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P R O P E R T Y A S S E S S M E N T
S T U D Y

C O U N T Y S A L E S
V E R I F I C A T I O N R E P O R T

**Prepared for
The Colorado Legislative Council**





2013 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.



WILDROSE
APPRAISAL, INCORPORATED
Audit Division

In 2013 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."

Forty-five counties (70%) received an "Excellent" rating

Sixteen (25%) received a "Good" rating

Three counties (5%) received an "Adequate" rating

No county received an "Inadequate" rating

There was an additional sales verification analysis per the 2013 RFP:

"For sales with considerations over \$500, the contractor shall calculate and report the ratio of qualified sales to total sales by class for residential, commercial, and vacant land. Where less than 50 percent of sales in a class are qualified, the contractor shall conduct further analysis by subclass. In any subclass that constitutes at least 20 percent of the total number of properties, or at least 20percent of the total value in a class, the contractor shall perform a detailed analysis of the reasons for disqualification of sales. The contractor shall review with the assessor any analysis indicating that sales data are inadequate, fail to reflect typical properties, or have been disqualified for insufficient cause. In addition, the contractor shall review the disqualified sales by assigned code. If there appears to be any inconsistency in the coding, the contractor shall conduct further analysis to determine if the sales included in that code have been assigned appropriately."

Thirty-four counties and one-hundred and four subclasses qualified for this additional analysis. This resulted in 4,139 unqualified sales being examined for 2013- compared to 2,155 sales analyzed for 2012.

Selected Subclass Sales Verification Study

**County Subclasses constituting at least 20 percent of a County Property Class with less than 50 percent qualified sales*

02 Alamosa

Commercial

2112	Merchandising
2130	Special Purpose

Vacant

0100	Residential Lots
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03 Arapahoe

Vacant

0100	Residential Lots
0200	Commercial Lots

05 Baca

Commercial

2112	Merchandising
2130	Special Purpose
2135	WareHouse/Storage

06 Bent

Commercial

2112	Merchandising
2130	Special Purpose

Residential

1212	Single Family Residence
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07 Boulder

Vacant

0100	Residential Lots
0200	Commercial Lots

09 Chevenne

Commercial

2112	Merchandising
2130	Special Purpose
2135	WareHouse/Storage

Vacant

0100	Residential Lots
0200	Commercial Lots

12 Costilla

Residential

1212	Single Family Residence
1235	Manuf Housing (Mobile Homes)

Vacant

0100	Residential Lots
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13 Crowley

Commercial

2112	Merchandising
2130	Special Purpose

Residential

1212	Single Family Residence
4277	Farm/Ranch Residences

Vacant

0100	Residential Lots
------	------------------

15 Delta

Commercial

2112	Merchandising
2130	Special Purpose

Vacant

0100	Residential Lots
------	------------------

16 Denver

Commercial

2120	Offices
2130	Special Purpose
2135	WareHouse/Storage

17 Dolores

Commercial

2112	Merchandising
2115	Lodging
2130	Special Purpose

22 Fremont

Residential

1212	Single Family Residence
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23 Garfield

Vacant

0100	Residential Lots
0200	Commercial Lots

24 Gilpin

Vacant

0100	Residential Lots
0200	Commercial Lots

27 Hinsdale

Residential

1212	Single Family Residence
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28 Huerfano

Commercial

2112	Merchandising
2120	Offices
2230	Special Purpose

Residential

1212	Single Family Residence
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Vacant

0100	Residential Lots
------	------------------

32 Kit Carson

Commercial

2112	Merchandising
2130	Special Purpose

33 Lake

Commercial

2112	Merchandising
2115	Lodging
2130	Special Purpose

35 Larimer

Commercial

2112	Merchandising
2130	Special Purpose

Vacant

0100	Residential Lots
0200	Commercial Lots

37 Lincoln

Commercial

2112	Merchandising
2115	Lodging
2130	Special Purpose
2135	WareHouse/Storage

Residential

1212	Single Family Residence
4277	Farm/Ranch Residences

Vacant

0100	Residential Lots
0200	Commercial Lots
0550	35.0 to 99.99

41 Moffat

Vacant

0100	Residential Lots
0200	Commercial Lots
0530	5.0 to 9.99

42 Montezuma

Did not give Steve their Sales file before Andy's visit.

Vacant

0100	Residential Lots
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45 Otero

Residential

1212	Single Family Residence
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Vacant

0100	Residential Lots
0200	Commercial Lots

46 Ouray

Commercial

2112	Merchandising
2115	Lodging
2130	Special Purpose
2245	Commercial Condominiums

47 Park

Vacant

0100	Residential Lots
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50 Prowers

Commercial

2112	Merchandising
2130	Special Purpose

Vacant

0100	Residential Lots
0200	Commercial Lots

51 Pueblo

Commercial

2112	Merchandising
2130	Special Purpose

Vacant

0100	Residential Lots
0200	Commercial Lots

53 Rio Grande

Commercial

2130	Special Purpose
2135	WareHouse/Storage

Vacant

0100	Residential Lots
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55 Saquache

Did not give Steve their Sales file before Andy's visit.

Commercial

2212	Merchandising
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Residential

1212	Single Family Residence
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Vacant

0100	Residential Lots
------	------------------

57 San Miguel

Commercial

2112	Merchandising
------	---------------

2130	Special Purpose
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2245	Commercial Condominiums
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58 Sedgwick

Vacant

0100	Residential Lots
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0560	100.0 and Up
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60 Teller

Commercial

2112	Merchandising
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2127	Limited Gaming
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2130	Special Purpose
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61 Washington

Commercial

2130	Special Purpose
------	-----------------

2135	WareHouse/Storage
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Vacant

0100	Residential Lots
------	------------------

64 Broomfield

Commercial

2112	Merchandising
------	---------------

2120	Offices
------	---------

2130	Special Purpose
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Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	01	ADAMS	
R0111985	0100	70 Other	<input checked="" type="checkbox"/> Subject backs to 128th Ave and to the water treatment plant
R0141152	0100	70 Other	<input checked="" type="checkbox"/> Buyers owned adjacent parcel and neighbor had to sell
R0148660	0100	68 Remodel or Addition	<input checked="" type="checkbox"/> Part of a bulk sale
R0161082	0100	70 Other	<input checked="" type="checkbox"/> Sales price of land built into overall improved price
R0180297	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Parcel was ag at time of sale, now has site improvements
R0164248	0540	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Inter-corporate transaction
R0179830	1112	68 Remodel or Addition	<input checked="" type="checkbox"/> Disqualified because it was built-on
R0036474	1112	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Tore down former meth house, has been rebuilt
R0141452	1112	68 Remodel or Addition	<input checked="" type="checkbox"/> Part of a multiple lot sale, discounted price per lot
R0164362	1112	68 Remodel or Addition	<input checked="" type="checkbox"/> Part of a multiple lot sale, discounted price per lot
R0167234	1112	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Bank liquidation of lot
R0082872	1135	70 Other	<input checked="" type="checkbox"/> Sale price included removal of mobile home and other imps
R0032006	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Field inspection showed excessive deferred maintenance
R0109333	1212	70 Other	<input checked="" type="checkbox"/> Not listed in MLS, sold from one investor to another
R0162402	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fair condition per field inspection
R0157641	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Sold at cost from an investor to owner, new home
R0153311	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Fair condition per TD
R0153239	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Fair condition per TD and no MLS
R0148377	1212	70 Other	<input checked="" type="checkbox"/> Fair per field inspection
R0144553	1212	70 Other	<input checked="" type="checkbox"/> Subject missing copper plumbing and had roofing issues
R0131124	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0131043	1212	70 Other	✓ Fair condition per TD
R0122108	1212	65 Unfulfilled Agreements	✓ Fair condition per TD and field check
R0122062	1212	65 Unfulfilled Agreements	✓ Fair condition per TD and field check
R0163084	1212	65 Unfulfilled Agreements	✓ Fair condition per field inspection
R0101064	1212	65 Unfulfilled Agreements	✓ Fair condition per TD
R0077363	1212	70 Other	✓ Poor condition per TD, former Irondale kennels
R0070340	1212	70 Other	✓ Private investor to LLC
R0060529	1212	70 Other	✓ Owner carried loan, no appraisal and balloon payment
R0167875	1212	70 Other	✓ Sold at auction below market
R0053267	1212	68 Remodel or Addition	✓ Field inspection showed excessive deferred maintenance
R0114052	1212	70 Other	✓ Relocation, no MLS
R0019508	1212	70 Other	✓ Fair condition per field inspection
R0017626	1212	70 Other	✓ Fair per TD, fair per field inspection
R0014166	1212	68 Remodel or Addition	✓ Fair condition per TD, no MLS
R0006649	1212	68 Remodel or Addition	✓ Field inspection showed excessive deferred maintenance
R0004085	1212	68 Remodel or Addition	✓ Field inspection showed excessive deferred maintenance
R0055623	1212	65 Unfulfilled Agreements	✓ TD shows fair condition
R0102753	1212	65 Unfulfilled Agreements	✓ Poor condition per TD
R0116900	1215	68 Remodel or Addition	✓ Fair condition per TD and no MLS
R0067139	1220	68 Remodel or Addition	✓ Fixed and flipped on 8-3-12 for \$279k
R0121200	1226	58 Business Affiliates	✓ Multiple parcel portfolio sale
R0101824	1230	70 Other	✓ 50% interest purchased
R0129017	2212	10 Lease	✓ Walgreens Store, long-term lease, sales amount more than RCNLD and land
R0178850	2212	10 Lease	✓ Walgreens Store, long-term lease, sales amount more than RCNLD and land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0175865	2212	10 Lease	✓ Single-tenant, auto parts store, business value?
R0174250	2212	10 Lease	✓ Premium long term leases at \$50 per SF
R0144922	2212	10 Lease	✓ REIT, allocation of larger portfolio
R0161204	2212	10 Lease	✓ Not exposed to open market, fully leased at time of sale, premium price
R0117036	2212	10 Lease	✓ Family Dollar Store, not real estate
R0059566	2212	10 Lease	✓ REIT, allocation of larger portfolio
R0145696	2212	70 Other	✓ Subsequent changes after sale, built a Family Dollar and sold
R0050129	2212	70 Other	✓ Mixed use, multi-property parcel
R0108218	2212	10 Lease	✓ Walgreens Store, long-term lease, sales amount more than RCNLD and land
R0079902	2212	70 Other	✓ Significantly updated after sale, \$45k in permits
R0079940	2212	70 Other	✓ Interpersonal, subsequent taking
R0082812	2212	56 Buyer Financial Organ	✓ 100% vacant for three years, condition issues, permits for rehab
R0090658	2212	70 Other	✓ Seven parcels involved in a title correction from old dog track
R0005748	2212	10 Lease	✓ Assemblage of parcel purchased by adjacent property owner
R0111965	2215	67 Franchise Value Unknown	✓ Not listed in COSTAR, grantor/grantee at same address
R0180848	2215	70 Other	✓ Mixed use: retail building and 4 units, and motel
R0176620	2220	10 Lease	✓ Built to suit, Kidney Center, next to St. Anthony's North, lease back
R0179008	2230	70 Other	✓ Permits taken out and new restaurant built
R0047850	2230	10 Lease	✓ Visionworks had to remodel a former First Bank, seller financed
R0075346	2230	70 Other	✓ Mixed use: Residential and commercial
R0114737	2230	70 Other	✓ Not exposed in open market , sale and lease back
R0118567	2235	10 Lease	✓ Grantor went to prison, motivated seller
R0129962	2235	70 Other	✓ Seller financing for 25 years @ 5%, tenant purchased
R0114809	2235	70 Other	✓ Earlier sale was qualified, this was the second leg of the exchange

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0172848	2235	10 Lease	<input checked="" type="checkbox"/> Leases did not support sales price with 7.1% cap rate.
R0118416	2235	70 Other	<input checked="" type="checkbox"/> Bulk portfolio sale excessive deferred maintenance
R0161233	2235	10 Lease	<input checked="" type="checkbox"/> Non-disclosure through COSTAR and no return of calls or letters
R0084271	2235	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, borrowed \$7M at 2.41%
R0079389	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multiple parcel, multiple buildings
R0075306	2235	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, multiple buildings
R0124479	2235	70 Other	<input checked="" type="checkbox"/> Considerable remodeling due to deferred maintenance
R0092695	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multiple parcel, multiple buildings
R0084262	2235	64 Multiple Properties	<input type="checkbox"/> Mis-coded, should have been qualified
R0037105	2245	70 Other	<input checked="" type="checkbox"/> Multiple parcel condo sale
R0124577	2245	70 Other	<input checked="" type="checkbox"/> Not advertised in MLS, no TD
R0178228	2245	70 Other	<input type="checkbox"/> This was miscoded as unqualified it should have been qualified
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Accounts Audited: 81	Auditor Agrees: -79	Auditor Disagrees: -2	Auditor Disagrees: -2.47%
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Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
513728304021	0100	06 CONTRACT SALE	✓ Old contract from 2007 being paid off. County confirmation and notes support the U status. Not open market.
541709404024	0100	70 NON-ARMS LENGTH TRANSACTION	✓ Internet sales only, not exposed to the open market. Unqualified sale based on county confirmation and documentation .
541709404028	0100	22 PURCHASED SITE UNSEEN	✓ This property can never be developed as a single family residence due to water and sewage problems. Unqualified, not representative of market due to loss of any water rights, well or otherwise.
541309302039	0100	24 COMBINATION/SPLIT OF PARCELS	✓ The sale included multiple lots which were split into three lots after purchase. Confirmation of facts by county appraiser, noted in files.
541708012015	0100	06 CONTRACT SALE	✓ Old contract from 2009 being paid off. County confirmation and notes support the U status. Not open market.
513733104008	0100	06 CONTRACT SALE	✓ Old contract from 2004 being paid off. County confirmation and notes support the U status. Not open market.
514509101029	0100	22 PURCHASED SITE UNSEEN	✓ This sale was for an easement on the property. This sale passed less than 100% of fee simple. Deed and county notes support the U status.
541708012056	0100	22 PURCHASED SITE UNSEEN	✓ The grantor purchased this property previously at a tax sale. He sold the property below market to quickly turn the property over for a small profit. County notes and personal confirmation by the appraiser.
527716007001	0100	06 CONTRACT SALE	✓ Old contract from 2003 being paid off. county confirmation and notes support the U status. Not open market, seller financed.
541309406007	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. One parcel has residential improvements, the other parcel is vacant. Deed and county notes support the unqualified status.
527729101015	0100	06 CONTRACT SALE	✓ Old contract from 2009 being paid off. County confirmation and notes support the U status. Not open market.
527716007003	0100	06 CONTRACT SALE	✓ Old contract from 2008 being paid off. County confirmation and notes support the U status. Not open market.
527716006001	0100	22 PURCHASED SITE UNSEEN	✓ Internet sales only, the seller approaches county residents to purchase his properties bought at tax sale. Not open market.
528118301011	0100	70 NON-ARMS LENGTH TRANSACTION	✓ Offered only on E-bay, internet sales, not open market. County computer notes support the U status.
541303101015	0100	60 SETTLE AN ESTATE	✓ Related parties. Personal Representative Deed transferred the property. Determination based on deed, TD information. Facts noted in county files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541311223018	0100	24 COMBINATION/SPLIT OF PARCELS	✓ Multiple properties conveyed thru one deed. Deed and county notes support the unqualified status.
500704118004	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. One parcel has residential improvements, the other parcel is vacant. Deed and county notes support the unqualified status.
513915102006	0100	70 NON-ARMS LENGTH TRANSACTION	✓ Sold thru internet auctions, verified by county appraiser, notes in file.
513732110014	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Quit Claim deed and county notes support the unqualified status.
499931402006	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Quit Claim deed and county notes support the unqualified status.
527719306002	0100	70 NON-ARMS LENGTH TRANSACTION	✓ Sold thru internet auctions, verified by county appraiser, notes in file.
541719101007	0100	06 CONTRACT SALE	✓ Purchased thru installment contract, not open market. County notes and copy of installment contract support the U status.
499933301020	0100	20 OTHER	✓ Seller financed, terms unknown, the seller generally charges more for the property, higher than market, due to his financing. Confirmed by county appraiser, unqualified.
514504303009	0100	63 TRADE OR EXCHANGE	✓ This sale involved a trade for a mobile home. A quit claim deed transferred the property. This sale included an undivided interest in common property, undefined. Unqualified sale.
527730410007	0100	57 RELATED PARTIES	✓ Related parties as stated on the TD 1000. Unqualified sale.
500715301008	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. One parcel has residential improvements, the other parcel is vacant. Deed and county notes support the unqualified status.
527730410003	0100	58 BETWEEN BUSINESS AFFILIATES	✓ County notes, verified by the appraiser, indicates the buyer company and seller company are managed by the same person. Business affiliates. Unqualified.
541718311016	0100	20 OTHER	✓ Non-arms length transaction. Sale between friends, not offered on the open market. Computer notes based on appraiser verification support the U status.
499931302002	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Quit Claim deed and county notes support the unqualified status.
541302305010	0100	24 COMBINATION/SPLIT OF PARCELS	✓ The property was divided after purchase. County notes based on appraiser confirmation support the unqualified determination.
500704129002	0100	24 COMBINATION/SPLIT OF PARCELS	✓ The property was divided after purchase. County notes support the U status. The county appraiser confirmed the sale facts.
541310317009	1112	19 DISTRESSED SALE	✓ According to confirmed county notes the grantor acquired the property through probate and wanted to sell the property as soon as possible. The improvements located on the subject property were in very poor condition. The value of the improvements included in the purchase price is unknown.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541315204005	1112	19 DISTRESSED SALE	✓ Confirmed county documentation indicate the improvement was in poor condition in need of major repairs. Additionally, the grantor was in a hurry to sell the property due to outstanding debts, seller duress.
541302315001	1112	19 DISTRESSED SALE	✓ County confirmation with the grantor indicates the improvements were in very poor condition and the property was purchased as a short sale. It was not exposed to the open market.
541304402009	1112	68 REMODEL/NC BEFORE INSPECTION	✓ County computer notes confirmed the improvements were remodeled after purchase. This is an unqualified sale based on a change of condition of the improvements after purchase.
528532405009	1112	68 REMODEL/NC BEFORE INSPECTION	✓ County computer notes confirmed the improvements were remodeled after purchase. This is an unqualified sale based on a change of condition of the improvements after purchase.
513732113023	1112	30 OUTLYER	✓ Confirmed documentation indicates the improvements were in very poor condition. After analysis of the sales in the residential class, the county considered the sale an outlier in value as comparables are valued at around \$40,000.
541302001007	1112	30 OUTLYER	✓ Confirmed information from county notes indicates the improvements were in very poor condition. The unknown value of the improvements due to unknown depreciation unqualified this sale.
541310203009	1115	68 REMODEL/NC BEFORE INSPECTION	✓ County computer notes confirmed the improvements were remodeled after purchase. This is an unqualified sale based on a change of condition of the improvements after purchase.
541309422006	2112	64 MULTIPLE PROPERTIES	✓ This sale included multiple properties as stated on the deed and TD. After purchase the improvements were remodeled according to county documentation.
541511100122	2112	17 USE CHANGE	✓ According to the deed and confirmed county information this sale was the first sale after foreclosure from Wells Fargo Bank. The property was formerly mixed-use property of residential and commercial. After the purchase there was a use change to 100% commercial.
541309017003	2112	17 USE CHANGE	✓ Documentation on the TD and on county notes state this sale was seller financed and it was a use change from commercial to commercial/residential. The notes also indicate that the property was remodeled after purchase.
555718000011	2112	16 MIXED-USE	✓ Documentation on the TD and on county notes state these sale was seller financed, and was a mixed use property of commercial/residential.
541319200021	2130	24 COMBINATION/SPLIT OF PARCELS	✓ Mixed use property, related parties, this parcel was assembled with their existing ownership. Confirmed notes and TD information support the U status.
541309200103	2130	73 ASSEMBLAGE/OWNS ADJACENT PROP	✓ Notes on the TD indicates that the grantee owned the adjacent property and paid a price different than market value. This fact was personally confirmed by the county appraiser.
541316400031	2130	71 MULTIPLE BUILDINGS/IMPS ON AS XFOBs	✓ Multiple improvements located on the sale property. The value of the buildings is undeterminable. Unqualified sale.
541309018011	2130	68 REMODEL/NC BEFORE INSPECTION	✓ County computer notes confirmed the improvements were remodeled after purchase. This is an unqualified sale based on a change of condition of the improvements after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541316401001	2130	60 SETTLE AN ESTATE/PRD DEED	✓ Mixed use property, Personal Representative Deed transferred the property. Sold as a result of a death, duress.
541311221003	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties (11) conveyed thru one deed. Deed and county notes support the unqualified status.
541309200102	2130	73 ASSEMBLAGE/OWNS ADJACENT PROP	✓ Adjacent property owner purchased this property. Not open market, assemblage. County notes support the U status.
500704133002	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Deed and county notes support the unqualified status.
541311202014	2130	64 MULTIPLE PROPERTIES/IMPS ONLY	✓ A franchise fee of \$50,000 was included in the sale price of this multiple property transaction. County notes, personally confirmed by appraiser, deed and notes on TD support the U status.
541310229006	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Deed and county notes support the unqualified status.
541310109011	2130	68 REMODEL/NC BEFORE INSPECTION	✓ The improvements were in poor condition at the time of sale. Documentation in county files indicate a remodel after purchase. Change in property condition.
541302316004	2130	66 PER PROP UNDETERMINABLE VAL	✓ Seller financed, undetermined value of personal property included in sale. Confirmed by county appraiser, noted in county files, unqualified.
541310226002	2130	20 OTHER (DEMOLITION)	✓ According to the appraisers confirmation at the time of the purchase the building was burnt out. Further county documentation indicates that the property was remodeled/reconstructed after purchase. The unknown value of the burnt out structure and remodeling after purchase unqualified the sale.
541311204003	2130	71 MULTIPLE BUILDINGS/PLUS TANKS	✓ The county appraiser confirmed personal property of an undetermined value was included in the sale price. Also included in the sale price were 10 storage fuel tanks and multiple industrial buildings. The unknown value of these improvements renders the sale unqualified.
541310112011	2130	57 RELATED PARTIES	✓ County confirmed documentation state this commercial property was sold between related parties and also included multiple properties.
541310229002	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties conveyed thru one deed. Deed and county notes support the unqualified status.
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Accounts Audited:	59	Auditor Agrees: -59	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
2073-28-1-01-016	0100	0 Other	✓ Not listed in MLS, uninformed buyer, resold for \$275k
2077-12-2-09-002	0100	9 Sale Processed & Unqual	✓ Sold for \$1.2m in 2007, sold by adjacent homeowner
2077-30-2-21-004	0100	9 Sale Processed & Unqual	✓ Listed for \$295k, on market for three years
2073-03-2-35-002	0200	0 Other	✓ Sold from one exempt owner to another
1973-01-1-31-001	0200	9 Sale Processed & Unqual	✓ Two sales on same day: \$741,000 and \$1,600,000
1973-27-3-19-010	0400	9 Sale Processed & Unqual	✓ Related parties: corporations formed to received vacant lots
2073-32-2-27-003	0400	9 Sale Processed & Unqual	✓ Intercompany
1975-27-3-82-001	0400	9 Sale Processed & Unqual	✓ Intercompany
1973-27-3-16-037	0400	9 Sale Processed & Unqual	✓ Related parties: corporations formed to received vacant lots
2071-32-2-07-003	0400	9 Sale Processed & Unqual	✓ Not listed in MLS, oversized site, sold to trust company
2075-28-1-11-026	1112	9 Sale Processed & Unqual	✓ Poor condition per TD, updated per inspection
1975-33-2-18-006	1112	7 Unqualified HUD/VA sales	✓ Fixed and flipped, remodeled after sale, listed for \$199k
2077-15-3-14-004	1112	9 Sale Processed & Unqual	✓ Fixed and flipped outside base year
1975-32-3-02-062	1112	9 Sale Processed & Unqual	✓ Poor condition- kitchen trashed
1975-21-4-29-001	1112	9 Sale Processed & Unqual	✓ Fair condition per TD
1975-19-4-21-033	1112	9 Sale Processed & Unqual	✓ Fair condition per TD, kitchen damaged, remodeled after sale
1973-30-4-14-001	1112	9 Sale Processed & Unqual	✓ Poor condition per TD
1973-24-4-06-012	1112	9 Sale Processed & Unqual	✓ Difference from doc fee to contract price, excess PP
2077-33-1-02-056	1112	9 Sale Processed & Unqual	✓ Poor condition per TD, updated per inspection
2077-19-1-07-004	1112	9 Sale Processed & Unqual	✓ Remodeled after sale
1977-08-2-02-006	1112	9 Sale Processed & Unqual	✓ Model home sales office, still used as sales office, no TD
2077-21-1-14-002	1112	9 Sale Processed & Unqual	✓ Added two car detached garage after sale
2075-07-2-01-020	1112	9 Sale Processed & Unqual	✓ Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-24-1-07-019	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2077-27-1-21-042	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2077-28-4-05-016	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2075-20-3-08-045	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2077-10-4-06-020	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, remodeled
2077-27-1-21-042	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2077-24-1-07-019	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2077-21-1-14-002	1112	9 Sale Processed & Unqual	☑ Added two car detached garage after sale
2077-19-1-07-004	1112	9 Sale Processed & Unqual	☑ Remodeled after sale
2073-03-4-11-014	1112	9 Sale Processed & Unqual	☑ Fair condition per TD
2077-33-1-02-056	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2073-07-2-23-087	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2077-15-3-14-004	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2073-01-3-23-009	1112	9 Sale Processed & Unqual	☑ Fair condition per TD
2077-05-3-03-013	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, remodeled
2075-30-4-18-017	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2075-14-3-07-007	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, fixed and flipped
2077-28-4-05-016	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2073-22-4-01-003	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2073-05-1-21-027	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, building permit taken out for repairs
2073-03-4-11-014	1112	9 Sale Processed & Unqual	☑ Fair condition per TD
2077-10-4-06-020	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, remodeled
1973-01-1-14-030	1112	9 Sale Processed & Unqual	☑ Fair per TD, physical inspection was poor
1975-32-3-02-062	1112	9 Sale Processed & Unqual	☑ Poor condition- kitchen trashed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-05-3-03-013	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, remodeled
1975-19-4-21-033	1112	9 Sale Processed & Unqual	☑ Fair condition per TD, kitchen damaged, remodeled after sale
2073-07-2-23-087	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
1973-24-4-06-012	1112	9 Sale Processed & Unqual	☑ Difference from doc fee to contract price, excess PP
1973-13-2-19-005	1112	9 Sale Processed & Unqual	☑ Poor condition per TD
1973-03-2-31-017	1112	9 Sale Processed & Unqual	☑ Remodeled after sale
1973-02-4-09-033	1112	9 Sale Processed & Unqual	☑ Poor condition per TD
1975-33-2-18-006	1112	7 Unqualified HUD/VA sales	☑ Fixed and flipped, remodeled after sale, listed for \$199k
1973-01-4-01-019	1112	9 Sale Processed & Unqual	☑ Fair per TD, physical inspection was poor
1975-21-4-29-001	1112	9 Sale Processed & Unqual	☑ Fair condition per TD
1971-34-2-13-004	1112	9 Sale Processed & Unqual	☑ Related Party
1973-13-2-19-005	1112	9 Sale Processed & Unqual	☑ Poor condition per TD
1973-03-2-31-017	1112	9 Sale Processed & Unqual	☑ Remodeled after sale
1973-02-4-09-033	1112	9 Sale Processed & Unqual	☑ Poor condition per TD
1973-02-2-29-002	1112	9 Sale Processed & Unqual	☑ Needs repair per MLS
1973-01-4-01-019	1112	9 Sale Processed & Unqual	☑ Fair per TD, physical inspection was poor
1973-01-1-14-030	1112	9 Sale Processed & Unqual	☑ Fair per TD, physical inspection was poor
1971-34-2-13-004	1112	9 Sale Processed & Unqual	☑ Related Party
1973-02-2-29-002	1112	9 Sale Processed & Unqual	☑ Needs repair per MLS
2075-28-1-11-026	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2075-31-1-16-026	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, updated per inspection
2073-01-3-23-009	1112	9 Sale Processed & Unqual	☑ Fair condition per TD
2075-30-4-18-017	1112	9 Sale Processed & Unqual	☑ Fixed and flipped outside base year
2075-14-3-07-007	1112	9 Sale Processed & Unqual	☑ Poor condition per TD, fixed and flipped

