT ON THE OPEN MARKET	
<input checked="" type="checkbox"/>	24001003	36	OTHER	other ag
Accounts Audited: 25 Auditor Agrees: -25 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
34 La Plata				
✓	R428407	74	HIGH PRESSURE	bank requires inventory reduction, priced for quick sale, computer notes
✓	R014930	63	PROPERTY TRADES	property trade, trades are of unequal value, according to sales, computer notes, TD notes
✓	R428106	74	HIGH PRESSURE	lot sold for 58% less than market based on qualified sales in area and appraiser verifications
✓	R428036	76	CHANGE AFTER SALE	new construction after sale, computer notes, seller financed
✓	R427575	99	NOT MARKET SALE NOTES REQUIRED	partial interest stated on deed and computer notes
✓	R423613	74	HIGH PRESSURE	sold in lieu of foreclosure based on personal verification by appraisers, computer notes
✓	R421512	74	HIGH PRESSURE	sold at auction, not exposed to market, valued by county at about 500,000, computer notes
✓	R420908	99	NOT MARKET SALE NOTES REQUIRED	sold for 2.5 times similar lots in the area, computer notes
✓	R418778	74	HIGH PRESSURE	in lieu of foreclosure, seller under duress
✓	R024431	99	NOT MARKET SALE NOTES REQUIRED	not exposed to the open market, low price when compared to qualified sales in the neighborhood, computer notes
✓	R023648	74	HIGH PRESSURE	relocation sale, paid higher than market, computer notes
✓	R023237	99	NOT MARKET SALE NOTES REQUIRED	remodel after sale, 20K in concessions, computer notes via verification of sale, PR Deed, not market
✓	R022527	63	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	trade listed on TD and computer notes, 1031 exchange
✓	R022020	99	NOT MARKET SALE NOTES REQUIRED	relocation sale, paid higher than market, computer notes
✓	R432722	64	MULTIPLE PROPERTIES	multiple properties transferred by deed, stated on computer notes, however multi property not stated not on deed
✓	R016521	99	NOT MARKET SALE NOTES REQUIRED	highly motivated seller, price down from original \$499000, computer notes, sales verification
✓	R429535	63	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	buy back in exchange for another property, computer notes, verification by appraisers.
✓	R014853	63	PROPERTY TRADES	property trade, trades are of unequal value, according to sales, computer notes, TD notes
✓	R014838	63	PROPERTY TRADES	property trade, trades are of unequal value, according to sales, computer notes, TD notes
✓	R014625	63	PROPERTY TRADES	property trade outside development, trades are of unequal value, according to sales, computer notes, TD notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R012073	99	NOT MARKET SALE NOTES REQUIRED	first sale after foreclosure, Fannie Mae, computer and notes on deed
<input checked="" type="checkbox"/>	R011892	53	CHARITABLE INSTITUTION	purchased by Durango Food Bank, high pressure for grantee, duress, computer notes
<input checked="" type="checkbox"/>	R009541	99	NOT MARKET SALE NOTES REQUIRED	related business partners, have bought and sold several properties together, computer notes
<input checked="" type="checkbox"/>	R009454	99	NOT MARKET SALE NOTES REQUIRED	sold for 5 times below market value, according to qualified market sales in the area, computer notes
<input checked="" type="checkbox"/>	R006123	63	CHARITABLE INSTITUTION	purchased from town of Ignacio to non-profit org., paid far less than was paid 5 years.
<input checked="" type="checkbox"/>	R006115	68	IMPROVED AFTER SALE	improved after sale, computer , sale from HUD, deed
<input checked="" type="checkbox"/>	R005941	63	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	trade not specifically stated, computer notes, appraiser verification
<input checked="" type="checkbox"/>	R005649	74	HIGH PRESSURE	builder needed a quick sale cause home had been under construction since 2004., computer notes
<input checked="" type="checkbox"/>	R003111	99	NOT MARKET SALE NOTES REQUIRED	not exposed to open market, bank sale, computer notes, first bank of Durango, seller
<input checked="" type="checkbox"/>	R002867	99	NOT MARKET SALE NOTES REQUIRED	50% below other good verified similar sales in the subject neighborhood, computer notes
<input checked="" type="checkbox"/>	R021926	74	HIGH PRESSURE	high pressure, facing foreclosure, sale verification, computer notes
<input checked="" type="checkbox"/>	R428406	74	HIGH PRESSURE	bank requires inventory reduction, priced for quick sale, computer notes
<hr/>				
Accounts Audited:	32	Auditor Agrees:	-32	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
33 Lake				
✓	000020010093	57	related parties	related parties indicated on TD
✓	20001559	72	stress sale	Bank sale after foreclosure, remodeled after sale, computer notes
✓	000020001557	60	settle estate	PR deed due to death of owner, deed information
✓	000060001683	60	settle estate	PR deed due to death of owner, deed information
✓	000028012020	57	related parties	related parties shown on deed and TD
✓	000010002330	75	DAMAGED OR DESTROYED	supplemental letter indicates house to be torn down after sale
✓	000010003501	81	assemblage	adjoining owner purchased to protect his view, computer notes
✓	000018010014	83	buy back	buy back to trailer park, computer notes
✓	000020000969	60	settle estate	PR deed due to a death, deed, computer notes
✓	000020001157	60	settle estate	not open market, owner died and relatives sold property priced low for quick sale
✓	000010301007	73	ag class at time of sale	computer notes indicates the property was ag at the time of sale
✓	000010332103	21	stress sale	speculative purchase gone bad, computer notes, the event failed to materialize
✓	000010151001	78	incomplete declaration	speculative purchase gone bad, computer notes, the event failed to materialize
✓	000020000991	57	related parties	related parties indicated on TD and deed
✓	000010409310	63	involves trades	paid 2 times market value for property, computer notes
✓	000020001425	60	settle estate	PR deed due to a death, deed, computer notes
✓	000010004347	67	includes franchise	includes franchise fee as reflected in the county computer notes
✓	000010003914	67	includes franchise	includes franchise fee as reflected in the county computer notes
✓	000010003501	81	assemblage	purchased property to create a buffer between properties
✓	000010001927	60	settle estate	PR deed to settle estate
✓	000010014038	63	involves trades	trade involving \$14,000 seller financed, computer notes
✓	000030002446	68	remodel after sale	remodeled after sale, computer notes
✓	000010004517	60	settle estate	PR deed used to transfer property after death

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	000010004348	63	involves trades	buyer paid 3 times market value at time of sale, unknowledgeable buyer
<input checked="" type="checkbox"/>	000010445605	63	involves trades	buyer paid 3 times market value at time of sale, unknowledgeable buyer
<input checked="" type="checkbox"/>	000010078201	64	multiple properties	multiple mining claims stated on deed and TD
<input checked="" type="checkbox"/>	000010001863	60	settle estate	Quit claim deed to transfer after death
<input checked="" type="checkbox"/>	000010002361	74	no declaration	unable to confirm, incorrect legal, does no transfer due to error in legal
<input checked="" type="checkbox"/>	000025001499	84	mixed use	first sale after foreclosure from Wells Fargo Bank, mixed use according to computer notes
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
35 Larimer				
✓	R0550698	2	ATPICAL CONDITION	FROZEN PIPES, CRACKS IN FOUNDATION, CASH BACK AT CLOSING FOR REPAIRS
✓	R0221333	2	ATPICAL CONDITION	FAIR CONDITION PER TD, FIXED AND FLIPPED FOR \$30K MORE
✓	R1173588	2	ATPICAL CONDITION	GRANTEE STATES EXCESSIVE DEFERRED MAINTENENACE
✓	R0298905	2	ATPICAL CONDITION	ONE ROOM TOTALLY LACKING FINISH
✓	R0237094	2	ATPICAL CONDITION	ONE ROOM CONVERTED TO BEAUTY SHOP, POOR CONDITION PER TD
✓	R0042358	2	ATPICAL CONDITION	2011 ADDITION AND REMODELED AFTER SALE WITH PERMIT
✓	R0118559	2	ATPICAL CONDITION	POOR CONDITION PER TD, RESOLD FOR \$265K AFTER ONE YEAR ON MARKET
✓	R1609075	2	ATPICAL CONDITION	FLIXED AND FLIPPED, POOR PER TD, RESOLD FOR \$267,600 TWO MONTHS LATER
✓	R0296694	2	ATPICAL CONDITION	PERMIT FOR A 36 X 56 POLE BARN AFTER SALE
✓	R1617654	2	ATPICAL CONDITION	FAIR CONDITION PER TD, BROKEN PIPES AND WATER DAMAGE PER LISTING AGENT
✓	R1281887	2	ATPICAL CONDITION	MODULAR HOME IN SALVAGE CONDITION
✓	R0181668	2	ATPICAL CONDITION	REMODELED AND RESOLD 18 MONTHS LATER IN BASE YEAR
✓	R0681890	2	ATPICAL CONDITION	COMPLETELY REMODELED AND MARKETING AND SOLD FOR TWICE THE PRICE
✓	R0296368	2	ATPICAL CONDITION	SALE INCLUDES 1600 SF OF AGRICULTURAL OUTBUILDING, ALSO RUINED KITCHEN
✓	R1632044	39	LAND SALE WITH NON-REALTY ITEMS	SALE INCLUDES A PARTIAL WATER SHARE
✓	R0561649	86	QUESTIONABLE SALE	INVOLVED A BUY BACK, GRANTORS AND GRANTEES SOLD AND RESOLD, NO TD
✓	R0724025	86	QUESTIONABLE SALE	NOT LISTED IN MLS, OWNER FINANCED TOTAL TRANSACTION
✓	R1421034	86	QUESTIONABLE SALE	SOLD BEFORE MLS, NOT EXPOSED ON OPEN MARKET, QUESTIONABLE TITLE
✓	R1543709	86	QUESTIONABLE SALE	MO MLS, NO TD1000, GRANTEE IS MANAGING MEMBER OF THE GRANTOR