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2073-05-1-21-027	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD, building permit taken out for repairs
2075-31-1-16-026	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD, updated per inspection
1973-30-4-14-001	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
1977-08-2-02-006	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Model home sales office, still used as sales office, no TD
2075-07-2-01-020	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
2073-22-4-01-003	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Fixed and flipped outside base year
2075-20-3-08-045	1112	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD, updated per inspection
2075-19-2-05-022	1112	9 Sale Processed & Unqual	<input type="checkbox"/> No justification for disqualification
2073-13-3-32-038	1112	9 Sale Processed & Unqual	<input type="checkbox"/> No justification for disqualification
2075-19-2-05-022	1112	9 Sale Processed & Unqual	<input type="checkbox"/> No justification for disqualification
2073-13-3-32-038	1112	9 Sale Processed & Unqual	<input type="checkbox"/> No justification for disqualification
2073-09-3-29-026	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Salvage condition per TD
2077-36-3-29-104	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD, updated per inspection
1973-21-1-24-014	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
1973-21-1-24-014	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
1975-17-1-12-003	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
1975-29-1-18-080	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Needs drywall, has mold
2073-25-1-29-002	1130	7 Unqualified HUD/VA sales	<input checked="" type="checkbox"/> Remodeled after sale per MLS- no permit taken out
2073-25-1-29-002	1130	7 Unqualified HUD/VA sales	<input checked="" type="checkbox"/> Remodeled after sale per MLS- no permit taken out
2073-09-3-29-026	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Salvage condition per TD
1975-17-1-12-003	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD
2077-36-3-29-104	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Poor condition per TD, updated per inspection
1975-29-1-18-080	1130	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Needs drywall, has mold
2075-25-3-11-001	2120	9 Sale Processed & Unqual	<input checked="" type="checkbox"/> Multi-parcel, portfolio sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2075-25-3-11-001	2120	9 Sale Processed & Unqual	✓ Multi-parcel, portfolio sale
1975-06-3-06-010	2130	9 Sale Processed & Unqual	✓ Salvage condition per TD
2077-16-4-21-025	2130	9 Sale Processed & Unqual	✓ Poor condition per TD
1975-06-3-06-010	2130	9 Sale Processed & Unqual	✓ Salvage condition per TD
2077-16-4-21-025	2130	9 Sale Processed & Unqual	✓ Poor condition per TD
1971-33-2-15-015	2135	9 Sale Processed & Unqual	✓ Inter-familial
1971-33-2-15-015	2135	9 Sale Processed & Unqual	✓ Inter-familial transaction
1973-03-2-37-002	2140	9 Sale Processed & Unqual	✓ Poor condition per TD
1973-03-2-37-002	2140	9 Sale Processed & Unqual	✓ Poor condition per TD
2075-34-2-38-008	2145	9 Sale Processed & Unqual	✓ Liquidation sale, expedited
2075-34-2-38-008	2145	9 Sale Processed & Unqual	✓ Liquidation sale, expedited
2077-04-4-11-027	2235	9 Sale Processed & Unqual	✓ Poor condition
2077-04-4-11-027	2235	9 Sale Processed & Unqual	✓ Poor condition
2073-36-1-10-004	2650	9 Sale Processed & Unqual	✓ 75 year lease influenced sales price
2073-36-1-10-004	2650	9 Sale Processed & Unqual	✓ 75 year lease influenced sales price
Accounts Audited: 110 Auditor Agrees: -106 Auditor Disagrees: -4 Auditor Disagrees: -3.64%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	04	ARCHULETA	
R010813	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The land supplemental questionnaire indicates that the grantee owned the adjacent property and it did influence the price he paid. Computer notes and appraiser confirmation support the unqualified status.
R018600	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was acquired by the adjacent property owner who was purchasing this for more room for his driveway. No MLS was found for the subject property in the computer notes. File notes and appraiser confirmation support the unqualified status
R016453	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This sale was between related parties and was not exposed to the open market according to the land supplemental questionnaire from Archuleta County. The TD indicates it was third-party financing at 0% until paid this is considered to be atypical financing. Unqualified sale based on documentation in the county files and documents.
R012494	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This property was purchased by the adjoiner and was not listed with a real estate agent and not exposed or made available to the open market. The adjoiner purchased the property to protect his view and space. Computer notes and appraiser confirmation support the unqualified status of the sale
R012617	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This property was sold through the treasurer's office with a treasurer deed. The purchase price for the property is the back taxes owed at the time. Computer notes confirm the unqualified status.
R011884	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This sale is not available on the open market as it was an in-company transaction. The purpose of the transfer was to consolidate three lots. The deed the TD and supplemental letter provide evidence to support the unqualified status.
R011133	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> County records indicate this property was never listed on the MLS and therefore not exposed to the open market. The deed and County records show this sale having multiple parcels. Computer notes, deed and TD support the unqualified status.
R010243	0100	27 DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> The vacant property was purchased at auction and was a distress sale, not available on the open market. County file notes and appraiser confirmation support the unqualified status..
R001267	0100	27 DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> This is a short sale according to the MLS listing. This is a form of the sale under distress and is considered unqualified. County documents including the MLS listing help support the unqualified status. The land Supplemental Questionnaire indicates related parties.
R000111	0100	27 DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> The seller indicated the property was listed at \$49,000 and had been on the market for 804 days. The seller indicated she just wanted the property sold as she was tired of paying taxes and other fees. Distress sale unqualified
R013772	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This property was purchased through a Treasurers' deed and was not exposed to the open market. Information on the deed, and county computer notes provide evidence to support the unqualified designation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011131	0100	27 DISTRESS SALE; BANKRUPTCY ETC	✓ This was a this distress sale on the part of the seller. The seller was behind in back taxes, closing costs, utility company payments, and subdivision dues. The price paid includes all the mentioned debts and is not purely for real estate. Unqualified sale based on computer notes appraiser confirmation.
R016140	0600	17 VACANT LAND WITH MINOR STRUCTURES	✓ The property was acquired by the adjacent property owner. Minor structures were located on the property at time of sale. The improvements were in salvage condition according to county information, inspection and file notes. No MLS was found by the county for the sale property in the computer notes. File notes and appraiser confirmation support the unqualified status
R014222	0600	17 VACANT LAND WITH MINOR STRUCTURES	✓ This sale included minor structures along with a vacant land. Also included in the price was a riding lawnmower and a diesel tractor. Therefore the sale price was not real estate only. Unqualified sale supported by computer notes personally confirmed by the county staff.
R003911	1212	13 UNUSUAL CONDITIONS	✓ The unusual conditions of this sale all is the fact that the home was previously gutted and remnants of the gutting our on the ground around the home.. The home is a mobile home has had the skirting removed the structure is not habitable. County notes photos and appraiser confirmation support the unqualified status.
R015962	1212	27 DISTRESS SALE; BANKRUPTCY ETC	✓ The sale included indeterminable amount of personal property as indicated on the TD. This is a short sale according to the MLS listing and all contracts are contingent upon approval by the lender. The single-family house was remodeled after the sale. Computer notes support the unqualified status
R012313	1212	27 DISTRESS SALE; BANKRUPTCY ETC	✓ The MLS listing shows property was sold at auction. The supplemental affidavit completed by the buyer shows that it was internet sale. County documents and appraiser confirmation support the unqualified status.
R009763	1212	44 ATYPICAL OF MARKET	✓ The improvement, MH, on the sale property was in complete disrepair and the buyer is in the process of the total remodel. These facts were confirmed by appraiser inspection and confirmation. Unqualified sale. This sale was financed by the seller, details unknown.
R000610	1212	13 UNUSUAL CONDITIONS	✓ The unusual conditions of this property is that it was a short sale according to the appraiser confirmation and there is mold damage in several walls. After purchase a storage room was remodeled and a poorly built porch was torn down. File document notes TD and supplemental letter support the unqualified status.
R001146	1212	13 UNUSUAL CONDITIONS	✓ This is a short sale as verified by the MLS listing. The sale may have also been affected by mold discovered a couple years before the sale, uninhabitable condition. The TD, supplemental letter and property inspection as well as appraiser confirmation support the unqualified status.
R001180	1212	13 UNUSUAL CONDITIONS	✓ County file remarks indicate that this is a short sale, pre-auction per the MLS. The MLS listing comments and appraiser confirmation support the unqualified status.
R003836	1212	13 UNUSUAL CONDITIONS	✓ This is a foreclosure sale from Beneficial Financial. The interior of the house was in disrepair regarding floors, windows, cabinets etc. The construction of the house is amateurish at best according to county notes. The value of the structure is unknown due to its disrepair. Computer notes and appraiser confirmation support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018682	1212	27 DISTRESS SALE; BANKRUPTCY ETC	✓ The sale was as a result of a death of the owner. The adjacent property owner purchased the property although it was available on the open market. This distress sale was the reason for the unqualified status. Computer notes and the deed support the unqualified status.
R003651	1212	44 ATYPICAL OF MARKET	✓ The County appraiser's code of atypical market refers to the improvements on the property. The improvements were in disrepair and are in the process of being remodeled after sale. TD County notes and supplemental letter all support the unqualified status. A different code which could have been used is #7 change after sale.
R007695	1212	28 ABNORMAL PHYSICAL PROBLEMS	✓ This is the first sale after a foreclosure by first Southwest bank. Is confirm that the house had a lot of issues and did not have a CO at the time of sale. The improvement had to be rewired three blonde and reinvented a new building permit was issued to finalize the building to get a CO. Is a change in the property due to the remodeling of the improvement after sale.
R007637	1212	28 ABNORMAL PHYSICAL PROBLEMS	✓ This is the first sale after foreclosure from the First Southwest Bank. The seller gave special concessions for repairs and also paid closing costs. The house is an overall disrepair and the value of the improvements are unknown due to their condition. Unqualified status due to sale as a result if a foreclosure by a bank, sales concessions condition of imps..
R006403	1212	28 ABNORMAL PHYSICAL PROBLEMS	✓ The improvements on the sale property were in complete disrepair and the buyer is in the process of the total remodel. This property sold through an auction and is confirmed by appraiser inspection and confirmation. Unqualified sale
R003629	1212	13 UNUSUAL CONDITIONS	✓ At the time of purchase the structure was dried in, which means the outside structure was complete, however the inside was unfinished. The supplemental TD and computer notes support the unqualified status.
R013500	1215	27 DISTRESS SALE; BANKRUPTCY ETC	✓ According to the MLS listing sheet this is a short sale where all offers must be approved by the bank. The supplemental questionnaire sent out by the County indicates that the buyer owns the adjacent property and paid more due to its adjacent location. This unqualified sale is supported by computer notes in file and appraiser confirmation.
R018147	2212	69 SALE OF A PARTIAL INTEREST	✓ The deed indicates a 26% interest in the property purchased by this transaction. The deed and County computer notes support the unqualified status
R006970	2212	69 SALE OF A PARTIAL INTEREST	✓ The TD indicates that less than 100% interest was purchased in this transaction. TD note supports the unqualified status
R006521	2212	69 SALE OF A PARTIAL INTEREST	✓ The deed and County notes indicate multiple properties in the sale. In the County notes the unqualified code is in-family transaction. The master sales lists indicates sale of a partial interest but is not supported by any documentation is the deed or County notes. The auditor agrees with the unqualified status but disagrees with the coding used by the County.
R006362	2220	35 MH & LAND	✓ County computer notes and appraiser confirmation supports the unqualified status of the sale due to a MH included in the overall sales price do the property. Unqualified sale.
R006654	2220	50 CHANGE IN USE	✓ The sale property went from residential to a mixed-use of residential and office for Hart construction. County records and appraiser confirmation support the unqualified status of mixed-use.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006649	2230	26 Mixed use	✓ This is a mixed-use property according to County computer records and information on the TD. Unqualified status supported by County records and appraiser confirmation.
R011074	2230	6 COMPANY TRANSACTION	✓ The sale was an in company transaction between for Southwest bank and Southwest bank. The deed TD and computer notes support the unqualified status.
R018355	2230	50 CHANGE IN USE	✓ Before the sale the subject property was a paint store which sold retail products. After the sale the property transitioned to a performing arts center. Photos and County file data support the unqualified sale. The sale also appears to be the first after foreclosure from the Citizens Bank of Pagosa Springs. Unqualified sale
R007362	2230	33 IMP ONLY/HANGAR	✓ This transaction included a airplane hanger only, no real property. Computer notes and appraiser confirmation support the status of unqualified.
R006378	2245	62 SALE DOUBTFUL TITLE QUIT CLAIM	✓ The quit claim deed indicates multiple units sold. The auditor agrees with the quit claim - doubtful title classification. Unqualified sale.
R006383	2245	44 ATYPICAL OF MARKET	✓ The County appraiser's code of Atypical Market refers to the improvements on the property. The improvement was a shell of a unit. The TD, county computer notes and supplemental letter all contain evidence to support the unqualified status. A different code which could be used is #7 change after sale.
R018406	9113	20 GOVERNMENT AGENCY	✓ This was an exchange of oil and gas rights and did not contain real estate. Computer notes and assessor confirmation support the U status.
R013181	9139	29 NOT AVAILABLE ON OPEN MARKET	✓ Per the supplemental questionnaire completed by the grantee the property was not listed in the MLS listing service. Nor made available to the open market. Computer notes support the unqualified status
R006609	9141	64 SALE INVOLVES MULTI PROPERTIES	✓ Multiple lots are shown on the deed and in county computer notes. Unqualified status as verified by Assessor staff.
R018701	9149	29 NOT AVAILABLE ON OPEN MARKET	✓ Foreclosure, purchased by local metro district, not available on open market.
R002488	9259	29 NOT AVAILABLE ON OPEN MARKET	✓ The County residential supplemental questionnaire indicates the property was not made available to the open market. County notes support the status.
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Accounts Audited:	45	Auditor Agrees: -45	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	BACA	
R008670	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R007669	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R010247	1112	3 GIFT OR FAMILY	<input checked="" type="checkbox"/> mom % dad to daughter
R007513	1112	74 OTHER-FORCED SALE	<input checked="" type="checkbox"/> had to go to nursing home
R002058	1112	76 OTHER-DIVORCE	<input checked="" type="checkbox"/> part of overall settlement
R011028	1112	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> sealed bid sale
R007954	1112	80 OTHER-INCL MH	<input checked="" type="checkbox"/>
R001999	1112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/> major remod job
R008616	1112	73 OTHER-USE CHANGE	<input checked="" type="checkbox"/> comm to res
R009472	1112	3 GIFT OR FAMILY	<input checked="" type="checkbox"/> settle estatee, multiple houses
R013230	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R002212	1135	80 OTHER-INCL MH	<input checked="" type="checkbox"/>
R001952	1135	57 SALE- RELATED PARTIES	<input checked="" type="checkbox"/> mom to son
R001794	1135	80 OTHER-INCL MH	<input checked="" type="checkbox"/>
R007964	1140	80 OTHER-INCL MH	<input checked="" type="checkbox"/> MH Park
R008006	2112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R008255	2112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple
R002568	2112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/> liquor store w/living quarters
R008254	2112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 3 comm buildings
R010312	2112	58 SALE- BUSINESS AFFIL	<input checked="" type="checkbox"/> In a partnership
R007474	2112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/>
R008238	2112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R007067	2112	73 OTHER-USE CHANGE	<input checked="" type="checkbox"/> purchased for storage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008008	2112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/>
R007592	2112	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/>
R008187	2112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R008132	2120	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R002033	2130	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/>
R008677	2130	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> metal shop included customer list & some equip
R007250	2130	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> price equal to bal to bank
R007632	2130	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/>
R002649	2130	70 OTHER-AUCTION	<input checked="" type="checkbox"/> also use change
R008250	2130	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
<hr/>			
Accounts Audited: 33	Auditor Agrees: -33	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06	BENT	
0023003135	0100	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/>
0001012057	0100	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/>
0001011860	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> mother to daughter
0001006790	0100	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/>
0023005047	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0001001285	0100	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> from bank
0001004990	0100	71 SALE INVOLVES M H	<input checked="" type="checkbox"/>
0023003405	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0001008235	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0023001930	0100	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/> adjoining property
0008004470	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> other parcel includes house
0023001775	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0001007050	0100	54 RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/> las animas bible church
0001013010	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0001006600	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0008004590	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0023003083	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0008004600	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> other parcel includes house
0001013321	0200	73 DURESS SALE	<input checked="" type="checkbox"/> sold for health reasons, prior sale may of 1987 for 30,000
0001001160	0200	68 REMODEL OR ADDITION OR DEMO	<input checked="" type="checkbox"/> demo theater, did not intend to demo but damage common wall and had to demo sold as vacant land
0001001380	0200	60 ESTATE	<input checked="" type="checkbox"/> fort lyon canal purchase from estate
0001009370	0200	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> bar w/ apt bldgs,1215;2130,2230