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R1594481	86	QUESTIONABLE SALE	NOT EXPOSED ON OPEN MARKET, LISTED EARLIER FOR \$800K
✓	R1619266	86	QUESTIONABLE SALE	SALE BETWEEN BUSINESS AFFILIATES
✓	R1615203	2	ATPICAL CONDITION	SPECULATION ALONG HARMONY RD, 83 YEAR HOUSE CONVERTED TO OFFICE
✓	R0712183	2	ATPICAL CONDITION	FIX AND FLIP, RESOLD FIVE MONTHS LATER FOR \$52K MORE
✓	R0146323	18	SALE INVOLVES NON-REALTY ITEMS	INCLUDES 644 SF GREENHOUSE, BUILT IN 2002, MULTIPLE BUILDINGS
✓	R0159085	2	ATPICAL CONDITION	POOR CONDITION PER TD
✓	R0391387	2	ATPICAL CONDITION	EXCESSIVE DEFERRED MAINTENANCE: HOLES IN WALLS AND MISSING WINDOWS
✓	R1638245	18	SALE INVOLVES NON-REALTY ITEMS	HOUSE SOLD TOTALLY FURNISHED, PARTIES WERE FRIENDS
✓	R1616453	18	SALE INVOLVES NON-REALTY ITEMS	DAY CARE CENTER INVOLVED GOODWILL, PP, NO TD
✓	R1625968	18	SALE INVOLVES NON-REALTY ITEMS	NOT ON OPEN MARKET, PURCHASED 15 YEAR LEASES, NOT COMPLETED IMPROVEMENTS
✓	R1629914	18	SALE INVOLVES NON-REALTY ITEMS	SOLD FULLY FURNISHED
✓	R0233749	18	SALE INVOLVES NON-REALTY ITEMS	INCLUDES WATER RIGHT SHARES, GRANTOR KEPT MINERAL RIGHTS ON 20 ACRES, LAND SALE
✓	R1645466	18	SALE INVOLVES NON-REALTY ITEMS	PRICE INCLUDED INCENTIVE TO STAY AND WORK IN SUB, RESOLD ON 3-15-11 FOR \$728K
✓	R0018708	2	ATPICAL CONDITION	FAIR CONDITION PER TD, VERIFIED BY MLS
✓	R0027537	2	ATPICAL CONDITION	FAIR CONDITION PER TD, VERIFIED BY MLS
✓	R0038113	2	ATPICAL CONDITION	PART OF ASSEMBLAGE, TOTALLY REMODELED INTO A RESTAURANT
✓	R0390259	2	ATPICAL CONDITION	HOUSE WAS GUTTED AND TOTALLY REMODELED AND RESOLD
✓	R1626577	18	SALE INVOLVES NON-REALTY ITEMS	NO DECLARED PP AMOUNT FOR A FULLY FURNISHED UNIT
✓	R0446262	2	ATPICAL CONDITION	PROPERTY UNINHABITABLE BECAUSE OF STRUCTURAL ISSUES, 1910 BRICK HOUSE
✓	R0044768	2	ATPICAL CONDITION	MULTIPLE USE, SECOND FLOOR APARTMENTS ARE UNINHABITABLE
✓	R0685470	2	ATPICAL CONDITION	POOR CONDITION PER TD, REMODELED WITH NEW KITCHEN AND BATHROOMS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0754331	2	ATPICAL CONDITION	POOR CONDITION PER TD, REMODELED WITH NEW KITCHEN AND BATHROOMS
<input checked="" type="checkbox"/>	R1627100	18	SALE INVOLVES NON-REALTY ITEMS	\$100k IN DECLARED PP: TV'S, GOLF SIMULATOR, AV EQUIPMENT, EXCESSIVE PP
<input checked="" type="checkbox"/>	R1597533	2	ATPICAL CONDITION	FAIR CONDITION PER TD, VERIFIED BY MLS
<input checked="" type="checkbox"/>	R1143573	2	ATPICAL CONDITION	IMPROVEMENTS TORN DOWN- ESSENTIALLY A LAND SALE
<input checked="" type="checkbox"/>	R1190024	2	ATPICAL CONDITION	ACCESS PROBLEMS IN WINTER, LESS THAN AVERAGE CONDITION
<input type="checkbox"/>	R1051024	2	ATPICAL CONDITION	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R1337475	18	SALE INVOLVES NON-REALTY ITEMS	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	R0219240	2	ATPICAL CONDITION	NO JUSTIFICATION FOR DISQUALIFICATION
<hr/>				
Accounts Audited:	48	Auditor Agrees:	-45	Auditor Disagrees: -3
		Auditor Disagrees: -6.25%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
36 Las Animas				
<input checked="" type="checkbox"/>	R0012542200	24	Other	UNQUALIFIED SALE DUE TO ONLY SALE IN THIS TIME FRAME & SALE PRICE IS OUT OF LINE TO THIS AREA- OTHER SALES IN PREVIOUS YEARS HAD SALE PRICES OF AROUND \$8000
<input checked="" type="checkbox"/>	R0013182833	24	Other	NOT AN ARMS LENGTH TRANSACTION-HOME IN GOOD SHAPE-GRANTEE PURCHASED FROM MORT CO ON FORECLOSURE
<input checked="" type="checkbox"/>	R0010554300	24	Other	PROPERTY PURCHASED THROUGH AUCTION FROM PUBLIC TRUSTEE AT HIGHEST BID
<input checked="" type="checkbox"/>	R0013365000	24	Other	1st sale-resold 4/30/10
<input checked="" type="checkbox"/>	R0010172000	24	Other	1st sale-house has been totally remodeled since this sale and resold in April 2010
<input checked="" type="checkbox"/>	R0012655500	24	Other	PURCHASED FROM HUD-PROPERTY WAS FORECLOSED-NOT ARMS LENGTH TRANSACTION
<input checked="" type="checkbox"/>	R0012656000	24	Other	PURCHASED FROM HUD-PROPERTY WAS FORECLOSED-NOT ARMS LENGTH TRANSACTION
<input checked="" type="checkbox"/>	R0013725500	24	Other	NOTE: THIS DEED WAS RECORDED TWICE SEE B-1088 P-169:
<input checked="" type="checkbox"/>	R0010528010	5	Government Agency as the buyer	
<input checked="" type="checkbox"/>	R0012000000	24	Other	LOAN WAS ASSUMED
<input checked="" type="checkbox"/>	R0010818500	24	Other	HOME HAS BEEN TOTALLY REMODELED SINCE TIME OF PURCHASE
<input checked="" type="checkbox"/>	R0014561000	24	Other	1ST SALE IN BASE PERIOD-RESOLD 5/2010
<input checked="" type="checkbox"/>	R0013804510	24	Other	GRANTEE PAID MORE FOR LAND DUE TO THE UTILITIES THAT IS WITH THIS LAND AND WATER TAP-WILL EVENTUALLY PUT MH ON THIS LAND-PAD POURED ALREADY
<input checked="" type="checkbox"/>	R0013299600	24	Other	THIS PROPERTY WAS A FORECLOSURE SALE FROM MORTGAGE COMPANY. HOME WORTH MORE THAN WHAT WAS PAID FOR IT.
<input checked="" type="checkbox"/>	R0013416700	24	Other	Since time of sale 1.55 acres has been sold.
<input checked="" type="checkbox"/>	R0013590000	24	Other	House was gutted and a shell at the time of the sale.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0012555800	24	Other	MR. WALLACE AND HE STATED THAT HE PURCHASED THE PROPANE BUSINESS FROM GRANTORS AND THIS LAND WAS PART OF THE DEAL. GRANTOR AT ONE TIME HAD PLANNED ON PUTTING SUB-STATION ON THIS LAND FEELS LAND IS WORTH ONLY ABOUT \$2000-LAND IS IN MODEL
<input checked="" type="checkbox"/>	R0013172000	24	Other	Classification change. Property changed from Residential to Vacant. There was an old house that was torn down.
<input checked="" type="checkbox"/>	R0013688500	24	Other	The house has been vacant for many years. Owner is slowly working on it herself to make it livable.
<input checked="" type="checkbox"/>	R0012979500	24	Other	Classification change. Property changed from Residential to Commercial Vacant. There was an old house that was torn down and became a parking lot.
<input checked="" type="checkbox"/>	R0012935000	22	Extensive remod/add imo/chnge	
<input checked="" type="checkbox"/>	R0010442240	18	Multiple Properties involved	
<input checked="" type="checkbox"/>	R0011195500	17	Trade involved	
<input checked="" type="checkbox"/>	R0012144500	16	Judicial Order	
<input checked="" type="checkbox"/>	R0011846500	11	Related Parties	
<input checked="" type="checkbox"/>	R0013350500	11	Related Parties	
<input checked="" type="checkbox"/>	R0013137300	24	Other	GRANTOR & GRANTEE ARE THE SAME PERSON
<input checked="" type="checkbox"/>	R0012805520	18	Multiple Properties involved	
<input checked="" type="checkbox"/>	R0012009500	11	Related Parties	
<input checked="" type="checkbox"/>	R0013615700	24	Other	HOME IS NOW COMPLETED AFTER PURCHASE
<input checked="" type="checkbox"/>	R0011174000	16	Judicial Order	
<input checked="" type="checkbox"/>	R0010590200	24	Other	not arms length transaction-purchased due to methane gas leakage in home
<hr/>				
Accounts Audited:	32	Auditor Agrees:	-32	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
37 Lincoln				
✓	R258312422001	64	Multiple Properties	
✓	R279732311002	76	Other	transferred twice on same day, 1 WD, & 1 QCD, lease option in effect
✓	R257912113010	64	Multiple Properties	
✓	R257912400056	64	Multiple Properties	
✓	R257912400074	64	Multiple Properties	
✓	R258517246004	66	Undetermined PP	
✓	R258517310004	68	Remodeled/new bldg/change use	
✓	R258520207052	64	Multiple Properties	
✓	R258517310003	68	Remodeled/new bldg/change use	
✓	R257912204010	64	Multiple Properties	
✓	R258517135010	69	Partial interest	
✓	R258517135010	69	Partial interest	
✓	R258517236001	68	Remodeled/new bldg/change use	
✓	R279732303010	76	Other	3 partners selling interest, post office, buying income stream
✓	R284920200060	68	Remodeled/new bldg/change use	
✓	R258517219003	68	Remodeled/new bldg/change use	
✓	R279732102006	68	Remodeled/new bldg/change use	
✓	R258517310002	58	Partnership sale/intra company	
✓	R258517246004	57	Family	
✓	R338318200121	56	Bank Repo	
✓	R258518414015	56	Bank Repo	
✓	R279732213013	56	Bank Repo	
✓	R258520207051	64	Multiple Properties	
✓	R279732108004	56	Bank Repo	
✓	R279732314008	56	Bank Repo	
✓	R258517238008	57	Family	
✓	R258509300112	58	Partnership sale/intra company	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R258517305003	60	Estate	
<input checked="" type="checkbox"/>	R279732309005	60	Estate	
<input checked="" type="checkbox"/>	R279732212005	56	Bank Repo	
<input checked="" type="checkbox"/>	R258517431012	60	Estate	
<input checked="" type="checkbox"/>	R258312006002	60	Estate	
<input checked="" type="checkbox"/>	R258520207017	56	Bank Repo	
<input checked="" type="checkbox"/>	R257912202007	60	Estate	
<input checked="" type="checkbox"/>	R279732311002	62	QCD	
<input checked="" type="checkbox"/>	R279732209003	56	Bank Repo	

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

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
38 Logan				
<input checked="" type="checkbox"/>	6460000	K	Unknowledgable Buyer	high by comps
<input checked="" type="checkbox"/>	5973000	J	Foreclosure	
<input checked="" type="checkbox"/>	680000	J	Foreclosure	
<input checked="" type="checkbox"/>	4333000	K	Unknowledgable Buyer	high by comps
<input checked="" type="checkbox"/>	8429000	J	Foreclosure	
<input checked="" type="checkbox"/>	38078113422010	J	Foreclosure	
<input checked="" type="checkbox"/>	38051910228005	J	Foreclosure	
<input checked="" type="checkbox"/>	5346000	J	Foreclosure	
<input checked="" type="checkbox"/>	38052520425009	J	Foreclosure	
<input checked="" type="checkbox"/>	5007000	J	Foreclosure	
<input checked="" type="checkbox"/>	9218000	J	Foreclosure	
<input checked="" type="checkbox"/>	8593000	J	Foreclosure	
<input checked="" type="checkbox"/>	3988000	1		low by comps
<input checked="" type="checkbox"/>	2967000	J	Foreclosure	
<input checked="" type="checkbox"/>	5010000	2		never advertised sold below mkt by comps
<input checked="" type="checkbox"/>	8444000	J	Foreclosure	
<input checked="" type="checkbox"/>	5628000	1		low by comps
<input checked="" type="checkbox"/>	6355000	2		sold over backyard fence make me an offer deal
<input checked="" type="checkbox"/>	5868000	2		estate settlement
<input checked="" type="checkbox"/>	5480000	2		never on mkt, sold to renter at below mkt by comps
<input checked="" type="checkbox"/>	6445000	2		private sale, never listed, sold below mkt by comps
<input checked="" type="checkbox"/>	3193000	2		private sale, never listed, sold below mkt by comps
<input checked="" type="checkbox"/>	4422000	2		private sale, never listed, sold below mkt by comps
<input checked="" type="checkbox"/>	3622000	2		never advertised sold below mkt by comps
<input checked="" type="checkbox"/>	6329100	J	Foreclosure	
<input checked="" type="checkbox"/>	5783000	2		estate settlement
<input checked="" type="checkbox"/>	2818000	2		estate settlement, auction

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	38052532114001	2		next door/never on mkt/below mkt by comps
<input checked="" type="checkbox"/>	4212000	3		remodeled after sale
<input checked="" type="checkbox"/>	38052529105024	3		remodeled after sale
<input checked="" type="checkbox"/>	5010000	J	Foreclosure	
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
39 Mesa				
✓	R019066	57	Related Parties	TD indicates related parties
✓	R019250	57	Related Parties	Coleman to Coleman, trade, related parties, special financing
✓	R044154	56	Financial Institution	Public Trustee deed, computer notes
✓	R044490	74	Non Market Sale	settle an estate, Conservators deed
✓	R045366	56	Financial Institution	sold to relocation company, not exposed to open market
✓	R046132	54	Religious Institution	first sale after foreclosure, to religious institution
✓	R047105	57	Related Parties	related parties shown on TD, computer notes
✓	R019038	57	Related Parties	TD and computer notes indicate related parties
✓	R049713	57	Related Parties	Warranty deed, correction deed, related parties indicated on TD
✓	R012535	57	Related Parties	TD and computer notes indicate in family
✓	R049714	57	Related Parties	TD indicates related parties
✓	R049715	57	Related Parties	TD and deed indicates related parties
✓	R049711	57	Related Parties	Quit claim deed, related parties indicated on TD
✓	R019037	57	Related Parties	TD and computer notes indicate related parties
✓	R017566	77	Multi Residence	electronic property card indicates 2 residences
✓	R003761	77	Multi Residence	multi residence shown on computer, and foreclosure
✓	R012791	57	Related Parties	TD notes indicate in family
✓	R009355	99	Atypical Nonconforming	computer notes, mobile home included in sale
✓	R012296	63	Property Trades	trade indicated on TD and computer notes
✓	R010907	99	Atypical Nonconforming	sold to relocation company, no MLS, not exposed to market
✓	R003483	57	Related Parties	related parties shown on deed as a result of a court order
✓	R049716	57	Related Parties	TD and deed indicates related parties
✓	R007724	57	Related Parties	in-family sale indicated on deed and TD
✓	R007937	99	Atypical Nonconforming	relocation company indicated by computer, computer notes, Quit claim
✓	R010836	99	Atypical Nonconforming	sold to relocation company, not exposed to market
✓	R016815	57	Related Parties	TD notes indicate in family, deed indicate same last name

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R058971	57	Related Parties	related parties according to deed, and verification
✓	R002355	57	Related Parties	in-family or business affiliates stated on TD
✓	R015644	57	Related Parties	Sec of State site confirms relationship.
✓	R015645	57	Related Parties	Sec of State site confirms relationship.
✓	R015668	57	Related Parties	Sec of State site confirms relationship.
✓	R003579	74	Non Market Sale	assemblage by adjoiner computer notes
✓	R012299	63	Property Trades	
✓	R012250	99	Atypical Nonconforming	quit claim deed recorded 2 yrs. Later, related parties
✓	R006388	57	Related Parties	seller financing and in-family transaction indicated on TD
✓	R053201	63	Property Trades	traded for property in the Knolls, computer notes sales verification
✓	R052960	51	Government Agency	public Trustees deed
✓	R017864	57	Related Parties	Sec of State site confirms relationship, deed info, Harding to Harding, computer notes
✓	R082248	74	Non Market Sale	purchased parcel to clear up boundary dispute
✓	R049717	57	Related Parties	TD and deed indicates related parties
✓	R056538	57	Related Parties	sale is being sold back and forth between sellers and buyers, related, TD
✓	R056249	63	Property Trades	trade indicated on TD and computer notes
✓	R056158	57	Related Parties	TD indicates related parties
✓	R055537	57	Related Parties	TD indicates related parties
✓	R055500	77	Multi Residence	2 residences shown on electronic property card
✓	R055436	57	Related Parties	TD notes support U status
✓	R053382	57	Related Parties	related parties, computer notes and TD
✓	R052737	57	Related Parties	Quit claim deed , Bruster to Bruster, TDS indicates related parties
✓	R052737	57	Related Parties	Quit claim deed , Bruster to Bruster, TDS indicates related parties
✓	R052515	51	Government Agency	easement purchased by the city
✓	R049764	57	Related Parties	TD indicates related parties
✓	R049718	57	Related Parties	TD indicates related parties
✓	R060961	57	Related Parties	TD and deed indicate related parties

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited:	53	Auditor Agrees: -53	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
40 Mineral				
✓	476326100018	70	EXTREME OUTLYING	mining claim, extreme outlying, no water or other utilities, atypical site, computer notes
✓	950000015301	62	DOUBTFUL TITLE (QC DEEDS)	bill of sale for a mobile home
✓	484120401016	64	MULTIPLE PROPERTIES	purchased by the adjoining property owner, computer notes
✓	484111304001	69	PARTIAL INTEREST	Wells and Center are Grantors, center is the Grantee, business affiliates, deed restricted
✓	484307205020	53	CHARITABLE INSTITUTION	San Luis Valley Habitat for Humanity - grantee, non - profit
✓	502706311010	64	MULTIPLE PROPERTIES	grantee owns adjacent property
✓	483932300009	57	RELATED PARTIES	related parties indicated on TD and PR deed
✓	502311201026	57	RELATED PARTIES	same last name for Grantee and Grantor on deed, assessor memory and computer notes
✓	502303300020	15	RIGHT-OF-WAY OR EASEMENT	long term lease, no land involved in transaction, computer notes
✓	484132202007	57	RELATED PARTIES	distress sale and transfer after the owner's death, PR deed
✓	538934404006	64	MULTIPLE PROPERTIES	multiple properties shown on deed and TD
✓	484112200073	57	RELATED PARTIES	transfer by related parties per TD, multiple properties sold as indicated by deed
✓	502311204004	57	RELATED PARTIES	the deed and TD show a 50% interest being transferred by this sale.
✓	476314100050	57	RELATED PARTIES	transfer of two mining claims and a separate improved parcel via a Quit Claim deed
✓	476313000012	58	BUSINESS AFFILIATES	business affiliates according to information on TD
✓	476325454007	63	PROPERTY TRADES	property trade indicated on TD
✓	476334100023	70	EXTREME OUTLYING	deed info: Mining claim, outlying - far away from anything on a hillside which would be difficult to develop, assessor memory
✓	502908100035	57	RELATED PARTIES	related parties per deed, deed restrictions, partial interest, water rights included, shown on deed
✓	502707201006	49	USE CHANGE W/SALE	change in use from ag to residential, computer notes
✓	484116400025	50	MIXED USE	mixed use of residential and cabin rentals, property card
✓	476325423007	60	SETTLE AN ESTATE	distress sale and transfer after the owner's death, assessor memory, no file notes, no computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	502706311011	66	PP UNDETERMINABLE VALUE	PP mentioned in note form on TD, unknown who made entry on TD
<input checked="" type="checkbox"/>	484120401015	66	PP UNDETERMINABLE VALUE	personal property indicated on TD
<input checked="" type="checkbox"/>	484120401014	66	PP UNDETERMINABLE VALUE	TD indicates included personal property of unknown value
<input checked="" type="checkbox"/>	484531203004	63	PROPERTY TRADES	property trade indicated on TD
<input checked="" type="checkbox"/>	476325443007	57	RELATED PARTIES	related parties indicated on TD
<input checked="" type="checkbox"/>	484132100031	57	RELATED PARTIES	related parties according to TD and same last names on deed.
<input checked="" type="checkbox"/>	538934404003	64	MULTIPLE PROPERTIES	multiple properties acquired through this transfer, deed infor., and computer notes
<input checked="" type="checkbox"/>	484132400013	57	RELATED PARTIES	related parties, parents to daughter, not open market, computer notes
<input checked="" type="checkbox"/>	476325446002	57	RELATED PARTIES	uncle to niece, based on employees memory, no file notes, no computer notes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
41 Moffat				
✓	R011816	14	SALE NOT 100% INTEREST	purchased by adjoiner, not open mkt. computer notes, quit claim deed
✓	R005980	6	SALE WAS SELLER FINANCED	seller financed, not on open mkt, purchased by long time renter, computer notes
✓	R010427	90	SEE NOTE FOR UNQUAL REASON	quit claim deed, mobile home included in sale price, computer notes
✓	R010345	90	SEE NOTE FOR UNQUAL REASON	purchased by adjoiner, not open mkt. computer notes, quit claim deed
✓	R010340	90	SEE NOTE FOR UNQUAL REASON	lease option, not open mkt., computer notes
✓	R010119	90	SEE NOTE FOR UNQUAL REASON	purchased by adjoiner, not open mkt. computer notes
✓	R009227	90	SEE NOTE FOR UNQUAL REASON	purchased by adjoiner, not open mkt. computer notes
✓	R011899	4	SALE INVOLVES TRADE	not exposed to open market, computer notes
✓	R006111	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R011270	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R005939	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R000712	14	SALE NOT 100% INTEREST	deed, TD and computer notes indicate a partial interest ,25%
✓	R005902	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R010429	90	SEE NOTE FOR UNQUAL REASON	quit claim deed
✓	R005875	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R005755	7	SALE INVOLVES FINANCIAL ASSMPT	first sale after foreclosure from National City bank, deed, computer notes
✓	R006355	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R003497	7	SALE INVOLVES FINANCIAL ASSMPT	HUD sale, first sale after foreclosure, deed information and computer notes
✓	R001232	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
✓	R001513	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R002349	14	SALE NOT 100% INTEREST	deed and computer notes indicate a partial interest conveyed, 1/3 interest
<input checked="" type="checkbox"/>	R003440	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R003457	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R003497	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R005737	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R003525	3	SALE WAS UNVERIFIABLE	atypical financing including balloon payment and higher than market int. rate, \$22K financed above sale price, computer notes and information on TD
<input checked="" type="checkbox"/>	R003557	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R003565	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R004516	90	SEE NOTE FOR UNQUAL REASON	adjoiner purchased property, not open market, Quit Claim deed, deed and computer notes
<input checked="" type="checkbox"/>	R004590	6	SALE WAS SELLER FINANCED	seller financing was not typical for the time period, also remodeled and added buildings after sale, computer notes
<input checked="" type="checkbox"/>	R005402	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R005577	7	SALE INVOLVES FINANCIAL ASSMPT	Confirmation deed, Public Trustee's Foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R003468	7	SALE INVOLVES FINANCIAL ASSMPT	HUD sale, first sale after foreclosure, deed information and computer notes
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
42 Montezuma				
✓	R004742	11	Miscellaneous	bankruptcy deed and warranty deed passed title, deed information, computer notes
✓	R000406	2	Mobile Home Included in Sale	mobile home included in sale, computer notes
✓	R010246	11	Miscellaneous	defective deed, no transfer because of problems with name spelling on deed, computer notes
✓	R016813	13	Family Transaction	Anderson to Anderson, deed information and computer notes
✓	R016260	9	DEVELOPER DISCOUNTED	computer notes indicate a developer discount was applied, present worth 10K.
✓	R016255	9	DEVELOPER DISCOUNTED	developer discounted per computer notes
✓	R016064	9	DEVELOPER DISCOUNTED	developer discounted per computer notes
✓	R010204	11	Miscellaneous	quit claim deed, vacated street, computer notes
✓	R003744	8	Purchaser owns Adjacent Proper	adjacent owner purchased property, a 60 foot easement, 1/3 mineral interest, support from computer notes, deed info.
✓	R005253	5	Mixed Use	property included residential and commercial use, computer notes
✓	R005279	7	Change of Use	MH included in sale, MH sold separately, change in use, computer notes
✓	R005393	11	Miscellaneous	first of multiple sales in time period, computer notes
✓	R009040	14	In Lieu of Foreclosure	distress sale, owner carry, sellers were from Arizona and trying to get rid of it.
✓	R009048	10	Multiple Deeds in Sale	multiple deeds in transaction, deed information and computer notes
✓	R009357	8	Purchaser owns Adjacent Proper	adjoining property owner purchased at way above market to establish driveway for his trucking company
✓	R009880	11	Miscellaneous	existing improvements needed to be razed at time of sale. Buyers bought it to re-sell it, now being razed., computer notes
✓	R010715	8	Purchaser owns Adjacent Proper	adjoiner purchased property and combined it with existing property, computer notes
✓	R010071	5	Mixed Use	mixed use residential and commercial, pet salon
✓	R016690	7	Change of Use	change in use from vacant to residential, computer notes
✓	R010206	11	Miscellaneous	quit claim deed, vacated street, computer notes
✓	R010714	8	Purchaser owns Adjacent Proper	adjoiner purchased property and combined it with existing property, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R011338	11	Miscellaneous	
<input checked="" type="checkbox"/>	R011604	19	Not Arms Length Transaction	distress sale, seller was going to prison, property purchased for going concern, salvage material, computer notes
<input checked="" type="checkbox"/>	R011808	5	Mixed Use	mixed use residential and commercial, computer notes
<input checked="" type="checkbox"/>	R012080	8	Purchaser owns Adjacent Proper	buyer owns adjacent lands, assemblage, computer notes
<input checked="" type="checkbox"/>	R013907	11	Miscellaneous	improvements were not complete at time of purchase, computer notes
<input checked="" type="checkbox"/>	R015025	7	Change of Use	from vacant to residential, house built immediately after purchase, computer notes
<input checked="" type="checkbox"/>	R015835	7	Miscellaneous	defective deed, no transfer because of problems with ownership names, deed, computer notes
<input checked="" type="checkbox"/>	R009963	10	Multiple Deeds in Sale	multiple deeds in transaction, deed information and computer notes
<input checked="" type="checkbox"/>	R001922	7	Change of Use	change in use from vacant to residential, computer notes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
43 Montrose				
<input checked="" type="checkbox"/>	R0015092	70	OTHER	distress sale, priced to sell quickly, pre-foreclosure sale, computer notes
<input checked="" type="checkbox"/>	R0011859	70	OTHER	pre-foreclosure sale, owner having trouble making payments,MH included in sale, computer notes and notes on property card
<input checked="" type="checkbox"/>	R0010862	70	OTHER	discounted price given to developer for bulk sale, even though they were transferred by separate deed, computer notes support this.
<input checked="" type="checkbox"/>	R0009696	71	SALE NOT ON OPEN MARKET	discounted price given to developer for bulk sale, even though they were transferred by separate deed, computer notes support this.
<input checked="" type="checkbox"/>	R0007291	71	SALE NOT ON OPEN MARKET	discounted price given to developer for bulk sale, even though they were transferred by separate deed, computer notes support this.
<input checked="" type="checkbox"/>	R0005755	71	SALE NOT ON OPEN MARKET	basically a distress sale orchestrated by the owners son, profit was not a concern, just sell the house and get mom to the east coast, computer notes
<input checked="" type="checkbox"/>	R0004468	70	OTHER	distress sale as the grantor had to sell quick to relocate to Salida for work, computer notes and notes on property card
<input checked="" type="checkbox"/>	R0004101	70	OTHER	special financing for disabled, computer notes
<input checked="" type="checkbox"/>	R0003639	70	OTHER	seller concessions, seller financing, below market interest rate, not exposed to the open market, according to county computer notes and notes on property card
<input checked="" type="checkbox"/>	R0003119	70	OTHER	not exposed to open market, may be a distress sale, price was far below prices be paid for similar properties in the neighborhood, computer notes
<input checked="" type="checkbox"/>	R0003113	71	SALE NOT ON OPEN MARKET	never was exposed to the open market according to county computer notes
<input checked="" type="checkbox"/>	R0016253	70	OTHER	several illegal buildings were removed after purchase, change in condition of property, a very large timber pile was removed to get access to a public roadway
<input checked="" type="checkbox"/>	R0000005	70	OTHER	not on open market, house was trashed and had to be remodeled, computer notes
<input checked="" type="checkbox"/>	R0004039	71	SALE NOT ON OPEN MARKET	business affiliates, Quit claim deed, not exposed to the open market, computer notes and notes on TD
<input checked="" type="checkbox"/>	R0000127	70	OTHER	imps. had to be remodeled after purchase due to previous renter, a pit bulldog, computer notes, MLS notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0000200	70	OTHER	multiple residences in salvage condition, according to computer notes, TD and notes and information on deed
<input checked="" type="checkbox"/>	R0000259	71	SALE NOT ON OPEN MARKET	computer notes support the first sale in time period,
<input checked="" type="checkbox"/>	R0000423	70	OTHER	distress sale according to county computer notes
<input checked="" type="checkbox"/>	R0000474	70	OTHER	improvements were in poor condition at time of sale, remodeled after sale, computer notes and notes on property card
<input checked="" type="checkbox"/>	R0001712	70	OTHER	seller concessions, improvements were in disrepair, unknown value, in dire need of remodeling
<input checked="" type="checkbox"/>	R0002043	71	SALE NOT ON OPEN MARKET	computer notes support not on the open market, it was distressed sale
<input checked="" type="checkbox"/>	R0002426	70	OTHER	out of state owner wanted to liquidate and sell this property, distress sale, computer notes
<input checked="" type="checkbox"/>	R0002673	70	OTHER	private contract between buyer and seller, not exposed to the open market, computer notes and notes on property card
<input checked="" type="checkbox"/>	R0002717	70	OTHER	1031 exchange indicated on TD and notes on property card, also in need of major repairs, computer notes
<input checked="" type="checkbox"/>	R0002840	70	OTHER	computer notes support 1st of multiple sales in time period
<input checked="" type="checkbox"/>	R0003027	70	OTHER	distress sale according to county computer notes
<input checked="" type="checkbox"/>	R0018164	70	OTHER	multiple properties sold at auction not exposed to open market, computer notes
<input checked="" type="checkbox"/>	R0018473	70	OTHER	renter is grantee, atypical financing, 6% for 30 yrs, balloon payment in 2010, computer notes, notes on property card
<input checked="" type="checkbox"/>	R0018638	70	OTHER	deed in lieu of foreclosure, many large items not finished in house, need a contractor, low price, computer notes and notes on property card.
<input checked="" type="checkbox"/>	R0018645	70	OTHER	seller concessions, first sale after foreclosure, Fannie Mae, computer notes and deed information
<input checked="" type="checkbox"/>	R0018646	70	OTHER	distress sale via Quit Claim deed, owner did not want to manage this rental anymore.
<input checked="" type="checkbox"/>	R0016398	71	SALE NOT ON OPEN MARKET	not exposed to open market, buyer found seller through mutual friend, computer notes
<input checked="" type="checkbox"/>	R0003296	70	OTHER	distress sale from out of town (VA), sold to get out from under property, computer notes
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
44 Morgan				
<input checked="" type="checkbox"/>	R018830		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R019074		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R013196		CONTRACT FOR DEED OR SELLER FINANCED	CONTRACT FOR DEED OR SELLER FINANCED
<input checked="" type="checkbox"/>	R012615		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R001772		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R009869		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R019399		REMODEL/ADDITION/DEMOLITION AFTER SALE	REMODEL/ADDITION/DEMOLITION AFTER SALE
<input checked="" type="checkbox"/>	R007723		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R016642		BELOW MKT PURCH FOR SHORT TERM RE-SALE	BELOW MKT PURCH FOR SHORT TERM RE-SALE
<input checked="" type="checkbox"/>	R001160		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R005617		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R002725		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R018221		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R006868		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R002183		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R007906		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R007259		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R019935		CONTRACT FOR DEED OR SELLER FINANCED	CONTRACT FOR DEED OR SELLER FINANCED
<input checked="" type="checkbox"/>	R019138		BELOW MKT PURCH FOR SHORT TERM RE-SALE	BELOW MKT PURCH FOR SHORT TERM RE-SALE
<input checked="" type="checkbox"/>	R006459		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R019346		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R001840		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R012863		REMODEL/ADDITION/DEMOLITION AFTER SALE	REMODEL/ADDITION/DEMOLITION AFTER SALE
<input checked="" type="checkbox"/>	R018150		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R019148		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R009329		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R018360		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R008521		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R006816		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<input checked="" type="checkbox"/>	R005698		LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD	LIQUIDATION/QUICK SALE/AUCT/BID/DISTR'SD
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
45 Otero				
<input checked="" type="checkbox"/>	444300000225		OTHER	uninformed buyer/by comps pd to much
<input checked="" type="checkbox"/>	444300000074		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444317200002		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464310217008		REPOSSESSION	
<input checked="" type="checkbox"/>	464311312010		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464301202004		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444135419005		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464302101015		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	437723004003		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464310412002		REPOSSESSION	
<input checked="" type="checkbox"/>	464302335005		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	444318224003		REPOSSESSION	
<input checked="" type="checkbox"/>	438530001001		EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	437727000003		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464311302001		EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464302319001		REPOSSESSION	
<input checked="" type="checkbox"/>	464302327015		EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464311232023		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"/>	438519001008		OTHER	remodel
<input checked="" type="checkbox"/>	444318234009		REPOSSESSION	
<input checked="" type="checkbox"/>	444513100017		MULTIPLE PROPERTIES INVOLVED	
<input checked="" type="checkbox"/>	464301309001		DISTRESS SALE	repo/after bankruptcy