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001004080	0510	64 MULTIPLE PROPERTIES	☑ includes 7 parcels
0008003291	0520	64 MULTIPLE PROPERTIES	☑ 3 parcels of vacant land
0008004551	1000	52 PUBLIC UTILITY	☑ tower erection
0023000380	20000	02 DEEDS TO THE U.S. STATE OR POL	☑ to state to widen hwy ROW
0001003670	2212	66 PERSONAL PROPERTY INVOLVED	☑ PP including equipment
0023002320	2212	64 MULTIPLE PROPERTIES	☑ see deed
0001002995	2212	64 MULTIPLE PROPERTIES	☑ Bents fort inn Laundry
0008000635	2215	66 PERSONAL PROPERTY INVOLVED	☑ Bents Fort Inn
0001008250	2220	73 DURESS SALE	☑ prior sale 1995 for 32,000 bldg avg cond
0001007495	2230	64 MULTIPLE PROPERTIES	☑ house by parts store tore down house for parking lot, also change in use
0001007285	2230	56 FINANCIAL INSTITUTION	☑
0001005680	2230	56 FINANCIAL INSTITUTION	☑ bar wanted to do brew pub business
0001003370	2230	57 RELATED PARTIES	☑ father to son
0024001035	2235	52 PUBLIC UTILITY	☑ att bldg owned by altitude structures, LLC bldg not used, prior sales from 2800 to 62800
0001013745	9141	51 GOV AGENCY AS BUYER	☑ city purchase
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	07	BOULDER	
R0118944	0100	5 MULTIPLE PROPERTIES	✓ Sold with an improved parcel, non-buildable
R0030050	0100	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ No MLS, No TD, not exposed on open market
R0035548	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ From one family member to another
R0507454	0100	6 PARTIAL VALUE	✓ Parking space for condo
R0052465	0100	5 MULTIPLE PROPERTIES	✓ Two parcel sale
R0054692	0100	5 MULTIPLE PROPERTIES	✓ Multiple vacant lots
R0072177	0100	14 LAND CONFIRMED TO BE UNBUILDABLE	✓ No access to this site, to the rear of improved site
R0504832	0100	61 SHORT SALE	✓ Resold in 2012 for \$118k,
R0119148	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ From one family member to another
R0130582	0100	20 FORECLOSURE	✓ Flag lot, atypically sized lot.
R0130953	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ Grantor and grantee are corporate related
R0143396	0100	5 MULTIPLE PROPERTIES	✓ Part of a trade of vacant land sales and improved parcel
R0504792	0100	5 MULTIPLE PROPERTIES	✓ Two parcel sale
R0510651	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ Builder affiliates traded lots in Northfield Village
R0510930	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ From father to son
R0515048	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ Sale back and forth to corporate entities
R0515271	0100	5 MULTIPLE PROPERTIES	✓ Three lot sale
R0515869	0100	5 MULTIPLE PROPERTIES	✓ Eight lot sale
R0600128	0100	6 PARTIAL VALUE	✓ Subdivider's discounted lot for three years
R0601454	0100	5 MULTIPLE PROPERTIES	✓ 16 lot sale
R0504724	0100	5 MULTIPLE PROPERTIES	✓ Two parcel sale
R0149694	0200	5 MULTIPLE PROPERTIES	✓ Five lot sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0504339	0200	35 ASSEMBLAGE/PLOTTAGE	✓ Not listed or exposed to open market, bought by adjacent owner
R0508015	0200	5 MULTIPLE PROPERTIES	✓ Multiple parcel-land and partially improved building- deed in lieu of foreclosure
R0509294	0200	61 SHORT SALE	✓ Business enterprise failed and parcel was liquidated, paid \$360,000
R0509918	0200	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Four pad sites of vacant ground, requested a higher value of \$815k
R0510097	0200	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Single property owned by out of state owner, sold at any price offered
R0600148	0200	5 MULTIPLE PROPERTIES	✓ Three parcel sale, related parties, one parcel improved
R0001127	0200	5 MULTIPLE PROPERTIES	✓ Multiple improvements (three buildings) and strip of land
R0020970	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Excessive deferred maintenance, rodents and no heat
R0036713	1212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	✓ Sales price included 42 shares of ditch water and approval of 5500 sf house and 11,880 sf barn/arena
R0034531	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Salvage level per TD and listing broker
R0033803	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Water damage in bathroom, concerns about flooding from 4 Mile fire
R0033775	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Fixed and flip property, listed at \$679k, poor condition at time of sale
R0026924	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Improvement needed a new septic system
R0026052	1212	20 FORECLOSURE	✓ Fair Condition per TD , partially completed, missing interior/exterior finish
R0025778	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ Not a buildable site
R0021364	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ MLS stated the poor condition: no upkeep; external obsolescence
R0053602	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	✓ House on a USFS land lease that needs to be moved, needs new septic and leach field also.
R0002092	1212	9 REMODEL AFTER CONFIRMATION	✓ Addition and remodel done after sale
R0021404	1212	20 FORECLOSURE	✓ Fair Condition per TD and field inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0101365	1212	80 SELLER ASSISTED CONCESSION	<input checked="" type="checkbox"/> Not listed in MLS, owner financed at 5% for 14 years
R0600023	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD, sold at auction, bank retains one unit in 4-plex
R0505754	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Seller never moved into subject, family medical issues forced quick sale in four days.
R0145462	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> 646 sf apartment added over garage
R0141429	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD
R0110014	1212	18 DOCUMENTARY FEE ERROR	<input checked="" type="checkbox"/> Duplicate deed recorded twice, first sale was qualified
R0042793	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per MLS, water damage in kitchen, interior damaged
R0103014	1212	61 SHORT SALE	<input checked="" type="checkbox"/> Fair condition per TD and MLS
R0042829	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD & MLS
R0097410	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Duplicate deed of a disqualified sale on the same day, first sale qualified
R0095519	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Duplicate deed of a disqualified sale on the same day, home subsequently gutted
R0072317	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD and MLS
R0060550	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> In Four Mile Burn area, external obsolescence
R0060466	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD, not in MLS, rodents and excessive deferred maintenance
R0057977	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor per TD, poor per appeal that stated subject was in mid-remodel and needed a lot of work
R0108790	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Values are \$2M in neighborhood, subject has 4700 sf above grade and 2400 sf finished w/o B, 6 car G
R0068665	1212	20 FORECLOSURE	<input type="checkbox"/> No justification for disqualification
R0149617	1212	20 FORECLOSURE	<input type="checkbox"/> No justification for disqualification
R0044424	1215	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD, verified by interior photos
R0043651	1215	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD
R0020719	1235	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD, mobile home with no foundation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0041943	2212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> No money down, 100% financed at 5% for ten years.
R0104022	2212	20 FORECLOSURE	<input checked="" type="checkbox"/> 100% vacant at time of sale, poor condition per TD.
R0057403	2215	29 MIXED USE SALE	<input checked="" type="checkbox"/> Property changed use to Youth Rehab Camp, application for tax exemption
R0097667	2220	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Property purchased for future demolition. Tenants have vacated and ready for demolition.
R0141904	2220	20 FORECLOSURE	<input checked="" type="checkbox"/> Building vacated in 2010, has been 100% vacant, four separate interests as purchasers
R0601226	2230	14 LAND CONFIRMED TO BE UNBUILDABLE	<input checked="" type="checkbox"/> Restricted use, only can be used as a tree farm or farmers' market
R0510557	2245	61 SHORT SALE	<input checked="" type="checkbox"/> Not listed on open market, no TD, deed of trust showed tenant finish loan for \$111k.
<hr/>			
Accounts Audited:	69	Auditor Agrees: -67	Auditor Disagrees: -2
		Auditor Disagrees: -2.90%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	64	BROOMFIELD	
R1149028	0200	70 Other	✓ Short Exposure time, not time for due diligence
R8867208	1112	2 Post Foreclosure	✓ Multi-parcel sale: improvement and adjacent vacant lot
R1062130	1212	71 Sale Not On Open Market	✓ Buyer wanted house, not on market, seller named price
R1018501	1212	1 Short Sale	✓ Realtor dropped price \$22,000 for smoke damage
R1112562	1212	70 Other	✓ Poor condition per TD, permits taken out for remodeling
R1018404	1212	70 Other	✓ Poor condition per field inspection, estate sale
R2095200	1212	70 Other	✓ Fair condition per TD
R8866612	1212	50 Remodel or Addition	✓ 1400 SF basement was refinished after the sale
R8863415	1212	4 Relocation sale	✓ Sold to relocation company, resold on 11-7-12 for \$643k
R1129629	1230	6 Excessive Personal Property	✓ \$11,500 in PP
R8867035	2212	67 Includes a Franchise or License	✓ Deed indicates a leased fee estate, 15 year term
R1141956	2212	64 Multi-properties Sale	✓ Four parcel sale
R0113219	2212	70 Other	✓ 7-11 sale, reported \$167,600 in PP, excessive PP
R8867205	2212	3 % Complete Year Sold	✓ Inter-corporate
R8863356	2212	50 Remodel or Addition	✓ Change in use from retail to office retail
R0137138	2212	70 Other	✓ Sale and leaseback, not considered arms-length
R0137137	2212	70 Other	✓ Soil and structural problems, past fire problems
R8862370	2220	64 Multi-properties Sale	✓ Two improved commercial parcels
R1108043	2220	69 Sale of Partial Interest	✓ .254% interest purchased
R1122451	2220	69 Sale of Partial Interest	✓ .1% interest purchased
R1129059	2220	69 Sale of Partial Interest	✓ .8% interest purchased
R2404284	2220	50 Remodel or Addition	✓ Change in use from office to church
R2435526	2220	64 Multi-properties Sale	✓ Four parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1018883	2220	57 Related Parties Sale	✓ Financial institution purchased from grantor
R8866322	2220	70 Other	✓ Mixed use sale: residential/commercial
R8866332	2220	70 Other	✓ Mixed use sale: residential/commercial
R8862369	2220	64 Multi-properties Sale	✓ Two improved commercial parcels
R8862367	2220	50 Remodel or Addition	✓ Change in use from office to retail, remodel cost of \$90/sf
R1141954	2230	50 Remodel or Addition	✓ Change in use from fast food restaurant to office, remodeled after sale
R8868607	2230	70 Other	✓ Change in use from the Anthem Welcome Center to doctors' office
R8867373	2230	70 Other	✓ Sale and leaseback, not considered arms-length, still a Jack in the Box
R8867233	2230	70 Other	✓ Trade value of \$1,442,401 declared on TD 1000
R8864413	2230	69 Sale of Partial Interest	✓ 50% of fee estate purchased
R2038422	2230	57 Related Parties Sale	✓ Sale between related parties and declared business value of \$165k
R1146267	2230	2 Post Foreclosure	✓ Fair condition per TD, vacant restaurant
R1116536	2230	64 Multi-properties Sale	✓ Multi-parcel sale, includes Boulder County Pizza Hut
R1087860	2230	50 Remodel or Addition	✓ Change in use from daycare to office, remodeling done after sale
R1065967	2230	64 Multi-properties Sale	✓ Multi-parcel sale
R0023601	2230	64 Multi-properties Sale	✓ \$100k franchise fee
R2038410	2230	50 Remodel or Addition	✓ Change in use from service garage to storage
R8862833	2245	64 Multi-properties Sale	✓ Two office condo units
R8867386	2245	50 Remodel or Addition	✓ Shell only office condo
R8861148	2245	64 Multi-properties Sale	✓ Three office condo units
R8866265	2245	50 Remodel or Addition	✓ Shell only office condo
R8867379	2245	50 Remodel or Addition	✓ Shell only office condo
R8867619	2245	64 Multi-properties Sale	✓ Multi-parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 46	Auditor Agrees: -46	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R368132303311	0100	177 Vacant With Improvements	<input checked="" type="checkbox"/> The property is vacant with the exception of a garage. Notes on the TD and an offer in multi-list support the status of vacant with the improvements.
R380704300138	0100	177 Vacant With Improvements	<input checked="" type="checkbox"/> Improvements located on the property were mobile home hookups. The overall price included these hookups valued at approximately \$10,000. Appraiser knowledge of the sale and notes on TD support the U status.
R368132404334	0200	130 Property Split	<input checked="" type="checkbox"/> Notes on the TD indicate that the adjacent property owner purchased the property and replatted it after purchase. These notes support the unqualified status
R327108402404	0200	147 Parcels combined	<input checked="" type="checkbox"/> This property was purchased by the adjoiner and combined with his current ownership. County documentation supports the U status.
R380710300019	0200	64 Multi Parcels in Sale	<input checked="" type="checkbox"/> The legal description contained in the deed indicates two separate parcels. This supports the unqualified status.
R327108100288	0520	177 Vacant With Improvements	<input checked="" type="checkbox"/> The property is vacant with the exception of a garage. Notes on the TD and an offer in multi-list support the status of vacant with the improvements.
R380706300113	0520	130 Property Split	<input checked="" type="checkbox"/> This property was purchased by the adjoiner to combine with his present ownership. The purchase was also for a boundary adjustment. Notes on the TD support the unqualified status.
R327108300185	0520	130 Property Split	<input checked="" type="checkbox"/> This property was purchased by the adjoiner to a assemble with his present ownership. The property was transferred via a quit claim deed. These facts support the unqualified status.
R380706100308	0600	177 Vacant With Improvements	<input checked="" type="checkbox"/> The property is vacant with the exception of a garage. Notes on the TD and an offer in multi-list support the status of vacant with the improvements.
R380705202125	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> The improvements were remodeled after purchase. County notes and TD notes support the unqualified status.
R368132316145	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> A garage was constructed on the property after purchase. County notes and notes on the TD support the unqualified status.
R300934200030	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> This is a bank ordered sale and was not exposed to the open market. The improvements were remodeled after purchase. County notes and the deed support the unqualified status.
R342324400006	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> County notes and notes on the TD indicate this property was remodeled after sale. The basement was finished and other remodeling was completed. Unqualified status.
R368315100295	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> After purchase a new detached garage was constructed on the property. County notes and TD information support the unqualified status.
R380704213127	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> This sale was from the Federal Home Loan Mortgage. The garage was remodeled after purchase. The deed, County notes and notes on the TD support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368132448319	1112	118 Change of Use	✓ The property changed use from residential to commercial. The property was transferred by personal representative deed. County notes and the deed support the unqualified status.
R326913300167	1112	115 Mixed Use	✓ This is a mixed-use property of commercial/residential. County notes and notes on the TD support the unqualified status.
R368326100087	1112	117 Not Arms Length Transaction	✓ This was not an arm's-length sale. Only partial rights to the property were acquired. The right to keep a building and use of the domestic well was the rights transferred by the Quit Claim deed.
R316130200050	1112	118 Change of Use	✓ This property was changed to a noncommercial use after purchase. County notes and notes on the TD support the unqualified status.
R368132406119	2112	115 Mixed Use	✓ This is a mixed-use property of residential/commercial. Notes on the TD support the unqualified status.
R368132421389	2112	115 Mixed Use	✓ At the time sale the property was a mix of residential and commercial use. After purchase the improvements are being renovated. TD notes and appraiser knowledge support the status of unqualified.
R368132405093	2112	115 Mixed Use	✓ This is a mixed-use property of residential and commercial use. Notes on the TD 1000 support the unqualified status.
R380705322119	2112	115 Mixed Use	✓ 2 bay garage for auto repair. Office/showroom for Penney's, downstairs leased out at times, mixed use.
R380705149003	2112	115 Mixed Use	✓ Related by business affiliates, restaurant in lower portion, residential in upper portion. Warehouse in rear, mixed use.
R380704300173	2112	115 Mixed Use	✓ This is a mixed-use property, a motel. The mixed-use are rooms for rent and office. The sale also included blue sky business value. The facts and notes on the County documents support the unqualified status.
R342114400001	2115	125 Multi Imps on Land	✓ Garage on property, value undetermined. Notes on TD support the U status.
R327108467226	2120	131 Purchaser Owned Adjacent Property	✓ The property was purchased by the adjacent owner for expansion of his primary business. Notes on the TD support the unqualified status.
R327108200158	2120	131 Purchaser Owned Adjacent Property	✓ Notes by the County appraiser on the TD indicate the property was purchased by the adjacent property owner. This supports the unqualified status.
R368132302184	2130	125 Multi Imps on Land	✓ Warehouse and a garage, multiple improvements on land, value undetermined. The purchase was seller financed. The improvements were subsequently remodeled after sale.
R368132422239	2130	115 Mixed Use	✓ This is a mixed-use property of residential upstairs and commercial on the main floor. The sale was financed by the grantor at 5% for five years. Also a balloon payment of \$250,000 due in five years, atypical.
R380704204051	2135	115 Mixed Use	✓ This is a sale of self storage property. The property contains multiple buildings with office and storage uses. Notes on the TD support the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R289931300612	2230	115 Mixed Use	<input checked="" type="checkbox"/> Seller financed., mixed use containing residential and commercial use. Notes on TD and appraiser knowledge support the U status.
Accounts Audited:	32	Auditor Agrees: -32	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	CHEYENNE	
336105407028	0100	11 Related Parties	<input checked="" type="checkbox"/>
336105405001	0100	5 Govt Agency as buyer	<input checked="" type="checkbox"/> Town of Kit Carson
333920302028	0100	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> add imps
333920111007	0100	18 Multiple Properties	<input checked="" type="checkbox"/>
333920111006	0100	18 Multiple Properties	<input checked="" type="checkbox"/> combined parcels
333921496191	0200	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> new bldg
333920392037	0200	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> new bldg
333920302023	0530	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> also state assessed
333920107009	1112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> new bldg
336104308005	1112	29 Deeds involving US, CO or PS	<input checked="" type="checkbox"/> CDOT
336105404002	1135	16 Doubtful title,quit clain	<input checked="" type="checkbox"/> also includes MH
336104307002	1135	5 Govt Agency as buyer	<input checked="" type="checkbox"/> CDOT
336104305009	1135	18 Multiple Properties	<input checked="" type="checkbox"/> also includes MH
334112211008	1135	16 Doubtful title,quit clain	<input checked="" type="checkbox"/> also includes MH
333921218019	2112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> change in use- retail to laundry mat
333921219008	2112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> ext remod
333921219010	2112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> ext remod
333921219022	2112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> ext remod
333921225001	2112	22 Extensive Remod/add imps/change	<input checked="" type="checkbox"/> ext remod
333921324003	2112	18 Multiple Properties	<input checked="" type="checkbox"/> also parcel 333921324004
336104310007	2115	16 Doubtful title,quit clain	<input checked="" type="checkbox"/> trade
333921496003	2130	18 Multiple Properties	<input checked="" type="checkbox"/> also 333921190026
336105401011	2130	18 Multiple Properties	<input checked="" type="checkbox"/> owned adj property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
336105401010	2130	18 Multiple Properties	<input checked="" type="checkbox"/> purchased more land rec#230275
333921218034	2130	23 Partial Int	<input checked="" type="checkbox"/> bought 1/2 int
336109211006	2130	20 Non realty items of unknown value	<input checked="" type="checkbox"/> unknown value of PP
333920439002	2130	18 Multiple Properties	<input checked="" type="checkbox"/> also 33920442005
336104300065	2130	16 Doubtful title, quit claim	<input checked="" type="checkbox"/>
336109210009	2130	5 Govt Agency as buyer	<input checked="" type="checkbox"/> CDOT
336109242004	2130	23 Partial Int	<input checked="" type="checkbox"/> 2 deeds
333132100002	2130	23 Partial Int	<input checked="" type="checkbox"/> rec#'s-227329-228004-233438
333921299022	2235	18 Multiple Properties	<input checked="" type="checkbox"/> split imps on RR-ROW
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	CLEAR CREEK	
R017265	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold back to prior owner for less than 50% of 2008 sales price
R013018	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, previously bought at tax sale
R014603	0100	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> House burned in 2009, purchased foundation, well and leach field
R001899	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold to adjacent property owner, not on market
R000745	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sales price includes water/sewer hookups
R011849	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Leach field and driveway partially complete
R005781	0100	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Included camp trailer on the lot
R005747	0100	07-A-TYPICAL FINANCING	<input checked="" type="checkbox"/> Sale from Georgetown Library
R005732	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased adjacent house, not on open market
R005237	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Bankruptcy court ordered sale
R005228	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Resold on 7-16-12 for \$10,500
R005044	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Neighbor purchased lot, not on open market
R013362	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by adjacent owner whose leach field encroaches on site
R001227	1212	06-IMP UNFINISHED AT TIME OF SALE	<input checked="" type="checkbox"/> Two gutted structures, owner built a new house
R016976	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition per TD
R016592	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> House incomplete at time of sale, finished subsequently
R013922	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Excessive deferred maintenance, fair condition per TD
R012767	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition per TD, gutted, septic system poor
R004446	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased adjacent house, not on open market
R010750	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> House gutted after sale, being remodeled
R008067	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> PRD, sold to renter, not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007794	1212	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Forest Service cabin that is fully furnished
R005876	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Remodeled and added onto, sold for \$147,900
R005807	1212	06-IMP UNFINISHED AT TIME OF SALE	<input checked="" type="checkbox"/> Included two lots and unfinished improvement
R012330	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition per TD, remodeled in 2012
R017237	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition at time of sale, remodeled
R004167	1212	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> Poor condition per TD and field inspection
R016129	1230	09- FORECLOSURE	<input checked="" type="checkbox"/> Deed in lieu of foreclosure- back to the lender
R001242	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Bought hotel, demolished it, built Carl's Junior
R004521	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Remodeled second floor into four apartments
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
587102203006	0100	50 DEED IN LIEU OF FORECLOSURE	✓ The former owner foreclosed on the party to which he sold the property.
571735407003	0100	48 ASSEMBLAGE	✓ Conveyed by Quit Claim Deed.
556334103068	0100	19 O T H E R S A L E	✓ The buyer solicited the seller to purchase their property. Not open market. County notes.
557122410004	0100	19 O T H E R S A L E	✓ The death of one of the owners caused the remaining owner to sell the property after an offer was presented to her. Confirmed county notes support the unqualified determination.
613713200113	0100	18 UNVERIFIABLE SALE	✓ Conveyed by Quit Claim Deed.
598106204002	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple parcels sold on one deed. Facts on TD and deed, computer notes.
586724117042	0100	07 RELATED PARTIES	✓ The TD indicates related parties.
613518200200	0100	01 SALE INVOLVES GOV'T AGENCY	✓ The property was transferred by Quit claim deed.
598106203066	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple parcels sold on one deed. Facts on TD and deed, computer notes.
586721107027	0200	35 COM SALES	✓ Business inventory included in sale price. A portion of the sales price is blue sky, going concern, which is not real estate.
572114204007	0200	34 EXTENSIVE REMODEL OR ADDITION	✓ Building was incomplete at time of sale. Confirmation by county appraiser. Finished and remodeled after sale.
557123200714	0200	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple parcels sold on one deed. Facts on TD and deed, computer notes.
571919200098	0550	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple parcels sold on one deed. Facts on TD and deed, computer notes.
572528400039	0550	18 UNVERIFIABLE SALE	✓ Conveyed by Quit Claim Deed.
556108400197	0550	19 O T H E R S A L E	✓ Distress on part of the Grantor. Health issues caused the low price. Confirmed notes in county computer system support this determination.
572320344106	1112	19 O T H E R S A L E	✓ This is the first sale after foreclosure. The buyer approached the seller and made an offer. Not open market. Remodeled after sale
572134304014	1112	19 O T H E R S A L E	✓ Building was incomplete at time of sale. Confirmation by county appraiser. Finished and remodeled after sale.
572320365185	1112	18 UNVERIFIABLE SALE	✓ Multiple parcels conveyed by Quit Claim Deed.
587507441034	1112	19 O T H E R S A L E	✓ This was a distress sale on the part of the Grantor. The Grantor has been trying to sell this property for years, without luck. The price was lowered way below market, to get rid of it, per appraiser confirmation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
598327300015	1112	19 OTHER SALE	✓ Condition of the improvements was considered salvage by buyer and county. The improvements were razed after purchase. They were included in the purchase price. The property is now vacant.
598330300030	1112	40 LESS THAN 100%	✓ The PR deed and county notes support the partial interest conveyed by this transfer.
572320209016	1112	43 PERSONAL REPRESENTATIVE	✓ PR deed used to transfer property. The improvements were in poor condition, according to county notes and TD information. The improvements were remodeled after purchase.
598729107121	1112	48 ASSEMBLAGE	✓ Multiple parcels shown on deed. Seller financing at atypical terms, 2yrs, 0% interest, balance due.
598127101058	1112	40 LESS THAN 100%	✓ The deed and TD state an undivided 1/2 interest was transferred.
598729141011	1112	18 UNVERIFIABLE SALE	✓ Related parties, nephew/uncle, confirmed by county appraiser.
598729125005	1112	40 LESS THAN 100%	✓ The county appraiser confirmed the 1/2 interest transferred. The deed states "all of Grantor's interest acquired", which was 1/2 based on title search by county.
598729303004	1112	01 SALE INVOLVES GOV'T AGENCY	✓ Transfer by Quit Claim deed from US Rural Housing development, not exposed to open market. Deed information supports the U status.
572114315018	1112	19 OTHER SALE	✓ This is the first sale after foreclosure. The buyer approached the seller and made an offer. Not open market. Remodeled after sale
586724221038	1112	19 OTHER SALE	✓ Remodeled after purchase. Foreclosure sale, not available to the open market.
555923300020	1112	14 SALE INVOLVES MULTIPLE PROP.	✓ The deed states multiple properties sold on one deed. Unqualified.
586728300149	1112	07 RELATED PARTIES	✓ Transferred by Special Warranty deed, TD indicates related parties, same last name for Grantor and Grantee.
572320367002	1112	01 SALE INVOLVES GOV'T AGENCY	✓ Veterans Affairs, not open market according to county confirmation. Unqualified
598729217008	1112	19 OTHER SALE	✓ This is the first sale after foreclosure. The buyer approached the seller and made an offer. Not open market. Remodeled after sale.
586708100015	1135	48 ASSEMBLAGE	✓ MH added after sale, change in property characteristics.
586721423012	1135	14 SALE INVOLVES MULTIPLE PROP.	✓ The deed states multiple properties sold on one deed. Seller financed 2 payments due by Dec. 2012, not typical financing. Mobile home included in sale.
586721427018	1135	19 OTHER SALE	✓ Conveyed by Quit Claim Deed.
613318100016	1135	18 UNVERIFIABLE SALE	✓ Multiple properties and included a mobile home, Stated on confirmed county computer notes and deed.
000000052880	1135	19 OTHER SALE	✓ MH only, title was recorded, no other documentation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
556129300244	5400	19 OTHER SALE	<input checked="" type="checkbox"/> Purchased by Installment land contract. Meeting of the minds, contract date, was 3/16/2003. Financed at 12% for 10 years, atypical.
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Accounts Audited:	39	Auditor Agrees: -39	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	COSTILLA	
70115830	0100	Z See Comment	✓ This property was transferred after a land installment contract. The date of the contract is in 2010 the closing date is 2012. The value indicated by this transfer is not applicable to this valuation period. The sale is unqualified.
70317140	0100	Z See Comment	✓ This property was transferred after a land installment contract. The date of the contract is in 2005 the closing date is 2011. The value indicated by this transfer is not applicable to this valuation period. The sale is unqualified.
70245020	0100	Z See Comment	✓ Uninformed buyer, paid almost twice the county value for the property. The sale was Qualified until the end of the valuation period when it was determined the sale price was not market.
70315410	0100	Z See Comment	✓ This property was transferred after a land installment contract. The date of the contract is in 2004 the closing date is 2011. The value indicated by this transfer is not applicable to this valuation period. The sale is unqualified.
71521240	0100	Z See Comment	✓ This was not an open market transaction. According to the county questionnaire the property was not listed by a realtor or MLS.
70327920	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70366810	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70372520	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
71209990	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70372510	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70392690	0100	Z See Comment	✓ Multiple properties stated on TD and deed, also confirmed county notes.
71533092	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70243280	0100	Z See Comment	✓ Not open market, sold back to developer, confirmed county notes.
70327850	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
71534263	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70304320	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market
71544380	0100	Z See Comment	✓ Transferred by Quit Claim deed.
71530970	0100	Z See Comment	✓ This property was transferred after a land installment contract. The date of the contract is in 1996 the closing date is 2012. The value indicated by this transfer is not applicable to this valuation period. The sale is unqualified.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70377260	0100	Z See Comment	✓ Transferred by Treasurer's deed. The party paid the taxes for the period and was granted the property. Not open market.
70117520	0100	Z See Comment	✓ Uninformed buyer according to county documentation, opinion. The sale was Qualified until the end of the valuation period when it was determined the sale price was not market.
71500640	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70227790	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
70340020	0100	Z See Comment	✓ The property was transferred following completion of an installment land contract. Not open market.
70602610	0100	Z See Comment	✓ This property was transferred after a land installment contract. The date of the contract is in 1998 the closing date was in 2011. The value indicated by this transfer is not applicable to this valuation period. The sale is unqualified.
70406011	0100	Z See Comment	✓ Notes on TD state the property was purchased based on an E-bay listing. Not open market.
70255660	0100	Z See Comment	✓ Not marketed locally only on the internet. Not open market, confirmed county notes.
30005160	1112	B Multiple Properties	✓ Information on the deed and the TD indicates this was a multiple property sale.
50000690	1112	Z See Comment	✓ Transferred by Quit Claim deed.
20002230	1112	Z See Comment	✓ This sale is between related parties as indicated on the TD 1000 and in the counties computer notes.
10003230	1112	C Family	✓ This sale is between related parties as indicated on the TD 1000, deed information and in the counties computer notes.
72001670	1112	Z See Comment	✓ This is the first sale after foreclosure and was sold by a bank to an individual. The bank accepted a price of 41,900 when the principal balance of the debt was 88,000. This property was not offered on the open market and is unqualified. The improvements were in poor condition.
70362780	1112	V Bought in Poor Condition	✓ This property was transferred via quit claim deed. According to County information improvements were in poor condition and contribute an unknown value to the sale.
70276810	1112	B Multiple Properties	✓ Multiple properties stated on TD and deed, also confirmed county notes.
50004040	1112	V Bought in Poor Condition	✓ Confirmed county documentation indicates this property was bought in poor condition and was remodeled after sale.
70239350	1112	V Bought in Poor Condition	✓ This sale was seller financed for over \$23,900 at a fixed interest rate of 10% for a period of seven years. This is atypical financing and unqualifies the sale. The improvements contributed an unknown value to the sales price due to their poor condition. Supported by county records and photographs.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70235270	1112	V Bought in Poor Condition	<input checked="" type="checkbox"/> The improvements contributed an unknown value to the sales price due to their poor condition. Supported by county records and photographs.
70214000	1112	Z See Comment	<input checked="" type="checkbox"/> \$500 or less for the transfer. Unqualified sale.
70205540	1112	C Family	<input checked="" type="checkbox"/> Family transaction of a partial interest shown on deed and TD, also computer notes.
70203580	1112	C Family	<input checked="" type="checkbox"/> Included in the purchase price was an Airstream trailer of unknown value. The sale is unqualified due to unknown value of the non-real estate item.
70117860	1112	B Multiple Properties	<input checked="" type="checkbox"/> Multiple properties stated on deed, also confirmed county notes. Transferred by Quit Claim deed.
70253050	1112	Z See Comment	<input checked="" type="checkbox"/> The single-family residence located on the subject property was under construction at the time of sale. The building was incomplete at the time of sale which supports the unqualified status. Supported by county records and photographs.
70361430	1112	Z See Comment	<input checked="" type="checkbox"/> This is the first sale after foreclosure and was sold by Fannie Mae to an individual. This property was not offered on the open market and is unqualified.
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Accounts Audited:	42	Auditor Agrees: -42	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	CROWLEY	
10200221	0100	64 Multiple Properties	☑ also inc MH
10300113	0100	57 Sale between related Parties	☑ Hajar to Hajar
10300160	0100	54 Sale Involves Religious Institu	☑ path finder property co to international christen fellowship of Colorado springs
10400314	0100	60 Settle Estate	☑ confirmed by Warren Davis
10400008	0100	70 Other	☑ above mkt by comps
10300336	0100	57 Sale between related Parties	☑ bandimere to bandimere
10300221	0100	64 Multiple Properties	☑ multi parcels in sugar city
10100891	0100	71 In Leiu of foreclosure	☑ spoke with realtor - Tri County Housing short sale-change in use to res
10300264	0100	64 Multiple Properties	☑
10100912	0100	68 Remodel-New Construction	☑ after Ordway fire of 2008 purchased adjoining lot to go with new house
10300214	2130	53 Sale Involves Charitable Inst	☑
10800856	2212	66 Undetermined Personal Property	☑ liquor store & license sale price 80000
10200206	2212	66 Undetermined Personal Property	☑ liquor store plus stock and license
10100786	2212	75 Multiple Use	☑ res with commercial
10200207	2212	71 In Leiu of foreclosure	☑ seller financing/assessor spoke w/financer "Bar Crowley"
10100177	2212	56 Sale Involves Financial Inst.	☑ bank sold 1st nat ord to 1st nat Las Animas
10100538	2212	71 In Leiu of foreclosure	☑ confirmed by Warren Davis
10200036	2212	58 Sale betweenBusiness Affiliates	☑ change of use res to commercial
10100200	2212	51 Sale Involves Gov't Agency	☑ Board of county commissioners
10100675	2212	58 Sale betweenBusiness Affiliates	☑ Dick Wright and associate
10100611	2220	58 Sale betweenBusiness Affiliates	☑
10100813	2230	64 Multiple Properties	☑ 1st nat ord to 1st nat of Las Animas
10300090	2230	54 Sale Involves Religious Institu	☑ baptist foundation of colorado to attebery