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	444318123008		OTHER	minor imps/garage
<input checked="" type="checkbox"/>	438519001006		OTHER	remodel
<input checked="" type="checkbox"/>	437516306002		Q/NO VERIF	remodel
<input checked="" type="checkbox"/>	437516310002		EXTENSIVE REMOD/ADD IMP/CHNG	
<input checked="" type="checkbox"/>	464310116009		REPOSSESSION	
<input checked="" type="checkbox"/>	444325312015		REPOSSESSION	
<input checked="" type="checkbox"/>	437726200024		REPOSSESSION	
<hr/>				
Accounts Audited:	34	Auditor Agrees:	-34	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
46 Ouray				
<input checked="" type="checkbox"/>	R006149	3	RELATED PARTIES	related parties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R005631	11	FORECLOSURE OR FORCED SALE	sale for what owed on the existing loan, not market, property purchased by adjoiner which changed use.
<input checked="" type="checkbox"/>	R005778	18	MULTIPLE PARCELS	multiple properties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R005717	18	MULTIPLE PARCELS	multiple properties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R005777	18	MULTIPLE PARCELS	multiple properties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R005703	53	NOT MADE AVAILABLE TO PUBLIC	according to questionnaire, property was not on the open market, no listing, etc., computer notes
<input checked="" type="checkbox"/>	R005779	18	MULTIPLE PARCELS	multiple properties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R005858	5	TRADE INVOLVED	trade indicated on TD and computer notes
<input checked="" type="checkbox"/>	R005908	28	QUIT CLAIM DEED	quit claim deed, unknown if title passed via this document
<input checked="" type="checkbox"/>	R006090	11	FORECLOSURE OR FORCED SALE	related parties, deed in lieu of foreclosure, deed, computer notes
<input checked="" type="checkbox"/>	R005831	18	RELATED PARTIES	now qualified
<input checked="" type="checkbox"/>	R004919	36	MAJOR RENOVATION AFTER SALE	imps. in salvage condition according to notes on TD, major renovation after sale
<input checked="" type="checkbox"/>	R005696	23	MIXED USE	from residential to mixed use after the sale.
<input checked="" type="checkbox"/>	R005985	53	NOT MADE AVAILABLE TO PUBLIC	sold back to developer in order to purchase another lot, computer notes
<input checked="" type="checkbox"/>	R001985	18	MULTIPLE PARCELS	multiple parcels stated on deed, TD, computer notes
<input checked="" type="checkbox"/>	R005716	18	MULTIPLE PARCELS	multiple properties stated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R000689	18	MULTIPLE PARCELS	multiple parcels stated on deed, computer notes
<input checked="" type="checkbox"/>	R004816	18	MULTIPLE PARCELS	multiple parcels stated on deed and computer notes
<input checked="" type="checkbox"/>	R001474	36	MAJOR RENOVATION AFTER SALE	detached garage added immediately after sale, computer notes
<input checked="" type="checkbox"/>	R000325	3	RELATED PARTIES	in family transaction stated on deed, computer notes
<input checked="" type="checkbox"/>	R001987	18	MULTIPLE PARCELS	multiple parcels stated on deed, TD, computer notes
<input checked="" type="checkbox"/>	R002771	11	FORECLOSURE OR FORCED SALE	court order sale, reduced price to settle divorce, court order, computer notes.
<input checked="" type="checkbox"/>	R003275	18	MULTIPLE PARCELS	single lot and 1/3 interest in adjoining lot, computer notes, deed

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R003276	18	MULTIPLE PARCELS	single lot and 1/3 interest in adjoining lot, computer notes, deed
<input checked="" type="checkbox"/>	R003456	36	MAJOR RENOVATION AFTER SALE	the structure was remodeled and an extension was added, TD notes, computer notes
<input checked="" type="checkbox"/>	R003817	18	MULTIPLE PARCELS	multiple parcels, first sale after foreclosure, Deutsche Bank, deed, computer notes
<input checked="" type="checkbox"/>	R003819	18	MULTIPLE PARCELS	multiple parcels, first sale after foreclosure, Deutsche Bank, deed, computer notes
<input checked="" type="checkbox"/>	R003821	5	TRADE INVOLVED	multiple parcels stated on deed and TD, also computer notes
<input checked="" type="checkbox"/>	R003822	5	TRADE INVOLVED	multiple parcels stated on deed and TD, also computer notes
<input checked="" type="checkbox"/>	R000708	13	OWNS ADJOINING LAND	adjoining residential property owner purchased, computer notes
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Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
47 Park				
✓	R0017821	103	Not Reflective of Market	low sale from bank, poor condition of improvements, computer notes
✓	R0017198	101	Sale involve special financing	seller paid closing costs, third party financing, short sale, computer notes
✓	R0013432	103	Not Reflective of Market	2 residences on site, MH included, value of improvements unknown, computer notes
✓	R0044660	51	Sale involve govt agency/buyer	HUD purchase, first purchase in time period, computer notes
✓	R0031847	103	Not Reflective of Market	purchased at 4K per acre, typical in area goes for 35K per acre, computer notes
✓	R0045711	54	Sale involves religious inst	purchased by adjoiner at below market, due to time on market, from bank, distressed sale..
✓	R0035618	103	Not Reflective of Market	sold low, mixed use, condition of imps. changed
✓	R0032443	33	Not on open market	realtor was buyers agent, property not in good shape as promised, sold back to same realtor, computer notes
✓	R0047184	103	Not Reflective of Market	typical lot runs \$45K, sale at \$89,900, below market, computer notes
✓	R0000117	51	Sale involve govt agency/buyer	forced gov't purchase, under threat of condemnation, strip taking, computer notes
✓	R0000063	51	Sale involve govt agency/buyer	forced gov't purchase, under threat of condemnation, strip taking, computer notes
✓	R0044427	86	Distress sale	builder in financial trouble, sold at distressed price, computer notes
✓	R0046132	101	Sale involve special financing	buyer was listing agent for seller, owner carry, computer notes
✓	R0043866	56	Sale involves financial inst	foreclosed sale from bank, included concessions from bank, computer notes
✓	R0000297	101	Sale involves special financing	seller financed, distressed sell, computer notes
✓	R0005870	86	Distress sale	owner dumped property at distressed price to finish another house, computer notes
✓	R0018038	86	Distress sale	purchased much higher in 2008, sold for 131,000, way low for mkt. at time of purchase, computer notes
✓	R0017629	103	Not Reflective of Market	comps used for comparison are significantly lower than subject based on per sq.ft. finished improvement price, computer notes
✓	R0024890	32	Not an arm's length transaction	Grumet and Stewarts, are related by marriage, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0042057	103	Not Reflective of Market	foreclosed property priced to sell quickly, computer notes
<input checked="" type="checkbox"/>	R0041732	86	Distress sale	seller walked away from house, taken back by bank, sold by bank, condition of imps, are very poor, computer notes
<input checked="" type="checkbox"/>	R0003249	32	Not an arm`s length transaction	purchased from neighbor, assemblage purposes, computer notes
<input checked="" type="checkbox"/>	R0017327	103	Not Reflective of Market	foreclosed sale from bank, low price was paid compared to comps., computer notes.
<input checked="" type="checkbox"/>	R0000284	51	Sale involve govt agency/buyer	foreclosed sale from bank, low price was paid compared to comps., computer notes.
<input checked="" type="checkbox"/>	R0001750	32	Not an arm`s length transactn	builder to builder deal, friends, computer notes
<input checked="" type="checkbox"/>	R0017926	103	Not Reflective of Market	foreclosure sale from bank, 4,500 in concessions from bank, low sale price based on comparables.
<input checked="" type="checkbox"/>	R0047371	64	multiple properties	multiple properties stated on Quit Claim deed, also assemblage according to computer notes.
<input checked="" type="checkbox"/>	R0029514	102	Condition changed after sale	condition changed with addition of electric service, buyer also owns contiguous lot, assemblage. Computer notes
<input checked="" type="checkbox"/>	R0046073	51	Sale involve govt agency/buyer	2.5 acres, commercial property, not at mkt, assemblage, computer notes
<input checked="" type="checkbox"/>	R0018748	103	Not Reflective of Market	low sale due to bank sale after foreclosure, computer notes
<input checked="" type="checkbox"/>	R0029910	32	Not an arm`s length transaction	sold after letter contact to owner, sold via internet, not on open market, computer notes
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
48 Phillips				
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	28	UNINFORMED BUYER	Low or High by Comps
<input checked="" type="checkbox"/>	R003524	28	UNINFORMED SELLER	Low or High by Comps
<input checked="" type="checkbox"/>	R003524	28	UNINFORMED SELLER	Low or High by Comps
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R003524	8	BETWEEN BUSINESS AFFILIATES	
<input checked="" type="checkbox"/>	R003524	15	SALE IS A CONTRACT SALE	
<input checked="" type="checkbox"/>	R003524	27	REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	R003524	27	REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	R003524	27	REMODEL AFTER SALE	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	
<input checked="" type="checkbox"/>	R003524	15	SALE INVOLVES PP OF UNKNOWN VALUE	
<input checked="" type="checkbox"/>	R003524	37	FORECLOSURE	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R003524	15	SALE INVOLVES PP OF UNKNOWN VALUE	
<input checked="" type="checkbox"/>	R003524	15	SALE INVOLVES PP OF UNKNOWN VALUE	
<input checked="" type="checkbox"/>	R003524	13	SALE INVOLVES MULTIPLE PROPERTIES	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
49 Pitkin				
<input checked="" type="checkbox"/>	R015715	64	SALE INVOLVED MULTIPLE PROPERTIES	multi property sale shown on deed and computer notes
<input checked="" type="checkbox"/>	R015631	64	SALE INVOLVED MULTIPLE PROPERTIES	multi property sale shown on deed and computer notes
<input checked="" type="checkbox"/>	R019641	64	SALE INVOLVED MULTIPLE PROPERTIES	partial ownership conveyed per deed and TD facts, also notes on computer
<input checked="" type="checkbox"/>	R011092	70	MISC, SEE COMMENTS	price was agreed to in 2004, prior to construction, computer notes
<input checked="" type="checkbox"/>	R010460	64	SALE INVOLVED MULTIPLE PROPERTIES	multi property sale which occurred between business affiliates, deed facts, computer notes
<input checked="" type="checkbox"/>	R021243	70	MISC, SEE COMMENTS	the contract price was agreed to in 2007, outside of the valuation period, improvements were not completed at deed date, price paid was for 100% completion of the improvements, computer notes
<input checked="" type="checkbox"/>	R014876	70	MISC, SEE COMMENTS	the contract price was agreed to in 2007, outside of the valuation period, improvements were not completed at deed date, price paid was for 100% completion of the improvements, computer notes
<input checked="" type="checkbox"/>	R021327	64	SALE INVOLVED MULTIPLE PROPERTIES	this sale was for a multiple parking places in a condo unit, computer notes and notes on TD support the "U" status
<input checked="" type="checkbox"/>	R019000	70	MISC, SEE COMMENTS	this sale was for a parking place in a condo unit, computer notes and notes on TD support the "U" status
<input checked="" type="checkbox"/>	R019983	70	MISC, SEE COMMENTS	multi-parcel sale indicated on deed TD and computer notes
<input checked="" type="checkbox"/>	R018736	70	MISC, SEE COMMENTS	not exposed to open market, sale from homeowners association, computer notes
<input checked="" type="checkbox"/>	R004254	70	MISC, SEE COMMENTS	deed not complete, no notary, scratched out signatures, computer notes and deed inspection
<input checked="" type="checkbox"/>	R021319	70	MISC, SEE COMMENTS	incorrect legal description invalidates this deed and related sale, computer notes indicate the improvements were not completed at the time the deed was recorded
<input checked="" type="checkbox"/>	R000311	70	MISC, SEE COMMENTS	this was the last sale as a deed restricted affordable housing unit. It has since been changed to a free market unit, computer notes
<input checked="" type="checkbox"/>	R018415	64	SALE INVOLVED MULTIPLE PROPERTIES	computer notes support the "U" status as appraisers confirmed this as a multi-property sale
<input checked="" type="checkbox"/>	R015620	64	SALE INVOLVED MULTIPLE PROPERTIES	multi property sale shown on deed and computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R021238	70	MISC, SEE COMMENTS	the contract price was agreed to in 2007, outside of the valuation period, improvements were not completed at deed date, price paid was for 100% completion of the improvements, computer notes
<input checked="" type="checkbox"/>	R015623	70	MISC, SEE COMMENTS	multi-property sale, incorrect data on deed, invalid deed, per computer notes
<input checked="" type="checkbox"/>	R016833	70	MISC, SEE COMMENTS	first sale after foreclosure, not exposed to open market, computer notes
<input checked="" type="checkbox"/>	R015623	70	MISC, SEE COMMENTS	this is essentially a correction deed, computer notes
<input checked="" type="checkbox"/>	R008375	64	SALE INVOLVED MULTIPLE PROPERTIES	multi property sale shown on deed and computer notes
<input checked="" type="checkbox"/>	R011427	70	MISC, SEE COMMENTS	not exposed to open market, basically a trade between grantor and grantee, computer notes
<input checked="" type="checkbox"/>	R011011	70	MISC, SEE COMMENTS	not exposed to open market, basically a trade between grantor and grantee, computer notes
<input checked="" type="checkbox"/>	R020875	64	SALE INVOLVED MULTIPLE PROPERTIES	sale from Obermeyer to Obermeyer, included parking places in garage, computer notes and legal description on deed
<input checked="" type="checkbox"/>	R020995	70	MISC, SEE COMMENTS	included transferable development rights, purchased by adjoiner, the contract price was agreed to in 2008, computer notes
<input checked="" type="checkbox"/>	R001777	70	MISC, SEE COMMENTS	related parties and multiple property sale, TD information and computer notes
<input checked="" type="checkbox"/>	R019816	70	MISC, SEE COMMENTS	related parties as indicated on TD, computer notes indicate the same
<input checked="" type="checkbox"/>	R018795	70	MISC, SEE COMMENTS	purchased from HOA, way below market value, not exposed to open market
<input checked="" type="checkbox"/>	R000685	70	MISC, SEE COMMENTS	partial ownership conveyed per deed and TD facts, also notes on computer
<input checked="" type="checkbox"/>	R000255	70	MISC, SEE COMMENTS	business affiliates wo0rked this deal, not exposed to open market according to the intimate knowledge of the sale by the appraiser
<input checked="" type="checkbox"/>	R019978	64	SALE INVOLVED MULTIPLE PROPERTIES	multiple properties shown on deed, TD and computer notes
<input checked="" type="checkbox"/>	R020565	70	MISC, SEE COMMENTS	first sale after foreclosure not exposed to open market, computer notes
<hr/>				
Accounts Audited:	32	Auditor Agrees:	-32	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
50 Prowers				
<input checked="" type="checkbox"/>	242020021	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	287059050	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	281002030	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	261001120	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	207000310	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	223004110	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	291001170	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	413000060	4	FIN INST AS SELLER OR BUYER	
<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"/>	244004010	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	221019020	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	287048081	93	DON FILBECK SELLER	High by Comps
<input checked="" type="checkbox"/>	211012051	92	GOMEZ/GONZALES	Seller Financed
<input checked="" type="checkbox"/>	200031010	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	500065577	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	400022802	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	272000060	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	9501804	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	287019110	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	132213012	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	280101470	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	253028050	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	509001070	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	237021070	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	9501492	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	405004030	4	FIN INST AS SELLER OR BUYER	
<input checked="" type="checkbox"/>	200023070	4	FIN INST AS SELLER OR BUYER	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited:	27	Auditor Agrees: -27	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
51 Pueblo				
<input checked="" type="checkbox"/>	9529007002	Z	SEE COMMENTS	672 SF DETACHED GARAGE ADDED AFTER SALE
<input checked="" type="checkbox"/>	1516314019	Z	SEE COMMENTS	FISBO IN LESS THAN AVERAGE CONDITION
<input checked="" type="checkbox"/>	1517007003	Z	SEE COMMENTS	BASEMENT FINISH TWO YEARS AFTER PURCHASE: ADDED \$58K
<input checked="" type="checkbox"/>	1521258009	V	BOUGHT IN POOR CONDITION	LESS THAN AVERAGE CONDITION, ON MARKET FOR FIVE MONTHS
<input checked="" type="checkbox"/>	3804410002	Z	SEE COMMENTS	BURNED HOUSE DEMO'D, NEW IMP PURCHASED AT 65% COMPLETE
<input checked="" type="checkbox"/>	4733129270	Z	SEE COMMENTS	HOUSE PURCHASED AT 75% COMPLETE
<input checked="" type="checkbox"/>	4807003002	Z	SEE COMMENTS	NO ACCESS, GATE LOCKED, ALL INFO FROM MLS
<input checked="" type="checkbox"/>	9507003006	Z	SEE COMMENTS	FIELD APPRAISER UNABLE TO GAIN ACCESS, QUESTIONABLE CHAIN OF OWNERSHIP
<input checked="" type="checkbox"/>	1516221003	Z	SEE COMMENTS	SPECIAL FINANCING PROGRAM WITH CITY: PROVIDES 35% SECOND
<input checked="" type="checkbox"/>	9519019017	Z	SEE COMMENTS	40 X 40 GARAGE ADDED TEN MONTHS AFTER SALE: ADDED \$16K
<input checked="" type="checkbox"/>	3706000005	Z	SEE COMMENTS	JULY, 2010, FINISHED BASEMENT PERMIT: \$56K
<input checked="" type="checkbox"/>	9531006018	Z	SEE COMMENTS	1300 SF FINISHED BASEMENT ADDED TWO MONTHS AFTER SALE
<input checked="" type="checkbox"/>	9533001004	Z	SEE COMMENTS	ONE OF MULTIPLE TRANSACTIONS BETWEEN GRANTOR AND GRANTEE
<input checked="" type="checkbox"/>	9736001037	Z	SEE COMMENTS	HOUSE PURCHASED UNFINISHED THROUGH FORECLOSURE, NO INTERIOR FINISH
<input checked="" type="checkbox"/>	512209029	Z	SEE COMMENTS	MULTIPLE IMPROVEMENTS SOLD TO SAME GRANTEE ON SAME DATE
<input checked="" type="checkbox"/>	512204016	Z	SEE COMMENTS	MULTIPLE IMPROVEMENTS SOLD TO SAME GRANTEE ON SAME DATE
<input checked="" type="checkbox"/>	431120002	Z	SEE COMMENTS	ASSEMBLAGE OF TWO LOTS, DEMO'D IMPS AND PUT DOLLAR GENERAL RETAIL STORE
<input checked="" type="checkbox"/>	430300006	Z	SEE COMMENTS	MULTIPLE BUILDINGS: NEW CAR LOT
<input checked="" type="checkbox"/>	420426001	Z	SEE COMMENTS	MOBILE HOME PARK INCLUDED GOING CONCERN AND PERSONAL PROPERTY
<input checked="" type="checkbox"/>	406001047	Z	SEE COMMENTS	POOR CONDITION PER FIELD INSPECTION

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	9508001005	Z	SEE COMMENTS	FINISHED BASEMENT PERMIT SIX MONTHS LATER: ADDED \$20K
<input checked="" type="checkbox"/>	606103003	Z	SEE COMMENTS	\$35K IN BASEMENT FINISH TWO MONTHS AFTER THE INITIAL SALE
<input checked="" type="checkbox"/>	512209039	Z	SEE COMMENTS	MULTIPLE IMPROVEMENTS SOLD TO SAME GRANTEE ON SAME DATE
<input checked="" type="checkbox"/>	523221005	Z	SEE COMMENTS	MISCODED, IT WAS A RELATED PARTY SALE
<input checked="" type="checkbox"/>	524240001	Z	SEE COMMENTS	FAIR CONDITION PER TD, REMODELED AFTER SALE
<input checked="" type="checkbox"/>	535209005	Z	SEE COMMENTS	TWO CAR DETACHED GARAGE BUILT AFTER SALE
<input checked="" type="checkbox"/>	536458002	Z	SEE COMMENTS	MIXED USE, MULTIPLE CONDO UNITS, NO DOCS
<input checked="" type="checkbox"/>	601008004	Z	SEE COMMENTS	SPECIAL FINANCING: OWNER CARRIED FIRST MORTGAGE
<input checked="" type="checkbox"/>	4724201327	Z	SEE COMMENTS	SALES PRICE INCLUDED ADJACENT VACANT LOT
<input checked="" type="checkbox"/>	605300001	Z	SEE COMMENTS	POOR CONDITION PER TD
<input checked="" type="checkbox"/>	1512328003	Z	SEE COMMENTS	HOUSES TRADED INVOLVED BETWEEN THE PARTIES
<input checked="" type="checkbox"/>	608105011	Z	SEE COMMENTS	8-10-12 PLACED A DETACHED GARAGE/METAL BUILDING: \$27K
<input checked="" type="checkbox"/>	608109012	Z	SEE COMMENTS	FAIR CONDITION PER TD AND A PERMIT FOR A 1200 SF POLE BARN
<input checked="" type="checkbox"/>	608203003	Z	SEE COMMENTS	FAIR CONDITION PER TD AND BOUGHT THE ADJACENT LOT
<input checked="" type="checkbox"/>	512209034	Z	SEE COMMENTS	MULTIPLE IMPROVEMENTS SOLD TO SAME GRANTEE ON SAME DATE
<input checked="" type="checkbox"/>	610405020	Z	SEE COMMENTS	7-10: BUILDING PERMIT FOR FINISHED BASEMENT (\$16K)
<input checked="" type="checkbox"/>	611221014	Z	SEE COMMENTS	SALE INVOLVED A TRADE OF GRANTEE'S FORMER HOUSE
<input checked="" type="checkbox"/>	620008003	Z	SEE COMMENTS	7-27-09 PERMIT FOR FINISHED BASEMENT: \$33K
<input checked="" type="checkbox"/>	1510400017	Z	SEE COMMENTS	MOBILE HOME PARK INCLUDED GOING CONCERN AND \$500k in PERSONAL PROPERTY
<input checked="" type="checkbox"/>	1510315001	Z	SEE COMMENTS	CHANGE IN USE FROM SALON/SPA TO DAY CARE CENTER, REMODELED
<input checked="" type="checkbox"/>	1509402009	Z	SEE COMMENTS	BASEMENT FINISH ONE MONTH AFTER PURCHASE
<input checked="" type="checkbox"/>	1413003002	V	BOUGHT IN POOR CONDITION	FAIR PER TD 1000, CONFIRMED BY FIELD INSPECTION
<input type="checkbox"/>	621003008	V	BOUGHT IN POOR CONDITION	NO JUSTIFICATION FOR DISQUALIFICATION