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10801610	2230	60 Settle Estate	<input checked="" type="checkbox"/> confirmed by Warren Davis
10300296	2230	71 In Leiu of foreclosure	<input checked="" type="checkbox"/> Bar in sugar city personal sale
10801576	2230	58 Sale betweenBusiness Affiliates	<input checked="" type="checkbox"/> confirmed
10100003	2230	68 Remodel-New Construction	<input checked="" type="checkbox"/> res has apartment in back that was remod
10100223	2230	58 Sale betweenBusiness Affiliates	<input checked="" type="checkbox"/> Doug knows the people
10100404	2230	57 Sale between related Parties	<input checked="" type="checkbox"/> Randy Reeves to Donny Reeves Bros also 3 properties
10100179	2230	58 Sale betweenBusiness Affiliates	<input checked="" type="checkbox"/> 1st nat bank to Lindoe Inc "Dick Berg bank owner

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	CUSTER	
0010221572	0100	75 Immediate re-sale	✓ The warranty deed included in the County file is from First Bank of Colorado to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market, unqualified.
0010147278	0510	64 Multiple properties	✓ The legal description on a personal representative deed indicates three parcels were purchased on the same deed. This supports the status of unqualified.
0010214150	0510	66 Personal property	✓ The TD 1000 indicates there was personal property included in the sales price. This is an atypical sale, the information and documentation is contained in the county files, unqualified.
0010147196	0510	62 Doubtful title	✓ The transfer document for the sale is a quit claim deed which does not warrant title. The quit claim deed included in the County file supports the unqualified status.
0010009400	0510	64 Multiple properties	✓ This is a multiple parcels sale between family members. The warranty deed included in the County files documents and supports the unqualified status.
0010031465	0520	60 To settle estate	✓ The transfer document for this sale is a personal representative's deed as a result of a death. The deed is included in the County files and supports the unqualified status.
0010168100	0520	69 Partial Interest	✓ The Quit Claim deed does not indicate partial interest. The sale was from a trust and was not on the open market. The file information and documents support the unqualified status, but not the code selected by the county.
0010236956	0530	62 Doubtful title	✓ The transfer document for the sale is a quit claim deed which does not warrant title. The quit claim deed included in the County file supports the unqualified status.
0010112176	0530	60 To settle estate	✓ The personal representative deed transfers the property from Summers to Summers. The transfer is as a result of a death in the family. This document supports the unqualified status of the sale.
0010073404	0540	73 Agricultural	✓ At time of sale the property was vacant land, two parcels on one deed. Very recently the owner had the class code changed to 400. The multiple parcels indicated on the transfer deed supports the unqualified status, also change in use.
0010027392	0550	73 Agricultural	✓ At time of sale the property was vacant land. Very recently the owner had the class code changed to 400, change in use. Information supplied by the Assessor supports the change in uses, unqualified.
0010172450	1212	73 Agricultural	✓ At time of sale the property was vacant land. Very recently the owner had the class code changed to 400, change in use. Information supplied by the Assessor supports the change in uses unqualified.
0010035710	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from Morgan Chase National Bank to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market. Unqualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010227000	1212	53 Charitable Institution	✓ The buyer is a member of the Horn Creek board, not available to the open market.
0010116354	1212	72 Stress	✓ The property was transferred by a deed In Lieu of Foreclosure. The deed and supporting documents are located in the County property files. Unqualified
0010041615	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from US Bank National to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market.
0010151653	1212	75 Immediate re-sale	✓ The property was sold by special warranty deed through the Secretary of Housing and Urban Development. It's a first sale after foreclosure. The foreclosure sale support the unqualified status.
0010111302	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from Wells Fargo Bank to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market.
0010236785	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from Bank Of America to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market.
0010033513	1212	64 Multiple properties	✓ Information documented on the warranty deed, TD and property card notes support the unqualified status caused by the transfer of multiple parcels.
0010235945	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from Federal Home Loan Mortgage to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market.
0010128600	1212	72 Stress	✓ Quick sale after death, purchased by the adjoiner for below market value., priced for quick sale, not market, unqualified.
0010168605	1212	57 Related parties	✓ The transfer document for the sale is a quit claim deed which does not warranty title. The Grantor and the Grantee are the same people less Evelyn. The quit claim deed included in the County file supports the unqualified status.
0010166806	1212	69 Partial Interest	✓ The deed TD and property card indicates this sale was for undivided one half interest to the property. This documentation supports the unqualified status.
0010020501	1212	75 Immediate re-sale	✓ The special warranty deed included in the County file is from Fannie Mae to an individual. This sale is as a result of a foreclosure by the bank. It was not offered on the open market.
0010203621	1212	57 Related parties	✓ The transfer document for the sale is a quit claim deed which does not warrant title. The Grantor and the Grantee are the same people. The quit claim deed included in the County file supports the unqualified status.
0010118430	1212	64 Multiple properties	✓ The transfer was a result of a purchase by the adjoiner. The auditor agrees with the unqualified status however, not the county code of multiple properties.
0010081473	1212	63 Property trades	✓ The TD 1000 indicates there was a trade involved in the transfer. The information and documentation is contained in the county files for the unqualified determination.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010028450	1212	57 Related parties	<input checked="" type="checkbox"/> Information on the TD indicates the buyer and seller are second cousins thus the sale was not offered on the open market. County file information support the unqualified status.
0010141400	1235	66 Personal property	<input checked="" type="checkbox"/> A mobile home of unknown value was included in the sale price of the real property. County property card and computer printout support the unqualified status.
0010065300	1235	62 Doubtful title	<input checked="" type="checkbox"/> The transfer document for the sale is a quit claim deed which does not warrant title. The quit claim deed included in the County file supports the unqualified status.
0010037149	2225	52 Public utility	<input checked="" type="checkbox"/> This property located at the closed ski area. The property was transferred from the fire department back to the original grantor. The property was not exposed to the open market. Information provided by the County support the unqualified status. The auditor does not agree with the public utility code, should be a distress sale, not at market value.
0010053150	2230	64 Multiple properties	<input checked="" type="checkbox"/> The deed and County notes on the property card indicates multiple parcels included in the sale. One parcel is residential this second separate parcel is commercial. Documentation in the County files supports the unqualified status.
Accounts Audited: 33 Auditor Agrees: -33 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	DELTA	
R009432	0100	70 OTHER	✓ According to County notes the grantors are liquidating their investments in land following the housing market collapse. This indicates duress to sell on the part of the grantor. Unqualified sale.
R022482	0100	60 IS TO SETTLE AN ESTATE	✓ This sale is as a result of a death in the family and was transferred by personal representative deed. This sale is a part of settling an estate. The property was sold far below market value due to the duress on the family to unload the property. Unqualified..
R009471	0100	70 OTHER	✓ According to County notes the grantors are liquidating their investments in land following the housing market collapse. This indicates duress to sell on the part of the grantor. Unqualified sale.
R022795	0100	71 AG LAND	✓ The use of this land is agricultural and is unqualified for this study. Notes in the assessor's computer database support the unqualified status as an agricultural property
R005863	0100	65 UNFULFILLED AGREEMENTS /NO MARKET DETERM	✓ According to computer notes and notes on the county questionnaire this property was never exposed to the open market and was sold between related parties and/or business affiliates. Unqualified sale
R018936	0100	57 BETWEEN RELATED PARTIES	✓ This sale is among related parties and was never exposed to the open market. Deed information TD information and county computer notes support the unqualified status.
R018620	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties were transferred via this one deed. Facts to support this is located on the deed, TD and in computer notes provided by the county. Unqualified sale
R022696	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ This sale included multiple properties and was transferred in one deed. This multi-property transfer is an unqualified sale. The evidence which supports this finding is located in the county files and on the deed
R019097	0100	70 OTHER	✓ The County has based its determination of and unqualified sale based on a comment on the transferred declaration confirmation letter. This comment is that the property was not on the open market or available to the general public. This is the only evidence provided for this unqualified status.
R021686	0100	70 OTHER	✓ This is the first sale after foreclosure from the First National Bank of the Rockies. According to County notes the bank priced the property for quick sale to get it off their books. Unqualified sale.
R011715	0100	60 IS TO SETTLE AN ESTATE	✓ This property was transferred by quit claim deed and was sold as part of an estate sale. The quit claim deed and notes and the county computer support the unqualified sale to settle an estate.
R019350	0100	70 OTHER	✓ The County records indicate this distress sale from the grantor and was substantially below market value, in addition to \$30,000 paid in remediation costs for the improvements. This is an atypical sale and is considered unqualified.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001257	0100	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Confirmed notes indicate this property was purchased by the adjacent property owner. This was not an open market transaction according to the County notes. Unqualified sale
R021664	0100	70 OTHER	<input type="checkbox"/> There is an assumption on the part of the appraiser "NO EVIDENCE OF THIS PARCEL BEING OFFERED ON THE OPEN MARKET." I did not find evidence, other than their assumption, to support the unqualified finding. I do not agree to the unqualified determination made by the county, based on the evidence present.
R008896	1112	70 OTHER	<input checked="" type="checkbox"/> This property was never available on the open market and was not an arm's-length transaction. Information on the county questionnaire and notes stated in county computer notes support the unqualified status.
R020165	1112	70 OTHER	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Fannie Mae as stated on the deed. The property was never exposed to the open market and is considered unqualified.
R013621	1112	70 OTHER	<input checked="" type="checkbox"/> This is a first sale after foreclosure from Fannie Mae. After purchase there been extensive repairs and remodeling to the improvements including foundation work for repair kitchen repair. The deed and County computer notes support the unqualified status.
R012388	1112	70 OTHER	<input checked="" type="checkbox"/> County computer notes and the transfer declaration confirmation letter support the fact the property was never available on the open market. This is an unqualified sale.
R009013	1112	70 OTHER	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Fannie Mae. The County notes indicate there was a major remodel after purchase. This is unqualified sale.
R012623	1112	70 OTHER	<input checked="" type="checkbox"/> This is the first sale after foreclosure from the Sec. of housing and urban development. At time of sale the improvements were in poor condition and needed remodeling. This is an unqualified sale supported by the deed and in computer notes maintained by the county.
R020525	1112	70 OTHER	<input checked="" type="checkbox"/> This is a sale from HUD and was sold as a result of a foreclosure, thus the very low sales price. Unqualified.
R014288	1112	70 OTHER	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Fannie Mae to an individual as stated on the deed. The County notes state a "nontypical sale". The note in the file is no indication as to the atypical situation. This is unqualified sale due to the sale from Fannie Mae having not been exposed to the open market.
R018487	1880	70 OTHER	<input checked="" type="checkbox"/> This is a mixed-use, multiple parcel property sale. The facts to support the unqualified status are contained on the deed, on the TD and county computer notes.
R011603	1885	70 OTHER	<input checked="" type="checkbox"/> This is a mixed-use property containing residential and commercial uses. The property was transferred by personal representative deed from an estate. There is more than 1 residence on the property. This is unqualified sale
R022654	1887	70 OTHER	<input checked="" type="checkbox"/> Personal property of unknown value was included in the purchase price. The property was transferred by Personal Representative's deed. The sale was not exposed to the open market. This a mixed use property. These facts are contained in county files, TD and on the deed. Unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007881	2130	64 INVOLVES MULTIPLE PROPERTIES	✓ This sale involved multiple parcels as stated on the deed, computer notes and on the TD.
R008099	2130	56 INVOLVES FINANCIAL INSTITUTION AS BUYER	✓ The grantee of this sale was the joining property owner. They were motivated to buy the property for expansion of the credit union. The grantor was in duress and needed to sell the property according to assessor personal confirmation. This is unqualified sale.
R011651	2212	57 BETWEEN RELATED PARTIES	✓ This is a transaction between a father and a son was not exposed to the open market. This fact is stated on the TD and in the computer notes maintained by the County. This is and unqualified sale.
R014733	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ The deed the TD and the County computer notes all have evidence to support the unqualified status for multiple properties conveyed in this transaction. Unqualified sale
R014887	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ Seller financing, multiple properties transferred on the same deed. These facts are indicated on the deed, TD and in county computer notes. Unqualified sale.
R007875	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ This sale involved multiple parcels as stated on the deed, computer notes and on the TD.
R003414	2212	72 LAND AND MOBILE HOME	✓ Confirmation by the appraisal staff of Delta County indicates a manufactured home was included in the sales price. The sale included two separate parcels as well as the manufactured home. Unqualified sale.
R014249	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ The purchase price included personal property of unknown value. The value of the personal property clouds the price paid for the real estate. There is support for the remodeling or additions to property as stated in the county notes. The U status is supported by the unknown value of the personal property as stated on the TD.
R014415	2212	13 COURT DECREE OR ORDER	✓ The document used to transfer the property was a court order and was not exposed to the open market. The County notes indicate this is a sale between related parties however I was unable to find the documentation for this fact. This and unqualified sale.
R013776	2212	66 INVOLVES P.P. OF UNDETERMINED VALUE	✓ Through personal confirmation by the assessor there was personal property included in the sale price. This tends to cloud the price paid for the real estate. Unqualified sale.
R023670	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ There was a modular building included in the sale. The value of the modular is unknown. The title for the modular is clouded. Multiple building. A mixed use property. Unqualified sale.
R014248	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple parcels as indicated by the deed information Unqualified sale.
R007907	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ The electronic property card maintained by the County states that the existing building was demolished soon after the purchase. Unqualified sale.
R015553	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ Personal property of unknown value was included in the purchase price. The sale included multiple properties as stated in the county notes, TD and confirmation letter. There is adequate support for the unqualified status.
R014758	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ The deed, TD and county computer notes all have evidence to support the unqualified status for multiple properties conveyed in this transaction. Unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009038	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ This is a mixed-use property with a restaurant retail area in the lower floor and the upper floor is lodging. After purchase the improvement underwent extensive remodeling for the new uses. County notes support the unqualified status.
R007906	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ County computer notes indicate this property was remodeled after purchase. Unqualified sale.
R014393	2230	70 OTHER	✓ This is a first sale after foreclosure from Wells Fargo bank to an individual. This is a distress sale from the bank to get the property off of their records and back onto the market. Verified by appraisal staff and county notes on the property card support the unqualified status.
R003388	2230	70 OTHER	✓ County confirmation states the property is a mixed-use property and the personal property stated on the TD was included in the sale price. This is an unqualified sale.
R008991	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ The County computer notes state there was an extensive remodel after the sale. Unqualified sale.
R007774	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ Personal property of unknown value was included in the purchase price. The sale included multiple properties as stated in the county notes, TD confirmation letter and Personal Representative's deed. There was also a mobile home included, unknown value. Unqualified sale.
R009937	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ The deed, TD and county computer notes all indicate that this is a multi-property sale. Unqualified.
R015369	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Unknown personal property included in sale price according to information on the TD. Seller financed. After purchase the improvements underwent extensive remodeling according to county computer notes. Unqualified sale.
R008842	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Unknown personal property included in sale price according to information on the TD. The property changed in use from residential to a beer tasting room, retail. County notes indicate extensive re-modeling after purchase. Unqualified sale.
R018369	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown in the county computer notes on the deed and on the TD declaration. This is an unqualified sale
R013743	2230	66 INVOLVES P.P. OF UNDETERMINED VALUE	✓ The TD and the County documents indicate there was undetermined value of personal property included in the sale price. Additionally, this property was foreclosed by the grantor who financed the last sale. There was also a business affiliation which unqualified the sale.
R014336	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ The recorded deed and county computer notes state this a multi-property sale. The sale is unqualified due to related parties and a multi-property sold on one transaction.
R014488	2230	57 BETWEEN RELATED PARTIES	✓ TD, deed and the county computer notes all support this was a sale between related parties. This sale was not available to the open market and is not considered unqualified.
R014732	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ After purchase the subject improvements were remodeled. This is based on personal knowledge of the appraiser, stated information on the property card and in the computer files. Unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003654	2230	63 INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> The TD and the county computer notes state that a trade for lot 10 Stonegate at Deer Creek was a part of the transaction. This sale is unqualified.
<hr/>			
Accounts Audited:	55	Auditor Agrees: -54	Auditor Disagrees: -1.82%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	DENVER	
02234-07-017-000	0100	@ RESALE	✓ Resold 7/12 for \$29,000, UC in base year
01331-15-011-000	0100	GN Government Not Market	✓ Multi-parcel sale, related transaction, Intercompany
02294-22-044-000	0100	N@ Not Market resale	✓ Resold in 5/12 for \$300k
05321-09-001-000	0100	@ RESALE	✓ listed at \$100k
05242-05-007-000	1112	VC SALES VERIFICATION LETTER	✓ Not listed in MLS, FISBO, poor condition
02322-03-005-000	1112	M8 MLS	✓ Poor condition per TD, water damage, gutted
06331-16-018-000	1112	D8 DISPOSAL	✓ Poor condition per TD
06321-01-001-000	1112	D7 DISPOSAL	✓ Fair condition per TD
06293-05-013-000	1112	DM DISPOSAL	✓ Fair condition per TD
06053-46-007-000	1112	D% DISPOSAL	✓ 6th and Monaco, external obsolescence
06052-18-009-000	1112	D DISPOSAL	✓ Fair condition per TD, location on Monaco
06041-24-006-000	1112	D@ DISPOSAL	✓ Resold in 8/11/12 for \$128k
01294-25-003-000	1112	DC DISPOSAL	✓ Fair condition per TD, poor per sales verification letter
05293-24-016-000	1112	DM DISPOSAL	✓ Fair condition per TD, mold damage
05254-03-001-000	1112	DC DISPOSAL	✓ Not listed in MLS, FISBO, poor condition
01304-09-010-000	1112	\$? FAVORITE FINANCING	✓ No MLS, Intercompany sale
05142-07-002-000	1112	DN DISPOSAL	✓ External obsolescence from Alameda
05141-07-016-000	1112	DM DISPOSAL	✓ Excessive deferred maintenance
05133-00-139-000	1112	MD MLS	✓ Fair condition per TD in Polo Club
05125-18-001-000	1112	M8 MLS	✓ Poor condition per TD, permit taken out for remodel
05124-12-011-000	1112	MD MLS	✓ Intercompany transfers from 2005-2011
02323-11-005-000	1112	M8 MLS	✓ Fair per TD, demo'd imp, building duplex
02323-09-018-000	1112	M8 MLS	✓ Major repairs, 972 sf detached garage, 564 sf addition

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02302-33-019-000	1112	V8 SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Not in MLD, poor but livable, bought by neighbor
02282-27-024-000	1112	C\$ POOR CONDITION	<input checked="" type="checkbox"/> Poor condition per TD
02282-24-030-000	1112	@? SPECULATIVE	<input checked="" type="checkbox"/> Sold in consecutive months to adjacent property owner
02281-33-011-000	1112	M8 MLS	<input checked="" type="checkbox"/> Fair condition per TD, used as commercial
01324-34-002-000	1112	DC DISPOSAL	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
05263-07-017-000	1112	DM DISPOSAL	<input checked="" type="checkbox"/> Poor condition per TD
02323-09-019-000	1112	M8 MLS	<input checked="" type="checkbox"/> Fair per TD, demo'd imp, building SFR
05254-24-015-000	1112	DN DISPOSAL	<input type="checkbox"/> No justification for disqualification
01285-16-025-000	1114	DN DISPOSAL	<input checked="" type="checkbox"/> Receiver's Deed, from one builder to another
05015-34-014-000	1114	DC DISPOSAL	<input checked="" type="checkbox"/> Multiple improvement sale, shell only
06212-03-006-000	1114	D\$ DISPOSAL	<input checked="" type="checkbox"/> Fair to poor condition
05362-11-084-084	1130	DC DISPOSAL	<input checked="" type="checkbox"/> Poor condition per TD, 1970's period home
02354-20-044-044	1130	DM DISPOSAL	<input type="checkbox"/> No justification for disqualification
06091-00-033-000	2120	Z% MULTI-PARCEL	<input checked="" type="checkbox"/> Two parcels equaling \$30M, assumption of loan by GE Capital on medical equipment,
05212-05-048-000	2120	N7 NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Marketed as residence and used as four offices
05221-17-066-000	2120	8% TD1000	<input checked="" type="checkbox"/> Light rail station on I-25 and Louisiana, seller financed, bought as land, redevelopment
05264-00-026-000	2120	I PARTIAL INTEREST	<input checked="" type="checkbox"/> Sold two medical office buildings but not the land
05271-05-023-000	2120	S SUBSEQUENT CHANGES	<input checked="" type="checkbox"/> \$250k spent after sale converting general office to a dental office
05291-04-025-000	2120	CY CONDITION	<input checked="" type="checkbox"/> Rear building that is land-locked, access issues, pulled \$319k to renovate to orthodontics office
05183-00-304-000	2120	8? TD 1000	<input checked="" type="checkbox"/> Seller financed with a balloon
05361-10-027-000	2120	M MLS	<input checked="" type="checkbox"/> Old World Savings Bank, scraped everything but basement with vault, built Steele Street Bank
05293-00-022-000	2120	N NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> COSTAR reported DOM of 1302, sold to long-term tenant, \$100k in dental PP
05171-06-019-000	2120	R8 RELATED	<input checked="" type="checkbox"/> Inter-related parties
05162-02-007-000	2120	V8 SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Not exposed to open market, seller financing

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
06091-00-040-000	2120	8S TD 1000	☑ \$1.2M renovation after purchase, went from low vacancy to high occupancy
05161-08-012-000	2120	8% FAVORITE FINANCING	☑ Owner financing, basically a lease with a 10 year balloon for MMJ
06181-13-046-000	2120	&S PAD SITE ONLY	☑ Shell building, \$2.2M to renovate
05156-25-001-000	2120	8Z MULTI-PARCEL	☑ This is the parking structure parcel associated with an office building
05156-18-032-000	2120	EX ESTATE SALE	☑ Estate sale of a former small commercial building
05156-05-041-000	2120	NR RELATED	☑ Inter-corporate: exchanged with partner
05151-25-029-000	2120	GQ GOVERNMENT	☑ City of Denver was grantor via quit claim
05131-03-046-000	2120	C CONDITION	☑ Poor per TD and field inspection, remodeling
05161-10-001-000	2120	S SUBSEQUENT CHANGES	☑ Converted from a cleaning business to office use
07042-00-032-000	2120	SD SIGNIFICANT CHANGES	☑ Asbestos problem, removed after sale, atypical occupancy
00153-00-037-000	2120	N NOT REFLECTIVE OF MARKET	☑ Recapitalization of project, partial interest buy-in
00204-01-013-000	2120	D DISPOSAL	☑ Allocated portion of portfolio: 27 parcels
01183-00-037-000	2120	YZ ATYPICAL MULTI-PARCEL	☑ Warehouse and retail building
01231-00-042-000	2120	D DISPOSAL	☑ Fair condition per TD, deferred maintenance
02203-30-010-000	2120	8S TD1000, SIGNIFICANT CHANGE	☑ Marketed as residence and converted to commercial
02212-04-004-000	2120	DY DISPOSAL	☑ Poor per TD, \$150k permit for updating
02275-12-021-000	2120	8J MIXED USE	☑ Mixed use: first floor office and second floor residential
02277-10-007-000	2120	VZ SALES VERIFICATION LETTER	☑ Multi-parcel (2) sale on Larimer and Walnut, bought for development
06151-00-032-000	2120	S SIGNIFICANT CHANGES	☑ Spent \$132K to convert a bank to medical office
07093-00-139-000	2120	ZD MULTI-PARCEL	☑ Multi-parcel parcel with office and two parking parcel in DTC
06092-01-187-000	2120	V SALES VERIFICATION LETTER	☑ Second floor was shell at time of sale, finished as a medical office(\$600k), excess land in rear
06345-00-063-000	2120	DC DISPOSAL	☑ Sold below land value, buyer will complete tenant finish
06334-24-003-000	2120	DZ DISPOSAL	☑ Multi-parcel office without allocation
06324-00-080-000	2120	% FAVORITE FINANCING	☑ 30 year land lease, ownership may forfeit building, direct ingress/egress

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
06301-29-003-000	2120	VS SALES VERIFICATION LETTER	✓ 1035 sf addition to 7200 sf building, excessive deferred maintenance
06192-00-026-000	2120	D DISPOSAL	✓ 57% vacancy in an area of 20% vacancy, functional obsolescence, tenant issue
06333-00-052-000	2120	R RELATED	✓ Chase Bank sold to JP Morgan Chase
06174-00-139-000	2120	ZD MULTI-PARCEL	✓ Two improved office building parcels purchased at auction, multi-parcel sale
05131-02-063-000	2120	R RELATED	✓ Change in use from office to MMJ use, no financing available
05125-08-021-000	2120	RW RELATED	✓ Related parties
05102-03-003-000	2120	DS DISPOSAL	✓ Poor condition per SVL, permits pulled for remodeling
02355-01-012-000	2120	D DISPOSAL	✓ House converted to small office
02355-04-007-000	2120	SZ SUBSEQUENT CHANGES	✓ House converted to small office
02355-20-023-000	2120	NR RELATED	✓ Related party sale to the owner's trust
02355-23-042-000	2120	S SUBSEQUENT CHANGES	✓ Home office gutted and will return to residential use
02355-34-026-000	2120	ZY MULTI-PARCEL	✓ Multi-parcel sale, mixed use, changed back to residential
02355-36-025-000	2120	S SUBSEQUENT CHANGES	✓ Former residence had its top popped and is office
02363-09-026-000	2120	MZ MLS	✓ Mixed use: apartment units up and office down
05112-16-003-000	2120	VZ MULTI-PARCEL	✓ Multi parcel, mixed use: apartment and commercial, will be redeveloped
05103-34-041-000	2120	D DISPOSAL	✓ Vacant for three years, basically deed-in-lieu, multi-parcel
02349-33-028-000	2120	8Z TD 1000	✓ Not on open market, portfolio exchange, corporate buyout
05103-34-039-000	2120	N NOT REFLECTIVE OF MARKET	✓ Vacant for three years, basically deed-in-lieu, multi-parcel
05125-08-004-000	2120	RW RELATED	✓ Related parties
05101-06-045-000	2120	RV RELATED	✓ Purchased by tenant, not on market
05095-15-029-000	2120	S SUBSEQUENT CHANGES	✓ Warehouse changed to medical offices/partial warehouse
05086-32-045-000	2120	M? MLS	✓ Land sale, bank bought a service station, scraped improvement
05086-26-037-000	2120	R8 RELATED	✓ Related parties per TD bought 50% interest
05044-20-026-000	2120	VF SALES VERIFICATION LETTER	✓ Residential use converted to office use and rehabbed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05038-19-127-000	2120	R8 RELATED	☑ Related parties per TD and COSTAR
05036-09-054-000	2120	VZ SALES VERIFICATION LETTER	☑ Asbestos problem, excessive deferred maintenance
05125-22-018-000	2120	Z MULTI-PARCEL	☑ Portfolio sale of multi-parcel
06343-00-198-000	2120	Z% MULTI-PARCEL	☑ Two improved parcels, adjoining with different sized improvements, seller financing @5%
05033-13-005-000	2120	D? DISPOSAL	☑ Deed in lieu of foreclosure
05103-34-040-000	2120	D DISPOSAL	☑ Vacant for three years, basically deed-in-lieu, multi-parcel
02301-08-020-000	2120	M8 MLS	☑ Multiple permits pulled on parcel, never built. Bought it for retail, Paid premium
02281-07-019-000	2120	R RELATED	☑ Buyer was an officer in the seller's corporation
02283-15-044-000	2120	V& PAD SITE ONLY	☑ Owner will remodel to own preference, environmental issues
05111-35-023-000	2120	8S SUBSEQUENT CHANGES	☑ Renovated after sale, \$2.8 M in permits
02294-24-022-000	2120	VZ MULTI-PARCEL	☑ Parking parcels in addition to office building
02349-31-012-000	2120	I8 PARTIAL INTEREST	☑ 7.7955% partial interest
02303-21-003-000	2120	S SUBSEQUENT CHANGES	☑ Change in use from residential home to commercial office use.
02312-08-024-000	2120	V* MORE EXPLANATION NEEDED	☑ Mixed use residential/commercial taken to full office use.
02321-32-047-000	2120	8% TD 1000	☑ Financed and developed by GE Credit with medical equipment in place with the loan
02331-06-147-000	2120	85 TD 1000	☑ Rent rates don't support sales price. Office and retail uses
02331-12-023-023	2120	8Z TD 1000	☑ Multiple parcel sale with one being office and the other a parking structure.
02332-01-009-000	2120	8Z TD 1000	☑ Multiple parcel transaction
02332-09-019-000	2120	85 TD 1000	☑ Purchased long term rent roll as well as real estate
02332-14-017-000	2120	VR SALES VERIFICATION LETTER	☑ Purchased by long-time tenant
02345-27-002-000	2120	V% SALES VERIFICATION LETTER	☑ Owned carried loan, property not on open market
02345-31-022-000	2120	8# TD 1000	☑ Undue duress on the part of the seller
02346-17-010-000	2120	8X TD 1000	☑ 3.83% cap rate, assemblage, owned adjacent parcels
02345-28-022-000	2120	RZ RELATED	☑ Multi-parcel sale, inter-corporate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02345-17-011-000	2120	8R TD 1000	<input checked="" type="checkbox"/> Sale and leaseback, owner financing, parties business related
02345-13-034-000	2120	MZ MULTI-PARCEL	<input checked="" type="checkbox"/> Three units, upgrade after purchase, 80% vacant
02345-10-027-027	2120	8Z TD 1000	<input checked="" type="checkbox"/> More then one condo unit (8 total units), personal property, parking
02345-08-026-000	2120	8\$ TD 1000	<input checked="" type="checkbox"/> 100% vacant, cash purchase, highest price in CBD, LEED certified
02342-19-026-000	2120	8 TD 1000	<input checked="" type="checkbox"/> Use changed from warehouse to office flex space
02331-09-038-000	2120	DP DISPOSAL	<input type="checkbox"/> Disagree with the reasons for justification
05132-00-025-000	2120	8 TD 1000	<input type="checkbox"/> No justification for disqualification
02345-43-004-004	2130	8Z TD 1000	<input checked="" type="checkbox"/> Curtis Hotel, multi-parcel condo conversion to three units
05091-00-158-000	2130	VZ MULTI-PARCEL	<input checked="" type="checkbox"/> Multi-parcel sale
02345-25-011-000	2130	RI PARTIAL INTEREST	<input checked="" type="checkbox"/> 11.075% purchased
02363-00-011-000	2130	N NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Original negotiation done in the past, exercised option, back to 7-11
04251-00-007-000	2130	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Two parcels, condition issues, rehabbed after sale, change in use
05034-09-017-000	2130	RZ RELATED PARTY NOT ALLOCATED	<input checked="" type="checkbox"/> Estate to trust sale, two parcels
05043-19-023-000	2130	VP SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Former armored car garage, added shooting range, wine cellar, theater, kitchen
05072-15-023-000	2130	8% TD1000	<input checked="" type="checkbox"/> Seller carried \$200k note, atypical financing
05085-04-027-000	2130	8P TD 1000	<input checked="" type="checkbox"/> Poor condition per TD, assemblage; buyer bought additional parcel
02354-30-010-000	2130	8C TD 1000	<input checked="" type="checkbox"/> Four parcel sale with senior housing building and parking lot
05091-04-011-000	2130	VZ SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Purchased by non-profit, included additional parcel.
05096-15-027-000	2130	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Multi-parcel (5) sale of a distillery, excessive personal property.
05104-09-008-000	2130	X EXPANSION	<input checked="" type="checkbox"/> Irish Rover Pub expanded into building next door and added deck
05162-00-011-000	2130	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Two parcel sale that is essentially a land sale
05151-03-002-000	2130	C@ CONDITION	<input checked="" type="checkbox"/> Auto service station converted into a restaurant
02345-18-003-000	2130	8K Encumbered	<input checked="" type="checkbox"/> Ground lease, purchased 50% interest in land
05156-27-001-000	2130	8Z MULTI-PARCEL	<input checked="" type="checkbox"/> Parking garage and two separate office buildings

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05161-02-036-000	2130	ZS MULTI-PARCEL	✓ Fair condition per TD, \$750k in permits to remodel.
05162-00-010-000	2130	V MULTI-PARCEL	✓ Two parcel sale that is essentially a land sale
05181-33-005-000	2130	R RELATED	✓ Inter-familial through corporation
05181-09-004-000	2130	WY FUNCTIONAL OBSOLESCENCE	✓ Non-conforming use, possible land sale
02279-14-048-000	2130	3DN DISPOSAL	✓ Foreclosed and purchased by tenant. Loan covered real, personal and business property.
05121-27-007-000	2130	RI RELATED PARTIES	✓ Quit-claimed 25% interest of property among related parties.
01234-00-037-000	2130	8Z MULTI-PARCEL	✓ Denny's Restaurant associated with a hotel, allocation
02221-29-019-000	2130	VZ MULTI-PARCEL	✓ Two parcels sold on same deed
02214-41-001-000	2130	N? NOT REFLECTIVE OF MARKET	✓ Smaller parcels associated with qualified large parcel
02214-29-018-000	2130	DC DISPOSAL CONDITION	✓ Excessive deferred maintenance
02214-18-005-000	2130	Z8 TD 1000	✓ Smaller parcels associated with qualified large parcel
02213-44-011-000	2130	S8 SIGNIFICANT CHANGES	✓ New kitchen added to restaurant
02194-25-010-000	2130	RV SALES VERIFICATION LETTER	✓ Business value included, bought from another franchisee
02292-09-001-000	2130	Z MULTI-PARCEL	✓ Two parcel sale, church building included
01324-35-010-000	2130	VZ SALES VERIFICATION LETTER	✓ Multi-parcel, main parcel qualified
02271-18-019-000	2130	VZ MULTI-PARCEL	✓ Two parcel sale
01215-01-051-000	2130	N NOT REFLECTIVE OF MARKET	✓ Transfer of a land lease
01191-07-008-000	2130	8Z MULTI-PARCEL	✓ Two improved and one land parcel
00204-01-011-000	2130	LZ ALLOCATED SALE, MULTI-PARCEL	✓ Allocated portion of portfolio: 27 parcels
00185-02-022-000	2130	NR NOT REFLECTIVE OF MARKET	✓ Contamination, buyer was seller's sister-in-law
00102-00-177-000	2130	VN VERIFIED NON-MARKET	✓ Assemblage parcel on Tower Road
05183-08-001-000	2130	8X TD1000	✓ Not actively marketed, bought by adjacent parcel owner
02342-32-024-000	2130	RW RELATED PARTY NOT ALLOCATED	✓ Purchased by tenant, less than land value, under-improved
02174-24-053-000	2130	8P TD 1000	✓ Wendy's restaurant, franchise purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02313-12-007-000	2130	M MLS	✓ Used car lot, minimal improvements, seller financing
02342-35-003-000	2130	8& TD 1000 PAD SALE	✓ Land price sale, added \$1.3 M after sale
02342-33-020-000	2130	8N TD 1000 NOT MARKET	✓ Multiple parcels, charitable foundation as grantee
02342-22-039-000	2130	8R TD 1000 RELATED PARTIES	✓ Intercompany transfer
02331-17-031-000	2130	8Z MULTI-PARCEL	✓ Two parcel sale
02331-17-009-000	2130	8% TD 1000	✓ Per TD, related parties and seller financing.
02331-15-015-000	2130	8I PARTIAL INTEREST	✓ Partial interest of 50%
02331-15-010-000	2130	8J MIXED USE	✓ Miss-coded: this is fair condition per TD.
02243-00-037-000	2130	MZ MULTI-PARCEL	✓ Three parcels on the same deed, non-market transaction per broker
02314-25-002-000	2130	V SALES VERIFICATION LETTER	✓ Sold to a long-term tenant, going concern of business
02263-10-020-000	2130	Z MULTI-PARCEL	✓ Three parcels on the same deed
02301-33-016-000	2130	N NOT REFLECTIVE OF MARKET	✓ Tavern had considerable personal property and business value
02301-01-001-000	2130	M8 MLS	✓ This was a land sale per the broker- improvements negligible
02294-24-008-000	2130	VZ MULTI-PARCEL	✓ Multi-parcel sale: parking and improvement
02294-18-014-000	2130	S SUBSEQUENT CHANGES	✓ Day Care Center converted to vet clinic
02279-15-031-000	2130	8C CONDITION	✓ Purchased by adjacent owner, Denver's oldest dive bar, basically a shell.
02279-09-035-000	2130	8W TD 1000	✓ Site limited by Public Service easements, sold below land value
02342-36-016-000	2130	VZ SALES VERIFICATION LETTER	✓ Multiple parcels, purchased by tenant, not on open market
02322-25-009-000	2130	8? TD 1000	✓ Going concern: personal property, FFE, and inventory for this service station
02342-13-032-000	2130	R8 RELATED PARTY NOT ALLOCATED	✓ Related per TD
05192-09-012-000	2130	RV RELATED	✓ Tenant purchased, never listed
05202-12-049-000	2130	N% NOT REFLECTIVE OF MARKET	✓ Tenant purchased, never listed, owner financed
05223-00-020-000	2130	VZ RELATED	✓ Inter-company
05223-05-021-000	2130	8Z TD 1000	✓ Old SFR and vacant land parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05223-09-030-000	2130	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Multi-parcel sale, this is the parking lot for the warehouse
05227-04-063-000	2130	8T TRADE	<input checked="" type="checkbox"/> Sushi Den exchanged site on Old South Pearl to expand Den plus \$2M
06042-01-009-000	2130	VP SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Vet clinic sold with personal property and business (old SFR)
06051-04-011-000	2130	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Residual parcel, parent parcel has been validated
06302-19-017-000	2130	N NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Sold to tenant, seller confirmed not market transaction, court order involved
06354-00-015-000	2130	NF NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Limited access,
05183-08-002-000	2130	8X TD 1000	<input checked="" type="checkbox"/> Not actively marketed, bought by adjacent parcel owner
02211-11-012-000	2130	MZ MLS MULTI-PARCEL	<input type="checkbox"/> Land parcel inconsequential
05111-07-034-000	2135	YC FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> Warehouse in the County Club District, fair condition per TD, atypical use
02222-07-007-000	2135	8@ TD 1000	<input checked="" type="checkbox"/> Resold in March, 2011 for \$745k
02243-03-013-000	2135	RZ RELATED	<input checked="" type="checkbox"/> Related parties per TD and multiple parcels
02353-05-086-000	2135	YX FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> Warehouse in a hospital district, bought by hospital as assemblage
05042-15-002-000	2135	Z MULTI-PARCEL	<input checked="" type="checkbox"/> Multiple parcels purchased in different blocks, below market lease
05042-17-015-000	2135	MS SUBSEQUENT CHANGES	<input checked="" type="checkbox"/> Sold in shell condition, no tenant finish,
05043-31-001-000	2135	VT SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Fair condition per TD, not offered in open market, no appraisal, did exchange
05091-06-031-000	2135	M% MLS	<input checked="" type="checkbox"/> MMJ grow facility, financed by seller
05091-11-005-000	2135	ZN MULTI-PARCEL	<input checked="" type="checkbox"/> Fair condition per TD, multi-parcel sale, balloon payment
05092-06-015-000	2135	8R MULTI-PARCEL	<input checked="" type="checkbox"/> Multi-parcel warehouse sale with some office, not exposed on market
02221-29-016-000	2135	VZ SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> One building on two parcels, 6:1 improvement to land ratio
05164-01-010-000	2135	YZ FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> 2.2 acres of vehicle storage and warehouse on multiple parcels
05211-13-001-000	2135	V% FAVORITE FINANCING	<input checked="" type="checkbox"/> Salvage auto yard with multiple parcels, large land to building ratio, sold to tenant
05222-04-005-000	2135	D DISPOSAL	<input checked="" type="checkbox"/> Sold the year before with an improvement that was demo'd and resold as vacant land
05223-09-036-000	2135	8? TD1000	<input checked="" type="checkbox"/> Not listed, no brokers on either end, sale price went to the penny.
02214-46-011-000	2135	S PHYSICAL CHANGES AFTER SALE	<input checked="" type="checkbox"/> Rehabbed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05223-00-026-000	2135	VS SUBSEQUENT CHANGES	☑ Purchased warehouse and converted to martial arts studio (\$200k permit)
02241-25-014-000	2135	D DISPOSAL	☑ Seller paid financing, adjusted for functional obsolescence, warehouse
05272-18-001-000	2135	S SUBSEQUENT CHANGES	☑ Remodeled in 2011, next to light rail station on Evans,
05281-06-007-000	2135	8Y TD 1000	☑ Fair to poor condition, irregularly shaped lot, built in 1943, encroaches on RR parcel
05281-13-026-000	2135	MR RELATED	☑ Quit-claim at a fraction of actual land value and this has two warehouses on it
05281-17-020-000	2135	8\$ TD1000	☑ MMJ grow facility, all cash transaction, changes after sale to accommodate crop
06092-01-022-000	2135	GS GOVERNMENT AGENCY	☑ \$1.8M permit pulled to convert to warehouse , Lowry imposes deed restrictions
05226-08-016-000	2135	MR RELATED PARTIES	☑ Hartman to Hartman, same address
01154-02-004-000	2135	YZ MULTI-PARCEL	☑ 29 Property portfolio in US and Canada
01142-04-015-000	2135	VZ SALES VERIFICATION LETTER	☑ Part of 183 parcel portfolio sale
01142-04-016-000	2135	LZ ALLOCATED SALE, MULTI-PARCEL	☑ Limited access from Parker Road, no northbound access
01143-04-012-000	2135	NC NOT REFLECTIVE OF MARKET	☑ \$400k of post sale permits pulled for updating
01143-07-013-000	2135	Z MULTI-PARCEL	☑ Sold with 01232-01-011
02243-06-001-000	2135	8% TD 1000	☑ Not listed in MLS, just Craigslist. 3123 sf lot, 1985 garage
01153-03-006-000	2135	MB MLS PURCHASED FROM BUILDER	☑ Not listed in COSTAR, 39% vacant
02212-24-009-000	2135	G GOVERNMENT AGENCY	☑ Property leased by the post office
01191-00-043-000	2135	8R TD 1000 RELATED PARTIES	☑ Tenant purchased, not listed on market
01192-01-003-000	2135	8C TD 1000 POOR CONDITION	☑ Poor condition per TD
01203-00-069-000	2135	RN RELATED PARTY NOT ALLOCATED	☑ Two carpenter unions involved IN BUY/SELL
01204-22-008-000	2135	S PHYSICAL CHANGES AFTER SALE	☑ \$50k in permits for roof and HVAC
01231-01-006-000	2135	RV RELATED SALES VERIFICATION LETTER	☑ Tenant purchased, seller financed
01232-01-010-000	2135	VR SALES VERIFICATION LETTER	☑ Sale and leaseback, seller remains tenant
01232-07-017-000	2135	ND NOT REFLECTIVE OF MARKET	☑ Sold at auction, not typical exposure
02143-05-060-000	2135	D? DISPOSAL QUESTIONABLE SALE	☑ Foreclosure and leaseback by prior owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
01144-11-005-000	2135	IV PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% Interest
01234-00-015-000	2135	NR NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Inter-familial
02212-10-015-000	2135	E% ESTATE SALE FAVORABLE FINANCING	<input checked="" type="checkbox"/> Not exposed to open market, seller financing
02164-09-028-000	2135	I8 PARTIAL INTEREST	<input checked="" type="checkbox"/> Partial interest of 3.29633%
02164-09-024-000	2135	VZ SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Premium tenant and low cap rate
02134-00-030-000	2135	VP SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Fair condition per TD
01246-00-055-000	2135	8% TD 1000 FAVORABLE FINANCING	<input checked="" type="checkbox"/> Tenant purchased, lease buyouts involved
01242-02-010-000	2135	8+ TD 1000- CORPORATE SALE	<input checked="" type="checkbox"/> Corporate buy-out
01244-00-010-000	2135	MZ MULTI-PARCEL	<input checked="" type="checkbox"/> Two warehouse properties, no allocation, no brokers
01252-00-088-000	2135	VD SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Sale and leaseback, seller remains tenant
02131-02-017-000	2135	V% SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Tenant purchase, not on market, seller financing
02271-18-014-000	2135	M MLS	<input type="checkbox"/> Nothing to support the disqualification
02244-14-006-000	2135	VR RELATED	<input type="checkbox"/> Nothing to support related parties in documentation
01154-05-007-000	2135	VN SALES VERIFICATION LETTER	<input type="checkbox"/> No justification for disqualification
01201-21-030-030	2230	NR NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Buyer/seller were business associates, no TD, not listed
02243-09-027-027	2230	X8 ASSEMBLAGE	<input checked="" type="checkbox"/> Purchased the unit to expand MMJ operation
02331-13-028-028	2230	V& SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Three condo units
02331-12-059-059	2230	Y? FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> No interior finish, no utilities, basement unit
02283-23-036-036	2230	R@ RELATED	<input checked="" type="checkbox"/> Resold in base period, that sale was qualified.
02283-08-036-036	2230	8X ASSEMBLAGE	<input checked="" type="checkbox"/> Purchaser owned adjacent lots- assemblage
02281-07-025-025	2230	8R RELATED	<input checked="" type="checkbox"/> Related parties per TD
02278-05-056-056	2230	D DISPOSAL	<input checked="" type="checkbox"/> Remodeled after sale, TI was financed.
07094-14-271-271	2230	Y* FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> Part of a 32 unit residential sale, allocation of value on deed not market, overall deal mixed use
02331-05-085-085	2230	QR QUIT-CLAIM-RELATED	<input checked="" type="checkbox"/> Inter-corporate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02224-07-003-003	2230	VD DISPOSAL	☑ Disposed below market to owner of another unit
02193-01-027-027	2230	DZ DISPOSAL MULTI PARCEL	☑ Multi-unit sale, \$105k in permits to update
01331-12-025-025	2230	S PHYSICAL CHANGES AFTER SALE	☑ Shell Only- needed T.I.
01331-12-020-020	2230	S PHYSICAL CHANGES AFTER SALE	☑ Shell Only- needed T.I.
01331-12-015-015	2230	D DISPOSAL	☑ Poor condition per field inspection
01331-12-008-008	2230	Z MULTI-PARCEL	☑ Two flex condos sold on the same deed
01201-21-039-039	2230	R RELATED	☑ Related per Sales Verification Letter
05281-12-029-029	2230	D DISPOSAL	☑ Tenant purchased out of foreclosure, three year mortgage at 7.8% interest
02331-19-042-042	2230	VZ MULTI-PARCEL	☑ Two parcel sale
01201-21-056-056	2230	Z MULTI-PARCEL	☑ Two flex condos sold on the same deed
05036-14-089-089	2230	R RELATED SALE	☑ Related per TD
05281-12-028-028	2230	D DISPOSAL	☑ Not offered on open market
05222-02-017-017	2230	Z MULTI-PARCEL	☑ Mixed use, multi-parcel, apartments and commercial on old Gates land
05103-01-028-028	2230	8S SUBSEQUENT CHANGES	☑ Permit of \$85k to upgrade unit, put sprinklers in basement.
05103-01-027-027	2230	8S SUBSEQUENT CHANGES	☑ Permits of over \$200k to remodel subject from 1913 condition
05091-13-016-016	2230	ZD MULTI-PARCEL	☑ Sale of multiple shell units liquidated by bank
05039-08-037-037	2230	R8 RELATED PARTIES	☑ Related parties per TD
05038-11-222-222	2230	Z MULTI-PARCEL	☑ 631 sf retail condo that was split out of this parcel as well as others
05038-11-221-221	2230	Z MULTI-PARCEL	☑ CAMA record error, sale never existed on this unit, no TD
05242-20-026-026	2230	V8 SUBSEQUENT CHANGES	☑ Former shell converted to dental office
05038-11-115-115	2230	XV EXPANSION	☑ Functional obsolescence from mold, water, stucco damage
02331-19-172-172	2230	Y FUNCTIONAL OBSOLESCENCE	☑ Parking space at the Palace Lofts
05011-11-092-092	2230	ZN MULTI-PARCEL	☑ Two units purchased
02349-19-044-044	2230	RV RELATED PARTY	☑ Related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02345-27-065-065	2230	8Z TD 1000	☑ Three units demised into one unit in violation of condo declaration
02346-01-038-038	2230	V& MULTI-PARCEL	☑ Multiple condo sale, shells sales, acquired from developer
02346-01-026-026	2230	8S MULTI-PARCEL	☑ Multiple condo sale, shells sales, acquired from developer
02346-01-024-024	2230	VZ MULTI-PARCEL	☑ Multiple condo sale, shells sales, acquired from developer
02346-01-002-002	2230	&Z MULTI-PARCEL	☑ Bulk disposal of unsold units, developer to developer
02345-38-878-878	2230	D8 DISPOSAL	☑ Parking space in Brooks Towers
02331-20-097-097	2230	8Z TD 1000	☑ Sale between two dentists, one relocating, included garage space.
02345-27-068-068	2230	D DISPOSAL	☑ Undue pressure on grantor
02349-19-043-043	2230	NR RELATED PARTY	☑ Related parties
02332-17-009-009	2230	8& MULTI-PARCEL	☑ Three office condo units in the Steel Bridge Offices
05038-11-218-218	2230	ZD MULTI-PARCEL	☑ Three condo unit purchase
02345-08-049-049	2230	NR NOT REFLECTIVE OF MARKET	☑ Association manager purchased unit from association, related
02341-28-187-187	2230	8Z TD 1000	☑ Multiple condo sale, shells sales, acquired from developer
<hr/>			
Accounts Audited:	300	Auditor Agrees: -292	Auditor Disagrees: -8
			Auditor Disagrees: -2.67%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	17	DOLORES	
R 506301200011	0100	9 INCLUDED M.H. 1/31/1997	<input checked="" type="checkbox"/> The sale of this property included a mobile home as indicated in the private county computer notes. Computer notes and file documentation support the unqualified status.
R 504736305001	0100	29 BETWEEN BUS. AFFILIATES	<input checked="" type="checkbox"/> This was a multiple parcels purchase and was transferred from the LLC's to Michael Heinz a member of the LLC. This was not an open market transaction. The County documentation supports unqualified status
R 504736301006	0100	27 NOT AN ARMS-LENGTH TRANSACTION	<input checked="" type="checkbox"/> This was a multiple parcels purchase and was transferred from the LLC's to Michael Heinz a member of the same LLC. This was not an open market transaction. The County documentation supports unqualified status
R 504736224031	0100	27 NOT AN ARMS-LENGTH TRANSACTION	<input checked="" type="checkbox"/> Computer file notes indicate that the buyer and seller are friends. This property was not made available to the open market. Unqualified sale.
R 506301100021	1212	11 STRESS SALE	<input checked="" type="checkbox"/> This was a stress sale due to a nursing home situation. The grantor needed the money had no assets, the house was worth very little, according to the owner, because of its poor condition. Seller motivated to sell due to health conditions and money problems. Computer notes and file documentation support the unqualified status
R 507110400006	1212	3 REMODELED/ADDITION	<input checked="" type="checkbox"/> After the purchase there were additions to the house and several outbuildings were added. This property was transferred by Special Warranty deed from the Federal Home Loan Corp. This sale was the first sale after a foreclosure. Unqualified.
R 506906100076	1212	6 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> The sale of this property included a mobile home as indicated in the manufactured home transfer declaration. Computer notes and file documentation support the unqualified status.
R 479926300048	1212	99 RE-SOLD DURING DATA COLL. PER.	<input checked="" type="checkbox"/> This sale is the second sale in the data collection. The property included two houses and file notes indicate an in-family transaction. Appraiser confirmation, computer notes and file information support the finding of Unqualified.
R 507111200009	1212	1 USE CHANGE	<input checked="" type="checkbox"/> The sale property underwent a use change from residential to a café (commercial). The property was purchased from the Housing and Urban Development. Computer notes, county documentation and the TD support the unqualified status.
R 480520200259	1212	28 ASSEMBLAGED	<input checked="" type="checkbox"/> According to the assessor's notes the properties was purchased by an adjoiner as an assemblage. It was verified by the county appraiser the purchaser paid slightly more than market to protect this parcel from a potential conservation easement. Additionally, the outbuildings to his present property are located on the acquired parcel. The grantee was motivated to purchase this parcel. The unqualified status supported.
R 504736209017	1212	19 Foreclosure	<input checked="" type="checkbox"/> According to the deed and County documents this is a first sale after foreclosure. The property was priced for quick sale from the Federal Home Loan Mortgage. Unqualified status is appropriate.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R 504736200110	1212	19 Foreclosure	✓ According to the deed and County documents this is a first sale after foreclosure. The property was priced for quick sale from the Wells Fargo Bank NA. Unqualified status is appropriate.
R 481726100029	1212	3 REMODELED/ADDITION	✓ After the purchase of the property County notes indicate a new garage was built which included a guesthouse. This supports the remodeled/edition code assigned by the County.
R 504736203013	1212	3 REMODELED/ADDITION	✓ This is the first sale after foreclosure from the US-Bank National Association to an individual. File notes indicate that the improvement located on the property was in need of major remodeling and repair. Electrical, foundation and addition of a half-bath was the work performed on the house. Unqualified status is supported by County information.
R 507103100002	1212	3 REMODELED/ADDITION	✓ This is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation. There is a mobile home located on the property and extremely poor condition. After purchase the mobile home was torn down and a new home is being. Unqualified status is supported.
R 009500000391	1212	9 INCLUDED M.H. 1/31/1997	✓ The sale of this property included a mobile home as indicated in the manufactured home transfer declaration. Computer notes and file documentation support the unqualified status.
R 009500000140	1212	9 INCLUDED M.H. 1/31/1997	✓ The sale of this property included a mobile home as indicated in the private county computer notes. Computer notes and file documentation support the unqualified status.
R 506304300011	1212	9 INCLUDED M.H. 1/31/1997	✓ This is a first sale in the data collection period. A mobile home was included in the sale, the value of the mobile home is unknown. There was also a use change from residential to vacant land. Computer notes in file documentation support the unqualified status
R 506301202008	1212	28 ASSEMBLAGED	✓ According to the County appraiser confirmation the grantee owned adjacent parcels and intended to assemble multiple properties for his purposes. Computer notes file notes support the status of unqualified.
R 504735104015	1212	28 ASSEMBLAGED	✓ The grantee purchased the property from US bank. Property was adjacent to his ownership and he has assembled the two properties and platted them into one larger parcel. Computer notes deed TD support the unqualified status
R 507111200047	1212	27 NOT AN ARMS-LENGTH TRANSACTION	✓ This property was purchased by the renter on a rent-to-own basis. The property was not exposed to the open market computer documents file notes support the unqualified status.
R 506136300281	1212	10 PURGED MOBILE HOME	✓ This property was transferred from HUD due to a foreclosure. The improvements were in very poor condition with holes in the walls broken water lines. Unqualified status supported by file documents and computer notes.
R 506301100030	1212	9 INCLUDED M.H. 1/31/1997	✓ The sale of this property included a mobile home as indicated in the manufactured home transfer declaration. Computer notes and file documentation support the unqualified status.
R 480731300010	1212	9 INCLUDED M.H. 1/31/1997	✓ The sale of this property included a mobile home as indicated in the private county computer notes. Computer notes and file documentation support the unqualified status.
R 506124400342	1212	28 ASSEMBLAGED	✓ The adjoining property owner purchased the property and assembled it with his current ownership. Computer notes based on appraiser confirmation are the basis for the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R 009500001499	1212	9 INCLUDED M.H. 1/31/1997	<input checked="" type="checkbox"/> This sale included a mobile home only and did not include any land. Unqualified sale.
R 507102200092	1212	9 INCLUDED M.H. 1/31/1997	<input checked="" type="checkbox"/> This property was transferred by personal representative deed and included a mobile home of unknown value. County computer notes support the status of unqualified.
R 481702100001	1212	79 cash sale, no DOT	<input type="checkbox"/> This was a cash sale, no deed of trust. There is no evidence to unqualify this sale. I believe, based on the documentasion and conversation with the appraiser, this sale should be qualified. I discussed this with Joy of Dolores County. The county is considering Qualifying this sale.
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Accounts Audited: 28	Auditor Agrees: -27	Auditor Disagrees: -1	Auditor Disagrees: -3.57%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18 DOUGLAS		
260923405010	0100		✓ Assemblage, bought two adjacent lots, vacated
260923405011	0100		✓ Assemblage, bought two adjacent lots, vacated
250536003002	0100		✓ Contract date preceded study period
223115214020	0100		✓ Meant to deed Lot 50 rather than Lot 17
223103307027	0200		✓ \$5 per SF less than surrounding parcels in Park Meadows
222929103034	0300		✓ Concrete plant that is almost all personal property
250512310011	1112		✓ Fair per TD, buyer denied access
250707411016	1112		✓ Resale in 8/12 for \$233k, remodeled
250708324007	1112		✓ HUD sale to a non-profit that imposes deed restriction, flipped sale valid
277317002010	1112		✓ Fair condition per TD, needs roof, plumbing and wiring
222902415005	1112		✓ Fair condition per TD, water and structural damage, put down \$230k
234911215020	1112		✓ Poor condition per TD, shifting soils, structural issues
260720108004	1112		✓ Indy Mac Bank, extensive water damage due to frozen pipes,
222901315009	1112		✓ Fixed and flipped, resold on 12/16/11 for \$515k
223335001013	1112		✓ Unfinished remodeling that did not meet code
250511115009	1112		✓ Extensive deferred maintenance and repairs
250502405024	1112		✓ Dated, mold, fixed and flipped 7/12 for \$248k
250109002008	1112		✓ Resold for \$196K in July, 2012, fair per TD, water damage from well
235501305100	1112		✓ Condition poor per TD, resold on 2-3-11 for \$182k
235123406044	1112		✓ Litigation, court decree, liens, some deferred maintenance
235115004028	1112		✓ Poor per TD, in process of full rehab when foreclosed
234935006017	1112		✓ Fair condition per TD, \$50k cost to cure,
222735409034	1112		✓ Fair condition per TD, excessive deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
222913412021	1112		✓ Fair to poor per TD, not able to verify because broker left state
222902216001	1112		✓ Listing agent estimated \$30-\$50k in repairs
223321203004	1112		✓ Multiple broken pipes, resold 6-24-11
223325404004	1112		✓ Fair per TD, vandalized by former family member, no kitchen, resold
222921001030	1112		✓ Pipes broken in heating, remodeling after sale
222916108040	1112		✓ Poor condition, cash sale, fixed and flipped on 3-7-11
222902211054	1112		✓ Fair condition per TD
223316315012	1112		✓ Homeowner appealed per condition, deferred maintenance
223310111008	1112		✓ Fair per field inspection, partially remodeled and foreclosed
223305113044	1112		✓ Poor condition per TD, not habitable per Realtor
223304207008	1112		✓ Fair condition, possible structural damage, water damage
223302004012	1112		✓ Fair condition per TD, needs siding , drywall and electrical repair
234707403004	1112		✓ Extensive plumbing repairs, excessive deferred maintenance
223104207009	1112		✓ Fair condition per TD, excessive deferred maintenance
223518001016	1112		✓ Poor condition per TD, frozen pipes
223104201013	1112		✓ Fixed and flipped, resold for \$255k
222902416042	1112		✓ Plumbing leaks, deferred maintenance
234914308003	1112		✓ Fixed and flipped for \$339k, poor per TD
223326303012	1112		✓ Poor condition, fixed and flipped, resale 3/20/12
223327401042	1112		✓ Poor condition, fixed and flipped, resale 12/28/12
223329414006	1112		✓ Fair condition per TD, fixed and flipped 9-26-12 for \$305k
223302003005	1112		✓ Poor condition per TD, bought in the middle of a remodel
235510105001	1113		✓ Excessive deferred maintenance
250513115002	1130		✓ Fair per TD, damaged floor, missing doors