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input type="checkbox"/>	613102015	Z	SEE COMMENTS	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	9518018013	Z	SEE COMMENTS	NO JUSTIFICATION FOR DISQUALIFICATION
<input type="checkbox"/>	420219016	Z	SEE COMMENTS	NO JUSTIFICATION FOR DISQUALIFICATION
<hr/>				
Accounts Audited:	46	Auditor Agrees:	-42	Auditor Disagrees: -4
		Auditor Disagrees: -8.70%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
52 Rio Blanco				
<input checked="" type="checkbox"/>	R100490	56	SALE INV FINANCIAL INST AS BUYER	Public Trustees foreclosure sale, file notes, computer notes and deed facts.
<input checked="" type="checkbox"/>	R100096	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	along with the need for a new sewer line and other necessary improvements to make it habitable, the buyer bought the property based on scarcity of homes, and way over paid according to buyer. File notes, computer notes and supplemental questionnaire
<input checked="" type="checkbox"/>	R101730	56	SALE INV FINANCIAL INST AS BUYER	Public Trustee's Cert. of Purchase, file notes, deed, computer notes
<input checked="" type="checkbox"/>	R100095	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	changes to the property involving improvements were started immediately after purchase, computer notes
<input checked="" type="checkbox"/>	R004139	69	SALE OF PART INT, <100% FEE SIMPLE INT.	deed info., file information indicate a partial interest conveyed
<input checked="" type="checkbox"/>	R004147	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file, information on deed and computer notes
<input checked="" type="checkbox"/>	R004157	64	SALE INVOLVES MULTIPLE PROPERTIES	deed, TD, computer notes, and file notes indicate a multiple property sale
<input checked="" type="checkbox"/>	R004158	64	SALE INVOLVES MULTIPLE PROPERTIES	deed, TD, computer notes, and file notes indicate a multiple property sale
<input checked="" type="checkbox"/>	R004129	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed and computer notes
<input checked="" type="checkbox"/>	R000865	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	remodeled and added a garage immediately after purchase, supplemental questionnaire, notes in file, computer notes
<input checked="" type="checkbox"/>	R100830	70	OTHER/NON-ARM'S LENGTH	multiple property purchase, purchase include MH, file notes and computer notes
<input checked="" type="checkbox"/>	R101515	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed and computer notes
<input checked="" type="checkbox"/>	R003976	70	OTHER/NON-ARM'S LENGTH	adjoiner purchased this parcel, not open market, supplemental questionnaire information, Quit Claim deed, computer notes
<input checked="" type="checkbox"/>	R004002	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	poor condition at sale time, TD, total remodel according to file notes and supplemental questionnaire
<input checked="" type="checkbox"/>	R000205	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed and computer notes
<input checked="" type="checkbox"/>	R000305	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	notes in file and supplemental questionnaire indicate fair to poor condition of improvements at time of sale, remodeled after sale, siding, plumbing, etc.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R504414	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed, computer notes
<input checked="" type="checkbox"/>	R001705	72	NOT OFFERED ON OPEN MARKET	not on open market, file notes, mixed use, comm. and res., TD information and computer notes
<input checked="" type="checkbox"/>	R002963	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed, computer notes
<input checked="" type="checkbox"/>	R002996	64	SALE INVOLVES MULTIPLE PROPERTIES	multiple properties indicated on deed, TD and computer notes
<input checked="" type="checkbox"/>	R003221	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	supplemental questionnaire and computer indicate remodeling after sale
<input checked="" type="checkbox"/>	R120600	56	SALE INV FINANCIAL INST AS BUYER	Public Trustee's Cert. of Purchase, deed information, computer notes
<input checked="" type="checkbox"/>	R003226	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	first sale after foreclosure from Fannie Mae, computer notes, deed information
<input checked="" type="checkbox"/>	R103046	56	SALE INV FINANCIAL INST AS BUYER	Public Trustee's Cert. of Purchase, file notes, deed, computer notes
<input checked="" type="checkbox"/>	R103105	64	SALE INVOLVES MULTIPLE PROPERTIES	related parties, mobile home included in sale, deed, TD information, file notes and computer notes
<input checked="" type="checkbox"/>	R103046	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	purchased from HUD, improvements in very poor condition, sales price tied to condition and first sale after foreclosure, file date data computer notes, deed information
<input checked="" type="checkbox"/>	R120995	70	OTHER/NON-ARM'S LENGTH	not exposed to open market, supplemental questionnaire information, the buyer gave an additional \$1,000 to the buyers' wife, computer notes, file notes
<input checked="" type="checkbox"/>	R304350	51	SALE INVOLVES A GOV'T AGENCY AS BUYER	forced sale due to debt to IRS, computer notes, facts on deed
<input checked="" type="checkbox"/>	R304521	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed and computer notes
<input checked="" type="checkbox"/>	R304578	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	file notes, computer notes indicate a garage was added after purchase
<input checked="" type="checkbox"/>	R003907	56	SALE INV FINANCIAL INST AS BUYER	court ordered sale due to foreclosure, documents in file and information on deed and computer notes
<input checked="" type="checkbox"/>	R003250	68	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	PR deed, remodeled after purchase, supplemental questionnaire, computer notes
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
53 Rio Grande				
✓	2135211028	O	LAND + MOBILE HOME	deeds, property cards and computer notes indicate the sale included land and mobile home
✓	2134203003	D	FORECLOSURE OR 1ST AFTER REPO	multiple properties are stated on deed, property card and computer notes.
✓	2135203016	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Rio Grande Savings and Loan sold after foreclosure
✓	2134203007	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Zions First National Bank sold after foreclosure
✓	2134203006	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Zions First National Bank sold after foreclosure
✓	2134203004	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Pueblo Bank and Trust sold after foreclosure
✓	2135211029	O	LAND + MOBILE HOME	deeds, property cards and computer notes indicate the sale included land and mobile home
✓	3531304053	X	LAND USE CHANGE SEE NOTES	land use change from MH and land to single family residential, deed and computer notes indicate Rio Grande Savings and Loan sold after foreclosure
✓	2121406001	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate INDYMAC BANK sold after foreclosure
✓	1529400007	B	MULTIPLE PROPERTIES (O.P.I.)	2 buildable properties on one deed, computer notes support status of U
✓	1930225023	B	MULTIPLE PROPERTIES (O.P.I.)	multiple properties are stated on deed, property card and computer notes.
✓	1930225008	B	MULTIPLE PROPERTIES (O.P.I.)	multiple properties are stated on deed, property card and computer notes.
✓	1930225016	B	MULTIPLE PROPERTIES (O.P.I.)	multiple properties are stated on deed, property card and computer notes.
✓	3706204006	E	NEW CONSTRUCTION	re - model after sale , indicated on TD and computer notes
✓	1530462003	C	FAMILY/ESTATE/IN HOUSE TRANSFE	in family stated on computer notes by assessor.
✓	3531324004	D	FORECLOSURE OR 1ST AFTER REPO	Wells Fargo foreclosure indicated on deed, computer notes and property card
✓	2133405022	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Deutsche Bank sold after foreclosure
✓	6312200405	X	LAND USE CHANGE SEE NOTES	from agricultural to residential, computer notes and notes in property file

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	1123200461	D	FORECLOSURE OR 1ST AFTER REPO	Fannie Mae foreclosure indicated on deed, computer notes and property card
<input checked="" type="checkbox"/>	3708200429	X	LAND USE CHANGE SEE NOTES	from agricultural to residential, computer notes and notes in property file
<input checked="" type="checkbox"/>	3706224001	E	NEW CONSTRUCTION	new garage after purchase as indicated by computer and property card
<input checked="" type="checkbox"/>	3531408001	D	FORECLOSURE OR 1ST AFTER REPO	HSBC Finance foreclosure and remodel after sale, computer notes
<input checked="" type="checkbox"/>	3531352001	D	FORECLOSURE OR 1ST AFTER REPO	meth house, foreclosure from J P Chase bank , computer notes
<input checked="" type="checkbox"/>	3531338005	D	FORECLOSURE OR 1ST AFTER REPO	Fannie Mae foreclosure indicated on deed, computer notes and property card, first sale in time period
<input checked="" type="checkbox"/>	2135211030	O	LAND + MOBILE HOME	deeds, property cards and computer notes indicate the sale included land and mobile home
<input checked="" type="checkbox"/>	3531319001	D	FORECLOSURE OR 1ST AFTER REPO	Fannie Mae foreclosure indicated on deed , computer notes and property card
<input checked="" type="checkbox"/>	3531202006	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Deutsche Bank sold after foreclosure very poor condition
<input checked="" type="checkbox"/>	3531202005	D	FORECLOSURE OR 1ST AFTER REPO	deed and computer notes indicate Deutsche Bank sold after foreclosure, and new construction
<input checked="" type="checkbox"/>	3307200655	E	NEW CONSTRUCTION	TD indicates garage and breezeway were constructed soon after purchase.
<input checked="" type="checkbox"/>	2135211031	O	LAND + MOBILE HOME	deeds, property cards and computer notes indicate the sale included land and mobile home
<input checked="" type="checkbox"/>	3531339011	D	FORECLOSURE OR 1ST AFTER REPO	BAC Home Loans foreclosure indicated on deed, computer notes and property card
Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
54 Routt				
✓	R5235387	51	INVOLVES A GOVERNMENT AGENCY	friendly acquisition by Routt County for road widening, property card notes, and deed information
✓	R5235640	51	INVOLVES A GOVERNMENT AGENCY	court ordered sale under condemnation for Routt county road project, court documents and property card notes
✓	R5237232	51	INVOLVES A GOVERNMENT AGENCY	court ordered sale under condemnation for Routt county road project, court documents and property card notes
✓	R8232605	63	PROPERTY TRADES INVOLVED	property card indicates trade for hunting privileges a boat a dump truck of unknown values
✓	R0652685	51	INVOLVES A GOVERNMENT AGENCY	strip taking for Hwy project by Routt County, property card notes and deed information
✓	R3255314	69	SALE OF PARTIAL INTEREST	1/3 interest stated on TD and deed, also computer notes
✓	R3255623	70	OTHER	improvements remodeled after sale, handwritten notes on property card
✓	R3524469	51	INVOLVES A GOVERNMENT AGENCY	friendly acquisition by Routt County for road widening, property card notes, and deed information
✓	R4202990	63	PROPERTY TRADES INVOLVED	property card notes and Multi-list notes indicate a trade for another property and cash
✓	R4528310	51	INVOLVES A GOVERNMENT AGENCY	friendly acquisition by Routt County for road widening, property card notes, and deed information
✓	R6251086	69	SALE OF PARTIAL INTEREST	50% interest stated on deed, TD and property card notes
✓	R6251086	69	SALE OF PARTIAL INTEREST	50% interest stated on deed, TD and property card notes
✓	R6252407	70	OTHER	property not exposed to open market, grantee learned of potential sale while talking to grantor, property card notes
✓	R6552211	71	NOT ON OPEN MARKET	not exposed to the open market, between friends, property card notes
✓	R6658263	71	NOT ON OPEN MARKET	property card notes indicate the adjoiner purchased this property, not exposed to the open market
✓	R8172062	70	OTHER	property card notes indicate a trade between neighbors, no money ever exchanges hands, not shown as a trade on TD
✓	R8173709	70	OTHER	contract date is 2008, closing date is in 2009, 1.5 yrs in a rapidly downward market, also \$35K in seller concessions
✓	R8230830	70	OTHER	change in use from residential to commercial, remodeled after sale to commercial use, property card notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R8173721	70	OTHER	contract date is in 2008, closing is in 2010, big drop in market since contract date, marketed by developer, not open market, notes on property card
<input checked="" type="checkbox"/>	R8172083	71	NOT ON OPEN MARKET	sold to adjoiner, not exposed to the open market, property card notes
<input checked="" type="checkbox"/>	R8173698	70	OTHER	\$17K in seller concessions, adjoiner purchased this property at a discount, due to multiple unit incentive, property card notes
<input checked="" type="checkbox"/>	R8173538	51	INVOLVES A GOVERNMENT AGENCY	Gov't. agency, no sign or support for this sale, the property is however deed restricted concerning a % of equity to the holder of the second mortgage when this property is sold
<input checked="" type="checkbox"/>	R8173526	69	SALE OF PARTIAL INTEREST	undivided 50% interest stated on property card and deed, not on TD
<input checked="" type="checkbox"/>	R8173205	70	OTHER	contract date is 3/2007, closing date is 3/2009, 2 yrs in a down turning market, not reflective of valuation period, property card notes
<input checked="" type="checkbox"/>	R8173188	70	OTHER	contract date 5/07, closing date 3/2009, not representative of the valuation period, property card notes
<input checked="" type="checkbox"/>	R8173183	70	OTHER	contract date 6/07, closing date 4/2009, not representative of the valuation period, property card notes
<input checked="" type="checkbox"/>	R8172979	70	OTHER	value was set by CBOE, forced number, not market related, property card notes
<input checked="" type="checkbox"/>	R8172978	70	OTHER	value was set by CBOE, forced number, not market related, property card notes
<input checked="" type="checkbox"/>	R8172976	70	OTHER	value was set by CBOE, forced number, not market related, property card notes
<input checked="" type="checkbox"/>	R8172975	70	OTHER	value was set by CBOE, forced number, not market related, property card notes
<input checked="" type="checkbox"/>	R8173196	70	OTHER	contract date is 3/2007, closing date is 3/2009, 2 yrs in a down turning market, not reflective of valuation period, property card notes
<input type="checkbox"/>	R0155507	63	PROPERTY TRADES INVOLVED	trade not supported, not listed with MLS, sold to a friend as indicated by property card notes

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

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
55 Saguache				
✓	460505000175	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460516300305	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460509200027	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460509200016	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460508200083	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460508100692	98	no transfer	deed was done improperly, no transfer occurred via this deed.
✓	460508100604	14	multiple properties	5 buildable lots were stated on deed and computer notes
✓	460508100602	14	multiple properties	5 buildable lots were stated on deed and computer notes
✓	460508100357	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460505000599	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460313400133	14	multiple properties	3 buildable lots were stated on deed and computer notes
✓	460505000182	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460209300371	14	multiple properties	2 buildable lots were stated on deed and computer notes
✓	460517100068	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	460505000245	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	422324200020	14	multiple properties	3 buildable lots were stated on deed and computer notes
✓	460209300142	14	multiple properties	3 buildable lots were stated on deed and computer notes
✓	422324200025	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
✓	459333100027	19	TD not filed	two more notices sent after first letter, deed is :In lieu of Foreclosure
✓	460106010001	14	multiple properties	multiple properties, transferred by Deed in Lieu of Foreclosure
✓	460106010002	14	multiple properties	multiple properties, transferred by Deed in Lieu of Foreclosure

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	460209300018	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
<input checked="" type="checkbox"/>	485733028006	14	multiple properties	buildable lots were stated on deed, computer notes and td
<input checked="" type="checkbox"/>	460521300096	50	supplemental affidavits	affidavit does not pass title, no sale
<input checked="" type="checkbox"/>	422324200019	14	multiple properties	3 buildable lots were stated on deed and computer notes
<input checked="" type="checkbox"/>	422324200014	14	multiple properties	3 buildable lots were stated on deed and computer notes
<input checked="" type="checkbox"/>	485732300002	14	multiple properties	multiple buildable lots indicated on computer notes
<input checked="" type="checkbox"/>	460522300101	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
<input checked="" type="checkbox"/>	460521300309	24	contiguous parcel	computer notes indicate that the grantee owns adjacent parcel, may be assemblage
<input checked="" type="checkbox"/>	460521300097	50	supplemental affidavits	affidavit does not pass title, no sale
<input checked="" type="checkbox"/>	485732400085	14	multiple properties	buildable lots were stated on deed, computer notes and notes on TD
<hr/>				
Accounts Audited:	31	Auditor Agrees:	-31	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
56 San Juan				
✓	50390000010021	K	PATENTED MINING CLAIM	50% interest in Patented Mining claim, stated on deed
✓	48290220010007	K	PATENTED MINING CLAIM	multiple properties, first mining claim 100% int., second claim 75%, info. Stated on deed
✓	47750240050005	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	47750250050004	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	47750310040002	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	47750360010002	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	47770000040020	K	PATENTED MINING CLAIM	multiple properties, first mining claim 100% int., second claim 75%, info. Stated on deed
✓	48290010010019	K	PATENTED MINING CLAIM	PR deed, in-family transaction after death of owner, these support the U status
✓	47750210050038	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	48290120010017	K	PATENTED MINING CLAIM	Multiple mining claims, in-family, patented mined claims
✓	48310070010010	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	48291740160003	C	FAMILY/ESTATE/IN HOUSE TRANSFER	partial interest and related parties indicated on TD and deed.
✓	48291740160004	C	FAMILY/ESTATE/IN HOUSE TRANSFER	partial interest and related parties indicated on TD added.
✓	48291840720007	Z	SEE COMMENT	property has no access and no utilities according to notes on county property card
✓	48310180010024	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	48310070010073	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
✓	4829171070001	Z	SEE COMMENT	TD indicates this was an in-family transaction, not at market value.
✓	48290100010012	K	PATENTED MINING CLAIM	partial interest indicated on Quit Claim deed
✓	47730190050016	K	PATENTED MINING CLAIM	patented mining claim transferred by General Warranty Deed, no property card, no TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	50890020000020	C	FAMILY/ESTATE/IN HOUSE TRANSFER	transfer of permit only, no fee ownership, Bill of sale, assessor knowledge
<input checked="" type="checkbox"/>	47750200050022	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47730190050002	K	PATENTED MINING CLAIM	split off patented mining claim, assessor knowledge and new deed for split
<input checked="" type="checkbox"/>	47730190050015	K	PATENTED MINING CLAIM	No access, no utilities available, steep mining claim, transferred by Grant Deed
<input checked="" type="checkbox"/>	47730300050010	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47730330010031	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47730330010041	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750020050003	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750120050004	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750170040001	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750030060008	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750200050012	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750130050005	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750110050013	Z	SEE COMMENT	1/10 interest in property, patented mining claim, property card notes
<input checked="" type="checkbox"/>	47750100050004	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<input checked="" type="checkbox"/>	47750090050125	K	PATENTED MINING CLAIM	Undivided 1/9 interest transferred via Quit Claim deed
<input checked="" type="checkbox"/>	47750090050002	K	PATENTED MINING CLAIM	multiple properties (patented mining claims), stated on deed and property card
<hr/>				
Accounts Audited:	36	Auditor Agrees:	-36	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
57 San Miguel				
✓	R1040013797	1	Between Related Parties	TD and deed indicate related parties and partial interest 15%
✓	R1040012035	8	Distress	first sale after foreclosure, deed, computer notes, sold for 50% of market
✓	R1010004185	11	Remodeled Additional Structure	existing structure completely gutted down to framing, computer notes.
✓	R1040000014	49	land replatted	replatted after sale, combined with another adjacent parcel.
✓	R1038505010	8	Distress	first sale after foreclosure form Deutsche Bank, prior sale was over 1million, computer notes
✓	R1030007132	2	Involves Financial Inst	not exposed to market, no MLS, Citibank to EMC Mortgage , computer notes
✓	R1040010565	3	Repossession	bank sale, sold for half, first sale after foreclosure, deed and computer notes
✓	R1030000021	16	Atypical	hangar purchased to clear space for airport safety zone. Forced sale, not exposed to open market
✓	R1010004068	29	Partial interest	50% interest and in-family transaction
✓	R1010099074	1	Between Related Parties	family to family transaction stated on deed and TD, computer notes
✓	R1040050028	1	Between Related Parties	in-family transaction stated on TD, deed, computer notes as well
✓	R2030023125	1	Between Related Parties	in-family transaction stated on letter to county from Grantee, computer notes as well
✓	R1010002650	11	Remodeled Additional Structure	existing structure razed, new structure placed after sale, computer notes
✓	R1010990502	1	Between Related Parties	family to family transaction stated on deed and TD, computer notes
✓	R1040091170	8	Distress	first sale after foreclosure, deed, computer notes
✓	R1040093072	20	Involves Govt Agency	multiple parcels, mining claims involving a non-profit and the US Forest Service, computer notes
✓	R1060060002	2	Involves Financial Inst	first sale after foreclosure, deed, computer notes
✓	R1080030103	6	Involves Trades	business affiliates transaction trades relating to grantee paying lot standing taxes, computer notes
✓	R1080088308	8	Distress	distress sale, asking 4.6M, sold for half, not exposed to the market, heading to foreclosure
✓	R1080090124	28	Public Trustee's Deed	foreclosure process, sold in lieu of, computer notes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R1080091600	8	Distress	foreclosure process, sold in lieu of, computer notes
<input checked="" type="checkbox"/>	R1080093964	16	Atypical	sold for 30% less than listed, adjoining property owner purchased property, computer notes
<input checked="" type="checkbox"/>	R2010020345	28	Public Trustee's Deed	court order and Public Trustees deed, computer banks
<input checked="" type="checkbox"/>	R2030023180	18	Not Listed	PR deed, not on open market, not listed in MLS, computer notes
<input checked="" type="checkbox"/>	R2040096078	8	Distress	sold in lieu in foreclosure, computer notes
<input checked="" type="checkbox"/>	R2030050003	8	Distress	imps. Fire damaged, SFR is salvage, mixed use, distress sale, computer notes
<input checked="" type="checkbox"/>	R1010001902	29	Partial interest	deed states 50% interest, related parties stated on TD and deed, computer notes
<input checked="" type="checkbox"/>	R1080000045	12	Subdivision Discount	subdivision discounting applied, not market
<input checked="" type="checkbox"/>	R1080094953	11	Remodeled Additional Structure	remodeled after sale at \$751000 building permit, computer notes
<input checked="" type="checkbox"/>	R1080050045	1	Between Related Parties	business affiliates, not exposed to open market, TD info and computer notes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
58 Sedgwick				
<input checked="" type="checkbox"/>	R0014088010	11	Between Related Parties	
<input checked="" type="checkbox"/>	R0030009020	29	Deeds involving State of CO or US	
<input checked="" type="checkbox"/>	R0071128040	12	Between Business affiliates	
<input checked="" type="checkbox"/>	R0020024140	A	Foreclosure Dump	
<input checked="" type="checkbox"/>	R0080914030	12	Between Business affiliates	
<input checked="" type="checkbox"/>	R0030009040	46	Divorce Settlement	
<input checked="" type="checkbox"/>	R0014061020	12	Between Business affiliates	
<input checked="" type="checkbox"/>	R0020017080	11	Between Related Parties	
<input checked="" type="checkbox"/>	R0013027010	11	Between Related Parties	
<input checked="" type="checkbox"/>	R0014074040	11	Between Related Parties	
<input checked="" type="checkbox"/>	R0081035030	44	Includes Ag Land	
<input checked="" type="checkbox"/>	R0016000003	12	Between Business affiliates	
<input checked="" type="checkbox"/>	R0016000002	12	Between Business affiliates	
<input checked="" type="checkbox"/>	R0011014050	A	Foreclosure Dump	
Accounts Audited: 14 Auditor Agrees: -14 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
59 Summit				
<input checked="" type="checkbox"/>	1400130	94	MULTIPLE IMPROVEMENTS	TWO SFR STRUCTURES ON SAME LOT
<input checked="" type="checkbox"/>	1700025	94	MULTIPLE IMPROVEMENTS	TWO SFR STRUCTURES ON SAME LOT
<input checked="" type="checkbox"/>	1700006	80	EXCLUDED SALE	FAIR CONDITION PER TD AND FIELD INSPECTION
<input checked="" type="checkbox"/>	1500858	80	EXCLUDED SALE	RECORDED IN ERROR, DUPLICATE, EARLIER SALE QUALIFIED
<input checked="" type="checkbox"/>	1100829	80	EXCLUDED SALE	40% COMPLETE AT TIME OF SALE
<input checked="" type="checkbox"/>	1001187	80	EXCLUDED SALE	GUTTED IMPROVEMENT, FROZEN WATER PIPES
<input checked="" type="checkbox"/>	800952	94	MULTIPLE IMPROVEMENTS	THREE APARTMENT BUILDINGS WITH 78 UNITS
<input checked="" type="checkbox"/>	1700058	80	EXCLUDED SALE	POOR CONDITION PER TD, EXCESSIVE PP, BOAT & FURNISHINGS
<input checked="" type="checkbox"/>	602215	80	EXCLUDED SALE	TITLE COMPANY ERROR ON TRANSFER
<input checked="" type="checkbox"/>	6503930	50	TRADE	INCLUDES A TRADE OF A KEYSTONE GOLF COURSE LOT
<input checked="" type="checkbox"/>	800083	80	EXCLUDED SALE	FAIR CONDITION PER TD AND FIELD INSPECTION
<input checked="" type="checkbox"/>	2802863	80	EXCLUDED SALE	MULTI-SCHEDULE SALE WITH LAND ON ONE AND IMPS IN ANOTHER
<input checked="" type="checkbox"/>	2803010	80	EXCLUDED SALE	NOT EXPOSED TO OPEN MARKET, SOLD TO ACQUAINTANCE
<input checked="" type="checkbox"/>	3000204	80	EXCLUDED SALE	PARTIALLY COMPLETED REMODEL, SUBSEQUENTLY TRANSFERRED
<input checked="" type="checkbox"/>	3001597	80	EXCLUDED SALE	RELATED PARTIES AND GUARANTEED BUYBACK
<input checked="" type="checkbox"/>	500695	94	MULTIPLE IMPROVEMENTS	SEPARATE APARTMENT OVER A DETACHED GARAGE
<input checked="" type="checkbox"/>	6503451	80	EXCLUDED SALE	CORRECTED EARLIER DEED
<input checked="" type="checkbox"/>	2803333	80	EXCLUDED SALE	LAND SALE, SUBSEQUENTLY BUILT ON, INCLUDED WETLANDS SURVEY
<input checked="" type="checkbox"/>	6505882	80	EXCLUDED SALE	NOT LISTED AND OWNER UNDER DURESS TO SELL QUICKLY
<input checked="" type="checkbox"/>	6507011	94	MULTIPLE IMPROVEMENTS	MULTIPLE IMPROVEMENTS (BARN/HAY SHED)
<input checked="" type="checkbox"/>	6508630	80	EXCLUDED SALE	EXTENSIVELY REMODELED IN 2010
<input checked="" type="checkbox"/>	6513596	80	EXCLUDED SALE	LAND, FOUNDATION, DRIVEWAY AND HOUSE PLANS ONLY

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	6514229	80	EXCLUDED SALE	CERTIFICATE OF OCCUPANCY NOT ISSUED UNTIL 8-31-10, 70% COMPLETE
<input checked="" type="checkbox"/>	6514392	80	EXCLUDED SALE	NOT ON OPEN MARKET
<input checked="" type="checkbox"/>	6514393	80	EXCLUDED SALE	THIS LOT HAS SEPTIC SYSTEM FOR THE PREVIOUS PARCEL (6514392)
<input checked="" type="checkbox"/>	6503212	40	COURT ORDERED SALE	COURT ORDERED SALE FROM US DISTRICT COURT
<input checked="" type="checkbox"/>	301197	94	MULTIPLE IMPROVEMENTS	SEPARATE RESIDENTIAL AND COMMERCIAL IMPROVEMENTS
<input checked="" type="checkbox"/>	100351	86	PROBLEM DEED	SALE OF WATER RIGHTS, GRANTOR WASN'T THE OWNER
<input checked="" type="checkbox"/>	302156	80	EXCLUDED SALE	UNSURE AMOUNT OF CONCESSIONS PAID BY BUYER
<input checked="" type="checkbox"/>	3000476	80	EXCLUDED SALE	NO MLS, NOT EXPOSED ON OPEN MARKET
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
60 Teller				
✓	R0002658	69	Sale of partial interest	a quit claim deed was utilized to pass 50% of a mining claim, deed info, supplemental letter, TD info
✓	R0054945	975	Buyer owned adjacent prop	supplemental letter says" not listed with a realtor, and buyer owned adjacent property
✓	R0011053	69	Sale of partial interest	partial interest between related parties, computer notes
✓	R0009469	975	Buyer owned adjacent prop	adjoiner purchased property according to supplemental letter
✓	R0006538	975	Buyer owned adjacent prop	adjoiner purchased and combined with Lot 50, building house after sale, supplemental letter information supports U status
✓	R0009425	975	Buyer owned adjacent prop	adjoiner purchased property, not listed with realtor, distress sale due to utility lien on property, supplemental letter and computer notes
✓	R0005725	975	Buyer owned adjacent prop	adjoining property owner purchased property, 2 owners sold their individual interests on 2 separate deeds, not open market, computer notes
✓	R0011477	975	Buyer owned adjacent prop	adjoiner purchased property, not on open market, computer notes
✓	R0002965	975	Buyer owned adjacent prop	the buyer owned the adjacent property and purchased for an assemblage, not on open market
✓	R0011021	69	Sale of partial interest	document is for the transfer of personal property, no real property, related parties transferred 50% interest, deed and computer notes
✓	R0009369	975	Buyer owned adjacent prop	adjoiner purchased, was not listed with a realtor, immediate start on a home on this vacant land, computer notes and supplemental letter
✓	R0009268	975	Buyer owned adjacent prop	according to computer notes, the adjoiner purchased the property and immediately began constructing a home
✓	R0008628	975	Buyer owned adjacent prop	adjacent owner purchased property in an assemblage effort, supplemental letter
✓	R0008524	975	Buyer owned adjacent prop	the adjoiner purchase the property at a very low price due to the property being unbuildable due to setback requirements and steep topography, supplemental letter and computer notes
✓	R0008314	69	Sale of partial interest	sale of a partial interest in an effort to clear up an estate, not open market, deed info. And computer notes
✓	R0007504	975	Buyer owned adjacent prop	adjoiner purchased vacant land to clear up boundary dispute due to his encroaching garage, supplemental letter lends support to the U status