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
222911235003	1130		<input checked="" type="checkbox"/> Poor condition per TD, electrical issues
235116410002	1130		<input checked="" type="checkbox"/> Poor condition per TD, \$150k to update and cure physical deterioration
235116418001	1130		<input checked="" type="checkbox"/> Foreclosed twice, remodeled after sale, deferred maintenance, water damage
223308119032	1130		<input type="checkbox"/> Inadequate justification for disqualification
223111009010	2112		<input checked="" type="checkbox"/> Listed at \$3M, auctioned off at \$1.35M
250502312018	2115		<input checked="" type="checkbox"/> Hotel was closed for 6-8 months, sold without affiliation
250502312013	2115		<input checked="" type="checkbox"/> \$1.4 M in remodeling after sale, extensive water damage
223103307006	2120		<input checked="" type="checkbox"/> Sold as a shell, multiple building, multiple use: retail and office
223334410001	2125		<input checked="" type="checkbox"/> Under -Litigation, zoned for multi-family, there is a public lien and lawsuit on prior owner
234901201021	2125		<input checked="" type="checkbox"/> Six guest cottages and six more vacant lots for cottages
234902204007	2125		<input checked="" type="checkbox"/> Multiple parcel, multiple building sale of clubhouse
260923200019	2125		<input checked="" type="checkbox"/> Multiple property sale that was scraped and removed, now vacant land
<hr/>			
Accounts Audited: 59	Auditor Agrees: -58	Auditor Disagrees: -1	Auditor Disagrees: -1.69%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	19	EAGLE	
R064569	0100	14 SOLD IMPROVED- HOUSE NOT ON RECORD YET	<input checked="" type="checkbox"/> The price paid for this property was much higher the market price of similar property in the area based on appraiser's knowledge of other sales in the area. The high price paid was because in the buyer's mind was the price paid was for an improved property.. The buyer thought a single-family house was to be built by the developer, the building permit expired with no house being built. The U status is based on appraiser's computer notes and intimate knowledge of the sale by the appraiser.
R054983	0100	73 SEE REMARKS	<input checked="" type="checkbox"/> This property was transferred by quit claim deed. The buyer paid \$15,000 in cash and was taking care of, paying, for outstanding notes on the property by the seller. Appraiser's computer notes and deed support the status.
R057705	0400	73 SEE REMARKS	<input checked="" type="checkbox"/> This sale included a club membership. The TD 1000 indicates not 100% interest acquired. Appraiser's computer notes support the unqualified status of the sale due to the inclusion of the membership and less than 100% interest.
R057637	0400	73 SEE REMARKS	<input checked="" type="checkbox"/> This was a bank owned sale that sold at approximately 1/2 market value. Price paid was in relation to bulk land sales in the area, not an individual lot sale. Appraiser's computer notes and a knowledge of the specific neighborhood by the appraiser support the U status.
R057703	0400	11 BUYER OWNS ADJACENT PROPERTY	<input checked="" type="checkbox"/> The property was never exposed to the open market. The adjacent owner purchased the property. County files, appraiser's computer files and handwritten notes support the U status.
R015489	0400	56 SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> This was the first sale after foreclosure. The appraiser stated the sales price was way below market value. Appraiser's computer files support the U status. This was a distressed sale from the bank.
R060610	0400	73 SEE REMARKS	<input checked="" type="checkbox"/> This sale was filed in error as no ownership was transferred. The sale was for a property on a different block. The Appraiser's intimate knowledge of the sale and appraiser's computer notes support the status of unqualified.
R033724	1112	5 TEARDOWN SALE	<input checked="" type="checkbox"/> The buyer and seller each owned one half of the existing duplex. The improvements were slated for razing by the purchaser immediately after sale. Notes on the TD and appraiser's computer is the documentation for the unqualified status.
R058944	1212	58 Sale between business affiliates.	<input checked="" type="checkbox"/> The transfer this property was a complete 1031 exchange between business affiliates. The TD 1000 and appraiser's computer notes support the unqualified status.
R065038	1212	73 SEE REMARKS	<input checked="" type="checkbox"/> The property was never exposed to the open market. The price paid was in exchange for real estate notes held by the seller per TD 1000 and appraiser's computer notes.
R056076	1212	77 SHORT SALE	<input checked="" type="checkbox"/> This property was purchased for approximately \$200,000 below the lowest sale in the subdivision. The appraiser extensively reviewed this sale and determined it was unqualified. Computer notes and notes on the TD support the unqualified status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R057472	1212	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	✓ This was a property located in a subdivision where discounting is applied. Appraiser's computer notes, and intimate knowledge of the property by the appraiser support the status of unqualified.
R057685	1212	73 SEE REMARKS	✓ The improvements on the subject property were damaged by fire and considerable remodeling took place after purchase. County appraiser's computer notes and appraiser's intimate knowledge of the property support the unqualified status.
R057627	1212	73 SEE REMARKS	✓ The sale was not exposed to the open market, the sale was a result of a foreclosure by a bank, the Grantee. Appraiser's computer notes and the deed support the unqualified status.
R045227	1212	73 SEE REMARKS	✓ This sale was transferred by quit claim deed by a bank in North Carolina to an individual. This is a sale after foreclosure, quit claim deed and appraiser's computer notes support status.
R046140	1212	51 SALE INVOLVES A GOVERNMENT AGENCY	✓ The property was transferred from the grantees' employer, a government entity. The property was not exposed to the open market. The auditor agrees with the U status however, it is felt that code could be: transaction between business affiliates. Computer notes help support the unqualified status
R050872	1212	56 SALE AFTER FORECLOSURE	✓ First sale after foreclosure, thus the low selling price. There was extensive remodeling of the improvements after purchase because the improvements were in unfinished state when the purchase occurred. File notes and Appraiser's knowledge of the facts support the unqualified status.
R031124	1212	73 SEE REMARKS	✓ The improvements were destroyed by fire 1 year after purchase. The building had to be re-built after the fire. The change in the improvements occurred during the valuation period. Appraiser's computer notes and Appraiser's knowledge support the U status.
R008026	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	✓ This property was never exposed to the open market. Notes on appraiser's computer help support the status of unqualified.
R060419	1230	74 NON MARKET SALE/DISTRESS	✓ This distress sale was a result of a divorce. The property was transferred via a quit claim deed. Appraiser's computer notes support the unqualified status.
R064599	1230	73 SEE REMARKS	✓ The purchase price included memberships and credits allowance for furniture, HOA fees, ski packages, ski lessons. Notes on TD 1000 and appraiser's computer notes support the U status.
R029905	1230	74 NON MARKET SALE/DISTRESS	✓ This property was transferred via quit claim deed following a bankruptcy auction. TD 1000, quit claim deed and appraiser's computer notes support the unqualified status.
R046575	1230	58 Sale between business affiliates.	✓ The TD 1000 indicates less than 100% of interest purchased and was purchased between partners via a quit claim deed. Information contained in the TD 1000 and appraiser's computer notes support the unqualified status.
R008878	1230	21 SOLD TO INTERMEDIARY PARTY FOR HOLDING	✓ This is a reverse 1031 sale and is not at market. Computer notes and notes on the TD supports the status. The property was sold to an intermediary for holding purposes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R058051	1230	56 SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> This is a first sale after foreclosure from a bank to an individual. The property was not exposed to the open market according to appraiser's computer notes. An appraisal of the property by an independent fee appraiser estimated the value at \$1.62 million. The price paid for the property indicates it was sold under duress, after foreclosure and dumping by the bank. The information for the unqualified status is located in appraiser's computer notes and notes on the TD.
R064826	1230	73 SEE REMARKS	<input checked="" type="checkbox"/> This was a purchase of a Limited Common Element in Vail Mountain Lodge condominiums. The odd shaped LCE was absorbed into their existing unit, basically additional living space.. Computer notes and notes on the TD support the unqualified status.
R009061	1912	73 SEE REMARKS	<input checked="" type="checkbox"/> The sale was an attic space above a residential unit which sold to the HOA. The space is not habitable and will be used as access to an equipment room. Computer notes and notes on the TD support the unqualified status.
R008248	2220	18 ACQUISITION SALE	<input checked="" type="checkbox"/> This was a purchase which included much more than real estate. This sale is for the acquisition of property to build a new mountain center at the Vail Ski area. Many other considerations were included in the price paid, development rights,etc. Computer notes and knowledge by the appraiser support the unqualified status. The location was critical, they paid over market for this piece, from a real estate only perspective..
R063663	2230	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> The sale included a parking unit with a separate schedule number and description. This distinction disqualifies the sale due to multiple parcels, the U status is documented in the deed and in appraiser's computer notes.
R010805	2230	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> The TD, the deed and County computer notes indicate 50% interest purchased in this transaction.
R020754	2235	13 SALE OF PROPERTY WITH MIXED USE	<input checked="" type="checkbox"/> This is a mixed-use property with residential and commercial uses. The appraiser's computer notes support the mixed use of the property and the U status.
R058577	2245	73 SEE REMARKS	<input checked="" type="checkbox"/> The sale of property is not a purchase it is a partial satisfaction of a judgment. No money changed hands between the buyer and seller. Computer notes support the unqualified status.
R058577	2245	73 SEE REMARKS	<input checked="" type="checkbox"/> The sale of property is not a purchase it is a partial satisfaction of a judgment. No money changed hands between the buyer and seller. Computer notes support the unqualified status.
R046534	2245	57 Sale between related parties	<input checked="" type="checkbox"/> Confirmed as related parties by Shannon, ex Deputy Assessor. TD supports in-family.
R060013	2245	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> This was a purchase of multiple properties and is so stated in the appraiser's computer notes and in the legal description of the deed.
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	EL PASO	
7413212006	0100	IK Government owned vacant land	✓ Improvement demo'd one month after sale, zoned commercial, use change
5525002003	0100	GK Government owned vacant land	✓ Resold just outside of base year for \$90k
6104004009	0100	GK Government owned vacant land	✓ Market comparables in base year indicated higher price.
6104004018	0100	GK Government owned vacant land	✓ Excessive DOM, sold for 70k less than list price
6104004020	0100	GK Government owned vacant land	✓ List price was \$99k, 257 DOM, sold for under market
5406200006	0530	JK Government owned vacant land	✓ Exchanged property value of \$320,000. Did not return calls.
7311205001	1212	I Other Non-realty items included	✓ Seller financing for 30 years at 1%
5329106031	1212	G Government	✓ Resold for \$201k in base year
5329117008	1212	G Government	✓ Resold for \$200k in base year
5520405007	1212	G Government	✓ Resold for \$161,500 in base year
5609115004	1212	GW Government below average condition	✓ Excessive deferred maintenance, resold for \$192,500 in base year.
6208407043	1212	W Below average condition	✓ Subject incomplete at time of sale
6315405030	1212	W Below average condition	✓ Resold in base year for \$217,500
6406417014	1212	W Below average condition	✓ Fair condition per TD, resold for \$215k in base year
5320417038	1212	W Below average condition	✓ No MLS
6428201006	1212	R Mixed use	✓ Residence and warehouse
6313322056	1212	W Below average condition	✓ Structural damage
7333205007	1212	W Below average condition	✓ Structural damages from settling soils, permit taken out for remediation
7412326021	1212	W Below average condition	✓ Meth seizure house
7512107023	1212	W Below average condition	✓ House was incomplete at time of sale
6412102007	1212	W Below average condition	✓ Structural damages, expansive soils
4306315020	1212	G Government	✓ Fixed and flipped in the base year
5320210061	1212	G Government	✓ Fair condition per TD, resold in base year for \$388,500