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0005593	975	Buyer owned adjacent prop	adjoining property owner purchased property, not open market, computer notes
<input checked="" type="checkbox"/>	R0051452	975	Buyer owned adjacent prop	supplemental letter indicates the property was
<input checked="" type="checkbox"/>	R0021918	69	Sale of partial interest	not open market, 1/2 interest purchased from her sister, supplemental letter
<input checked="" type="checkbox"/>	R0009427	975	Buyer owned adjacent prop	adjoiner purchased, not open market, distress sale due to utility lien on property, computer notes and supplemental letter
<input checked="" type="checkbox"/>	R0023906	950	First after foreclosure	Deutsche Bank sale, first after foreclosure, computer notes, deed information, computer notes
<input checked="" type="checkbox"/>	R0054919	975	Buyer owned adjacent prop	computer notes indicate adjoining owner purchased this property, further indicated is the site is non-buildable (solid rock)
<input checked="" type="checkbox"/>	R0027302	950	First after foreclosure	sale from US Bank, first after foreclosure, deed information and computer notes
<input checked="" type="checkbox"/>	R0044534	975	Buyer owned adjacent prop	according to the supplemental letter and computer notes, the adjoiner purchased the property in an assemblage with existing ownership
<input checked="" type="checkbox"/>	R0045193	975	Buyer owned adjacent prop	a quit claim was utilized to transfer title of the subject property to the adjoiner, supplemental letter
<input checked="" type="checkbox"/>	R0049397	950	First after foreclosure	Deutsche Bank sale, first after foreclosure, computer notes, deed information
<input checked="" type="checkbox"/>	R0006181	975	Buyer owned adjacent prop	adjoining property owner purchased property, 2 owners sold their individual interests on 2 separate deeds, not open market, computer notes
<input checked="" type="checkbox"/>	R0018492	950	First after foreclosure	sale from HUD, first after foreclosure, deed, computer notes
<input checked="" type="checkbox"/>	R0053180	950	First after foreclosure	first sale in time period, first sale after foreclosure, Fannie Mae, deed info., and computer notes
<input checked="" type="checkbox"/>	R0014787	950	First after foreclosure	sale from CBC Investment, First after foreclosure, remodeling begun after purchase, not on open market, internet sale
<input checked="" type="checkbox"/>	R0053960	975	Buyer owned adjacent prop	computer notes verify adjacent owner purchased this property
<input checked="" type="checkbox"/>	R0013153	950	First after foreclosure	first sale after foreclosure, home in disrepair, remodeling started after clean-up (significant), computer notes, deed information
<input checked="" type="checkbox"/>	R0013011	950	First after foreclosure	sale from Fannie Mae, remodeling begun after purchase, not on open market, internet sale
<input checked="" type="checkbox"/>	R0012213	975	Buyer owned adjacent prop	adjoining property owners each purchased 1/2 interest in the sale property

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0045697	950	First after forclosure	sale from US Bank, first after foreclosure, deed information and computer notes
<hr/>				
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
61 Washington				
<input checked="" type="checkbox"/>	06118300022	01	RELATED PARTIES	
<input checked="" type="checkbox"/>	92002019012	02	FORECLOSURE (IN LIEU OF)	
<input checked="" type="checkbox"/>	98044002011	03	NOT TYPICAL SF RES	
<input checked="" type="checkbox"/>	03707400275	05	PARTIAL INTEREST	
<input checked="" type="checkbox"/>	02707100119	08	INVOLVES PROPERTY TRADES	
<input checked="" type="checkbox"/>	98042008014	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	02707400121	08	INVOLVES PROPERTY TRADES	
<input checked="" type="checkbox"/>	03209400080	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	98040009006	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	98040009006	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	92005002011	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	98042008007	17	SALE INCLUDES BUILDING	
<input checked="" type="checkbox"/>	92003002005	04	INCLUDES PERSONAL PROPERTY	
<input checked="" type="checkbox"/>	92002014007	15	NON ARM'S LENGTH;ADJACENT PROP	
<input checked="" type="checkbox"/>	98042008015	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	92001014007	66	INC NON-RLTY ITEMS UNDT VALUE	
<input checked="" type="checkbox"/>	02004000159	43	INCLUDES AG TYPE OUTBUILDINGS	
<input checked="" type="checkbox"/>	92026001001	25	DISTRESS SALE poor codition/leaving town	
<input checked="" type="checkbox"/>	92002013010	23	INCLUDES RESIDENTIAL PROPERTY	
<input checked="" type="checkbox"/>	92002014010	15	NON ARM'S LENGTH;ADJACENT PROP	
<input checked="" type="checkbox"/>	98041003003	15	NON ARM'S LENGTH;ADJACENT PROP	
<input checked="" type="checkbox"/>	02627000186	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	01529300302	15	NON ARM'S LENGTH;ADJACENT PROP	
<input checked="" type="checkbox"/>	98042007022	15	NON ARM'S LENGTH;ADJACENT PROP	
<input checked="" type="checkbox"/>	92019001005	14	ADDED BLDG AFTER SALE	
<input checked="" type="checkbox"/>	92003004009	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	92003004008	09	INVOLVES MULTIPLE PROPERTIES	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	02627100121	09	INVOLVES MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	94754017007	16	SALE INCLUDES MOBILE HOME	
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
62 Weld				
✓	R4056586		Property Changed After Sale	NOT LIVABLE PER TENANT, POOR CONDITION PER TD
✓	R0426401		Property Changed After Sale	FIXED AND FLIPPED FOR \$210K FOR MONTHS LATER
✓	R7737299		Multiple Use	OFFICE BUILDING AND STORAGE GARAGE
✓	R7730999		Property Changed After Sale	BELOW AVERAGE CONDITION PER MLS
✓	R7709099		Property Changed After Sale	WATER DAMAGE, BROKEN PIPES: KITCHEN REMODELED
✓	R7691499		Property Changed After Sale	RESOLD FIVE MONTHS LATER FOR \$171K
✓	R7664199		Property Changed After Sale	TORNADO DAMAGED AND SOLD
✓	R7635298		Property Changed After Sale	POOR CONDITION PER TD
✓	R6778219		Property Changed After Sale	CHANGE IN USE FROM RESIDENTIAL TO COMMERCIAL
✓	R6289686		Government	CONDEMNED BY METRO DISTRICT: SCRAPED THE MOBILE HOME PARK
✓	R5326086		Property Changed After Sale	EXCESSIVE DEFERRED MAINTENANCE: ROOF, BATHROOM, DRYWALL
✓	R5308586		Multiple Use	MOTEL AND STAN ALONE BURRITO RESTAURANT
✓	R2885786		Property Changed After Sale	EXCESSIVE DEFERRED MAINTENANCE PER MLS
✓	R5104886		Property Changed After Sale	FAIR CONDITION PER TD, ESCROW FOR REPAIRS
✓	R8688700		Property Changed After Sale	ADDITION ADDED TO GARAGE
✓	R4945107		PRD	RESOLD FOR \$200K IN 2012, NO APPRAISAL
✓	R3327286		Multiple Use	RETAIL AND SINGLE FAMILY, LIQUOR STORE AND HOUSE
✓	R4618686		Property Changed After Sale	POOR CONDITION PER TD
✓	R4611786		Property Changed After Sale	POOR CONDITION PER TD, REMODELED AFTER SALE
✓	R4537906		Condo with Garage	MULTIPLE PROPERTY: INCLUDES DETACHED GARAGE
✓	R3747386		Property Changed After Sale	POOR CONDITION, PROPERTY NOT INSURABLE
✓	R1626202		Property Changed After Sale	HOUSE RED-TAGGED AND UNLIVABLE
✓	R2477103		Sale in lieu of foreclosure	MULTIPLE LOT LIQUIDATION
✓	R2780186		Property Changed After Sale	MOLD PROBLEMS, BEING REMODELED
✓	R2885686		Property Changed After Sale	EXCESSIVE DEFERRED MAINTENANCE, FAIR PER TD
✓	R5115786		Property Changed After Sale	FAIR CONDITION PER TD

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R1543702		Property Changed After Sale	FAIR CONDITION PER TD, EXCESSIVE DEFERRED MAINTENANCE
<input checked="" type="checkbox"/>	R0473401		Property Changed After Sale	NO INTERIOR FINISH AT TIME OF SALE, REMODELED
<input checked="" type="checkbox"/>	R0488401		Property Changed After Sale	NO KITCHEN FIXTURES, NO BATHROOM FIXTURES
<input checked="" type="checkbox"/>	R0557501		Property Changed After Sale	FAIR CONDITION PER TD, REMODELED AFTER SALE
<input checked="" type="checkbox"/>	R0582501		Property Changed After Sale	THREE CAR GARAGE ADDED AFTER SALE, REMODELED
<input checked="" type="checkbox"/>	R1464402		Property Changed After Sale	FINISHED BASEMENT AFTER SALE
<input checked="" type="checkbox"/>	R1468186		Property Changed After Sale	FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R1494386		Property Changed After Sale	REMODELED AND RESOLD ON 10-20-10 FOR \$215K
<input checked="" type="checkbox"/>	R1499686		Property Changed After Sale	POOR CONDITION PER TD, RESOLD FOR \$113K ON 11/11
<input checked="" type="checkbox"/>	R1519186		Property Changed After Sale	POOR CONDITION PER TD, SOLD IN MIDDLE OF REMODEL
<input checked="" type="checkbox"/>	R1520786		Property Changed After Sale	POOR CONDITION PER TD, REMODELED
<input checked="" type="checkbox"/>	R7799599		Property Changed After Sale	UNINHABITABLE, MULTI-PARCEL, SINCE BEEN SPLIT , SCRAPED AND SOLD
<input checked="" type="checkbox"/>	R1538502		Property Changed After Sale	THREE AG OUTBUILDINGS ADDED AFTER SALE
<input checked="" type="checkbox"/>	R8261400		Property Changed After Sale	FAIR CONDITION PER TD, FROZEN PIPES AND WATER DAMAGE
<input checked="" type="checkbox"/>	R1609302		Property Changed After Sale	PARTIAL COMPLETION (50%) AT TIME OF SALE
<input checked="" type="checkbox"/>	R8902900		Property Changed After Sale	BASEMENT AND GARAGE FINISHED AFTER SALE
<input checked="" type="checkbox"/>	R8826200		Property Changed After Sale	EXCESSIVE DEFERRED MAINTENANCE, FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R8822200		Property Changed After Sale	HUD SOLD TO HABITAT WITH LOWER LEVEL UNFINISHED, RESOLD FOR \$112K
<input checked="" type="checkbox"/>	R8820500		Property Changed After Sale	PIPES FROZEN, FAIR CONDITION PER TD
<input checked="" type="checkbox"/>	R8819300		Government	SALE FROM MORTGAGE COMPANY TO HUD FOR LOAN BALANCE, RESOLD \$262K
<input checked="" type="checkbox"/>	R8817400		Property Changed After Sale	RESOLD IN 9/09 FOR \$106,700 AFTER REMODELING
<input checked="" type="checkbox"/>	R8802600		Property Changed After Sale	FIXED AND FLIPPED: RESOLD FOR \$230K IN 6/10, POOR CONDITION PER TD
<input checked="" type="checkbox"/>	R8764000		Property Changed After Sale	DETACHED GARAGE ADDED AFTER SALE: 660 SF
<input checked="" type="checkbox"/>	R1531686		Property Changed After Sale	FIXED AND FLIPPED FOR \$155K IN 9/09
<input type="checkbox"/>	R1581086		Property Changed After Sale	168 SF FINISH ADDED IN BASEMENT, NOT ENOUGH TO DQ

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited:	51	Auditor Agrees: -50	Auditor Disagrees: -1	Auditor Disagrees: -1.96%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
63 Yuma				
<input checked="" type="checkbox"/>	Y003904		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	R113072		SALE - MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	W000738		CONTRACT	
<input checked="" type="checkbox"/>	W000998		CONTRACT	
<input checked="" type="checkbox"/>	W000648		CONTRACT	
<input checked="" type="checkbox"/>	W000284		DEMOLISHED IMPROVEMENTS	
<input checked="" type="checkbox"/>	W001149		EXPAND EXISTING PROPERTY	
<input checked="" type="checkbox"/>	W000011		MIX USE PROPERTY	
<input checked="" type="checkbox"/>	R414061		MIX USE PROPERTY	
<input checked="" type="checkbox"/>	W001098		MIX USE PROPERTY	
<input checked="" type="checkbox"/>	Y004452		MOBILE HOME TITLE PURGED	
<input checked="" type="checkbox"/>	Y003921		SALE - DOUBTFUL TITLE - QCD	
<input checked="" type="checkbox"/>	Y003148		SALE - FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	Y003492		SALE - FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	Y004235		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	Y003514		SALE - FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	Y003085		SALE - CHARITABLE INSTITUTION	
<input checked="" type="checkbox"/>	W001331		SALE - MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	W001372		SALE - OTHER:	SALE - OTHER: this was a vacant lot to expand existing property
<input checked="" type="checkbox"/>	R113195		SALE - OTHER:	SALE - OTHER: this has a gutted house with value applied to it.
<input checked="" type="checkbox"/>	R128029		SALE - OTHER:	SALE - OTHER: this parcel is an undivided 1/2 interest see reception #543044 for other 1/2 int as qualified sale
<input checked="" type="checkbox"/>	Y003963		SALE - OTHER:	SALE - OTHER: owned & lived in mobile home setting on lot
<input checked="" type="checkbox"/>	Y003458		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	R113174		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	Y004524		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	Y003713		SALE - REMODELING OR ADDITIONS	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	Y003137		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	Y003170		SALE - REMODELING OR ADDITIONS	
<input checked="" type="checkbox"/>	T007222		INCLUD MOBILE HOME	
<input checked="" type="checkbox"/>	Y004363		SALE - FINANCIAL INSTITUTION	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
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