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5236001061	1212	GW Government below average condition	<input checked="" type="checkbox"/> Poor condition per TD, excessive deferred maintenance
5232203003	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD
5224003050	1212	GW Government below average condition	<input checked="" type="checkbox"/> Poor condition per TD, needed cosmetic
4306403009	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped in the base year
6325309017	1212	W Below average condition	<input checked="" type="checkbox"/> Fair condition per TD, resold for \$210k in base year
4132004013	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD
5320320005	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped, Resold in base year for \$200k
4230204016	1212	W Below average condition	<input checked="" type="checkbox"/> Pipe broke and mold in basement, fixed and resold in base year
4208006013	1212	I Other Non-realty items included	<input checked="" type="checkbox"/> Owner financing for 30 years, atypical financing
4205001031	1212	GW Government below average condition	<input checked="" type="checkbox"/> Excessive deferred maintenance
6313229009	1212	W Below average condition	<input type="checkbox"/> No justification to unqualify for condition
6422314208	1220	G Government	<input checked="" type="checkbox"/> Resold on 2-23-13 for \$179,000
6416213030	1220	G Government	<input checked="" type="checkbox"/> Fair condition per field inspection
6422208028	1220	G Government	<input checked="" type="checkbox"/> Average condition and occupied
6414414003	1220	G Government	<input type="checkbox"/> No justification to unqualify for condition
6416201027	1220	G Government	<input type="checkbox"/> No justification to unqualify for condition
6428405360	1230	GW Government below average condition	<input checked="" type="checkbox"/> Water damage
7404306066	1230	GW Government below average condition	<input checked="" type="checkbox"/> Improvement in flood plain, no living allowed in lower level
7402206038	1230	GW Government below average condition	<input checked="" type="checkbox"/> No MLS, No exposure
7335102040	1230	GW Government below average condition	<input checked="" type="checkbox"/> Poor condition per TD, subsequent remodel
6428405436	1230	GW Government below average condition	<input checked="" type="checkbox"/> Missing kitchen cabinets, doors, etc
6316117036	1230	GW Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD, sold at auction
5317210174	1230	GW Government below average condition	<input checked="" type="checkbox"/> Poor condition
7326105061	1230	GW Government below average condition	<input checked="" type="checkbox"/> No MLS, No exposure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6303313128	1230	G Government	<input type="checkbox"/> No justification to unqualify for condition
6321119008	2130	IK Other Non-realty items included	<input checked="" type="checkbox"/> Restaurant demolished after purchase, new bank building built
6421402017	2212	HZ Adjusted may be different than doc fee	<input checked="" type="checkbox"/> razed former Diamond Shamrock after meth seizure, built 7-11
6235115011	2212	IT Other Non-realty items included	<input checked="" type="checkbox"/> Long-term lease involved at fixed rate- Walgreen's
6402300026	2212	G Government	<input checked="" type="checkbox"/> Undetermined business value
4307202022	2212	G Government	<input type="checkbox"/> No justification to unqualify for condition
6332303021	2220	IT Other Non-realty items included	<input checked="" type="checkbox"/> Sold to tenant, not listed on market value
6402219001	2220	GJ Government, trade	<input checked="" type="checkbox"/> Couldn't verify the 1031 exchange terms
6418111056	2230	G Government	<input checked="" type="checkbox"/> Fair condition per TD
6332402054	2230	ET Estate sale	<input checked="" type="checkbox"/> Poor condition per TD
6416310006	2230	G Government	<input type="checkbox"/> No justification to unqualify for condition
Accounts Audited: 58 Auditor Agrees: -52 Auditor Disagrees: -6 Auditor Disagrees: -10.34%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	ELBERT	
R108810	0100	21 CASH TRANSACTION CONSIDERED BAD	✓ Destroyed mobile home on site, had taps, took offer and left town
R118941	0100	89 LAND IS UNBUILDABLE	✓ Remainder of Kiowa Creek Condos- could build five units, inter-related
R108809	0100	21 CASH TRANSACTION CONSIDERED BAD	✓ Destroyed mobile home on site, had taps, took offer and left town
R108652	0100	33 DOUBTFUL TITLE (EX:QUITCLAIM)	✓ Multiple parcels, inter corporate, replatted
R117543	0400	10 SALE INVOLVES A TRADE	✓ Sale from a fire protection district to a bank to build condos, bank went bankrupt
R117698	1112	2 MULTIPLE LOT SALE WITH IMPS	✓ Two parcels with one improvement
R118042	1112	4 SALE BETWEEN RELATED PARTIES	✓ "Homes For Our Troops" home built with volunteer labor, like Habitat for Humanity
R106713	1112	87 USED SECOND SALE IN PERIOD	✓ Fixed and flipped for \$270k
R118042	1112	13 NONGOVERNMENT TAX EXEMPT INSTITUTE	✓ Vacant land sale for the house above for the troops
R109230	1112	36 CHANGED CLASSIFICATION AFTER SALE	✓ House burned 8-6-12, value pro-rated for 2012
R110335	1112	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ House, two mobile homes and a chicken coop converted to living area
R110323	1112	65 SALE OF MIXED USE PROPERTY	✓ House, church being used as an antique store
R110300	1112	18 POOR CONDITION AT TIME OF SALE	✓ Improvement not habitable at time of sale
R109765	1112	88 FIRST AFTER FORECLOSURE	✓ Condition changed to fair after field inspection
R109392	1112	8 SALE IS TO SETTLE AN ESTATE	✓ Sale is to settle an estate after a divorce
R107293	1112	4 SALE BETWEEN RELATED PARTIES	✓ Buyer and seller are high school acquaintances, not on market
R106298	1112	87 USED SECOND SALE IN PERIOD	✓ Resold on the same day for the same amount- relocation company
R105926	1112	4 SALE BETWEEN RELATED PARTIES	✓ Not exposed to open market
R105015	1112	18 POOR CONDITION AT TIME OF SALE	✓ Interior needed to be replaced, gutted on both main and basement levels.
R100320	1112	4 SALE BETWEEN RELATED PARTIES	✓ Sale from a grandfather to grandson
R108264	1112	58 SALE CONSIDERED BAD AFTER ANALYSIS	✓ Sold and resold among related parties and resold again
R109166	1112	65 MIXED USE	✓ Mixed Use

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R100243	1112	87 USED SECOND SALE IN PERIOD	<input type="checkbox"/> No justification for disqualification
R107386	1115	65 SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Liquor store and three apartments upstairs
R107360	1140	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Mobile home park with eight mobile homes and another property
R110226	2112	59 NON-TYPICAL FINANCING, CONSIDERED BAD	<input checked="" type="checkbox"/> Owner financed with a balloon payment, PP inventory
R118382	2120	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Problem with snakes. Multiple parcels, built as a house, change in use to office
R108588	2120	59 NON-TYPICAL FINANCING, CONSIDERED BAD	<input type="checkbox"/> Former assessor stated there were bank charges (?) - no justification for disqualification
R106989	2130	65 SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Ag land and commercial use, water rights
R118319	2130	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Auto dealership sold from father to son
Accounts Audited: 30 Auditor Agrees: -28 Auditor Disagrees: -2 Auditor Disagrees: -6.67%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	22	FREMONT	
99927499	0100	78 Discounted subdivision	<input checked="" type="checkbox"/> This property is located in a discounted subdivision as shown on the county property card print out, and is not typical of the overall market.
76004900	0100	62 Quit claim deed	<input checked="" type="checkbox"/> A quit claim deed transferred the title to this property.
99912078	0100	68 Addition or remodel after purchase	<input checked="" type="checkbox"/> Notes say small shed/cabin on property.
99927503	0100	78 Discounted subdivision	<input checked="" type="checkbox"/> This property is located in a discounted subdivision as shown on the county property card print out, and is not typical of the overall market.
99704342	0100	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000.
99911014	0100	78 Discounted subdivision	<input checked="" type="checkbox"/> This property is located in a discounted subdivision as shown on the county property card print out, and is not typical of the overall market. The purchase was seller financed.
77015340	0100	70 Minor structure on vacant land	<input checked="" type="checkbox"/> At the time of this sale there was a shed on the property based on deputy's memory..
12000170	0200	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000.
64000150	0530	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000.
67000180	0540	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000.
99204479	0550	70 Minor structure on vacant land	<input checked="" type="checkbox"/> The county property card indicates several sheds are located on the property.
98604058	0550	58 Business affiliates	<input checked="" type="checkbox"/> Hand written notes on the TD 1000 state the business relationship between the grantor and grantee. Also seller financed.
98404386	0550	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000. Also splits 2 tax districts.
99204324	0560	70 Minor structure on vacant land	<input checked="" type="checkbox"/> The county property card indicates a small shed located on the property. Ms Keen remembers the shed being on the property on the date of sale.
99923267	1112	57 Related parties	<input checked="" type="checkbox"/> The TD 1000 indicates transfer was between related parties.
11030780	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> The sale was deed restricted and was stated so on the deed. Sale was from Federal National Mtg. Assoc. to an individual
99904046	1112	64 Multiple property sale	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and on the TD 1000.
98204220	1112	60 Pers. Rep. deed	<input checked="" type="checkbox"/> Pers. Rep. deed, fractional interest, shown on deed.
98904337	1112	34 MH included in sale	<input checked="" type="checkbox"/> Deed indicates inclusion of a MH. The sale was financed by the seller.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
99925062	1112	70 Minor structure on vacant land	<input checked="" type="checkbox"/> The county property card shows a small shed located on the property. Ms Keen remembers the shed being on the property on the date of sale.
17080012	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> Poor condition, two houses on site per field inspection 5/24/12
99920128	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> Poor condition, cracked foundation per field inspection.
99920162	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> Poor soil conditions, cracked foundation, \$75,000 under market
99920238	1112	95 Construction purposes	<input checked="" type="checkbox"/> Poor condition, cracked foundation per field inspection.
19079056	1112	60 Pers. Rep. deed	<input checked="" type="checkbox"/> A personal Representative's deed transferred the property from an estate to an individual. There are no notes to indicate if the sale was at market and if there was any duress suffered by the grantor. Additionally, there are no notes to indicate whether the grantee was especially motivated to purchase this particular property.
19007720	1112	57 Related parties	<input checked="" type="checkbox"/> The deed and TD 1000 state the sale as related parties and not exposed to the open market.
19007656	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> The sale was from Security Service FCU to an individual. There is no evidence presented to indicate why this sale should be unqualified. There are no notes relating to confirmation and/or verification of the facts of the sale.
99504545	1112	18 First sale after foreclosure	<input checked="" type="checkbox"/> Purged mobile home in poor condition.
18079013	1112	18 First sale after foreclosure	<input type="checkbox"/> Sale was from the Sec. of Housing and Urban Development to an individual, no deed restriction, no mention of sales price versus loan balance, etc. There are no notes relating to confirmation and/or verification of the facts of the sale.
99920197	1112	18 First sale after foreclosure	<input type="checkbox"/> No evidence in files presented to support a tainted sale merely based on the fact it was sold by a lender. Sale was from Federal Home Loan Mtg. Assoc. to an individual.
18079007	1112	18 First sale after foreclosure	<input type="checkbox"/> Sale was from the Sec. of Housing and Urban Development to an individual, no deed restriction, no mention of sales price versus loan balance, etc. There are no notes relating to confirmation and/or verification of the facts of the sale.
11030910	1120	18 First sale after foreclosure	<input checked="" type="checkbox"/> Poor condition per Assessor personal knowledge.
19002320	1135	60 Pers. Rep. deed	<input checked="" type="checkbox"/> A personal Representative's deed transferred the property from an estate to an individual. There are no notes to indicate if the sale was at market and if there was any duress suffered by the grantor. Additionally, there are no notes to indicate whether the grantee was especially motivated to purchase this particular property.
19006930	1140	33, 34** MH included	<input checked="" type="checkbox"/> This sale included mobile home park and all amenities, not just land value.
61009100	2112	68 Addition or remodel after purchase	<input checked="" type="checkbox"/> Purchased from tax exempt entity, remodeled and an addition built per building permit.
12008150	2130	68 Addition or remodel after purchase	<input checked="" type="checkbox"/> The property was remodeled after purchase according to the memory of the Deputy, Marty Keen

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
11026890	2130	18 First sale after foreclosure	<input type="checkbox"/> There is no evidence in file to prove this sale was tainted, as there are no notes within the evidence presented by the assessor's office. There are no notes relating to confirmation and/or verification of the facts of the sale. Sale was from Wells Fargo Bank to an individual.
18000480	2212	18 First sale after foreclosure	<input checked="" type="checkbox"/> Tore down two buidings, removed go-cart track, installed parking lot.
61002200	2212	8 Questionable seller terms	<input checked="" type="checkbox"/> Lease to own: two years of rent payments and total remodeling costs taken off sales price.
11016610	2225	57 Related parties	<input checked="" type="checkbox"/> The TD 1000 indicates transfer was between related parties.
98804410	2230	18 First sale after foreclosure	<input checked="" type="checkbox"/> Fixed and flipped within the base year.
Accounts Audited: 41 Auditor Agrees: -37 Auditor Disagrees: -4 Auditor Disagrees: -9.76%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	GARFIELD	
R008624	0100	57 DISTRESSED, PER BUYER, BUYER ALSO KNOWS SELLER	✓ There was distress on the part of the seller as documented by county appraiser through personal confirmation. The parties knew each other and the property was not available to the open market.
R370412	0100	57 LOTS 3A & 3B (BULK SALE). NO MLS. THE TOWN OF PARACHUTE HAS THESE LOTS ZONED MDR WITH THE PERMITTED USE OF A SFR OR DUPLEX. TO BUILD A MULTI-FAMILY RES OR TOWNHOME A SPECIAL REVIEW PROCESS IS NECESSARY. A SINGLE LOT IS 3,920 SQFT AND THE SETBACK REQUIREME	✓ The legal description on the deed and confirmation by the appraisal staff supports the finding of multiple properties selling on one deed. Unqualified sale.
R042501	0100	64 Multiple properties	✓ The legal description on the deed, information on the TD and confirmation by the appraisal staff indicate multiple properties sold on one deed. Unqualified sale.
R007706	0100	64 MLS SHOWS LOT 11 SOLD FOR \$165,000 AND LOT 12 WENT FOR \$135,000	✓ The legal description on the deed, information on the TD and confirmation by the appraisal staff indicate multiple properties sold on one deed. Unqualified sale.
R830068	0100	69 50% INTEREST	✓ The deed, TD and county verification show 1/2 interest was transferred by this unqualified sale.
R006991	0100	69 RELATED PARTIES, PER TD1000 AND DEED, SALE REFLECTS A 50% PARTIAL INTEREST	✓ Business affiliates, 1/2 interest was conveyed by this sale. County notes and facts on deed and TD support the U status.
R005697	0100	70 SR 2.21 NOT A MARKET SALE, PER SQ FOUND OUT BY WORD OF MOUTH AND DEAL BETWEEN BUSINESS AFFILIATES	✓ The adjacent property owner purchased this property. The property was not available to the open market. The county Land Sales Questionnaire and appraiser confirmation support the U status.
R363461	0100	70 SR .46 NO MLS, NOT MARKET SALE, CAN'T GET IN TOUCH WITH OWNER OR SELLER	✓ This property was not made available to the open market. County notes and appraiser MLS confirmation support the unqualified status.
R005475	0100	70 OWNS LOT NEXT DOOR, BOUGHT TO PRESERVE OPEN SPACE AND MERGE PROPERTIES. UI BECAUSE PROPERTIES MERGED INTO ONE ACCOUNT. THIS ACCOUNT IS NOW INACTIVE.	✓ The adjacent property owner purchased this property. The property was purchased to preserve open space around his current ownership. Notes in the computer and notes on county documents support the U status.
R007981	0100	70 SPOKE TO PURCHASER. NO MLS, NO APPRAISAL, PURCHASED DUE TO BROTHERS HOUSE BEING ACROSS STREET. UNINFORMED BUYER, MARKETING SALE DIRECTLY ACROSS STREET FOR LESS THAN HALF	✓ No MLS, motivated buyer, paid above market to live across the street from his brother. County confirmation and notes on county documentation verify not available on the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R040439	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R005494	0100	70 REO SALE- \$250K DEFFICIENCY. SPOKE WITH REALTOR WHO SAID THIS IS NOT A MARKET SALE BECAUSE BANK WAS GIVING IT AWAY AT LIQUIDATION VALUE AND COULD HAVE SOLD IT FOR MUCH HIGHER. FURTHERMORE, THIS SALE DOES NOT FIT WITH THE MARKET AND IS ONE OF ONLY A FEW	✓ This property was listed in the MLS was owned by the bank. The bank sold the property for liquidation price in order to close the file on the property. The sale price included fees and other non-real estate items. The supporting documentation is located in the county files.
R370392	0100	51 PAID CASH □ GV CEMETERY IS GRANTEE & LOTS 1A & 1B (BULK SALE). CONTRACT DATE 8/12/2010 ORIGINAL LISTING, ASKING PRICE \$99,500, & DOM 954. GV CEMETERY PLANS ON EXTENDING THE CEMETERY.	✓ This a multi-property sale as indicated by the deed, TD and county notes. Information on these documents support the U status.
R043749	0100	70 8116 SQ. FT. BACKS TO THE 11TH HOLE. DID NOT USE A REALTOR. OWNS IMP. LOT #3. BOUGHT LOT TO ADD ADDN. TO HOME. THE SELLER HAD A TAKE IT OR LEAVE IT ATTITUDE, KNEW HIS ADVANTAGE. LOTS 3 & 4 HAVE BEEN TURNED INTO ONE LOT.	✓ The adjacent property owner purchased this property. The property was not available to the open market. The county Land Sales Questionnaire and appraiser confirmation support the U status.
R005963	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R042195	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R007584	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R044783	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R044101	0100	56 Financial Institution as buyer	✓ This property was purchased by Vectra Bank through a judicial order. Unqualified sale as supported by county notes.
R820038	0100	56 FORECLOSURE	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006356	0100	56 Financial Institution as buyer	✓ This property was purchased by Wells Fargo bank through a public trustee's confirmation deed. This is a foreclosure action by the lender.
R005572	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.
R044425	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R042245	0100	56 BULK SALE (R42157, R42232, R42233, R42239, R42240, R42242, R42243, R42244, R42245)	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.
R009023	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R009555	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R045068	0100	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R080486	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R005135	0200	70 BDL ADJ / PARTIAL LAND SALE / BASED ON AGREEMENT REACHED IN 2008 (SEE SALE VERIFICATION LETTER)	✓ This property was not offered on the open market and was purchased by the adjacent property owner. Additionally, the sales price was agreed to in 2008, this is not reflective of the current market.
R045198	0200	64 SOLD TOGETHER #R045196 AND #R045198	✓ This is a multi-property sale as indicated by the deed and county notes. These items support the unqualified status
R370511	0200	64 Multiple Properties	✓ This is a multi-property sale that was transferred between business affiliates. This is an unqualified sale based on documentation confirmed by the county.
R044755	0200	64 OUTBID BANK AT FORECLOSURE SALE, NEVER ON MARKET, MULTI LOT SALE.	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R044165	0200	64 OUTBID BANK AT FORECLOSURE SALE, NEVER ON MARKET, MULTI LOT SALE.	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.
R020398	0200	58 SHORT SALE	✓ County notes indicate "short sale". The county questionnaire indicates business affiliates. The deed also shows multiple properties were conveyed in this sale. Unqualified by these facts.
R082552	0200	64 Multiple properties	✓ This conveyance included multiple parcels as stated on the deed and the TD. The TD indicates personal property included in the sales price. The unknown value of this personal property helps to unqualified the sale.
R340987	0200	57 NO MLS, JZ- SALE STILL AT 47.82/SF TRIED TO FIND MR. BRISTON PETERSON TO FIND OUT ABOUT THE RELATIONSHIP, IF ANY BETWEEN 190 MAIN LLC AND CAP LLC. CAP LLC WAS TIED TO THE ALBERT FAMILY WHO IS SHOWN OF THE S.O.A. BUT NO ANSWER ON THEIR PHONE NUMBER.	✓ Related parties according to the TD. No MLS, not exposed to open market. County notes and TD facts support the U status.
R580123	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R041501	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R247331	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.
R060095	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.
R320042	0200	51 Gov't agency as buyer	✓ This property was purchased by the board of County commissioners of Garfield County for a county project. The purchase was under threat of condemnation. Based on the threat of eminent domain and possible condemnation this is a non-qualified sale.
R341120	0200	56 Financial Institution as buyer	✓ This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. Multiple property sale. This is an unqualified sale supported by documentation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R080422	1230	70 BUYER ADMITTED HE PAID OVER PREMIUM FOR THIS NICEST UNIT IN COMPLEX; HE & WIFE HAD TO HAVE IT, PAID CASH	✓ The buyer was highly motivated to purchase this property due to pressure from his wife. She wanted this unit!! This confirmed information is located in county files and notes on other documentation.
R044363	2112	70 213.5 / REO AUCTION SALE W/ NO MIN BID / \$5000 IN PP NOT DESCRIBED	✓ Sold at auction, with \$5000 of personal property included in sale price and \$6450 in other seller concessions as stated on TD. Unqualified and supported by county documentation.
R040647	2112	70 NO PP, FORECLOSURE SALE. SPOKE WITH BUILDING AND PLANNING IN NEW CASTLE, HOME WAS INSPECTED FOR A C/O AND DECLINED, BECAUSE OF CONSTRUCTION ISSUES PROIR TO SALE. IT WAS INSPECTED AGAIN IN MARCH OF 2011 AND DECLINED WITH CONTINUEING ISSUES, AND FINALLY C	✓ First sale after foreclosure. The building was not completed prior to sale. These verified facts support the conclusion of unqualified status.
R361533	2112	70 FORECLOSURE/REO SALE- PAID ALL CASH, PLACE IN "POOR" CONDITION SR 2.07 REASON: OUR INVENTORY DOES NOT MATCH MLS OR SVQ.	✓ The main improvement was not completed at the time of sale. First sale after foreclosure. County records support the unqualified status.
R490371	2112	70 REO REMODELED IN 2004. SELLERS CONCESSIONS \$5,000. ORIGINAL LIST PRICE \$300,000, ASKING PRICE \$220,000, AND DOM 225. SPOKE WITH OWNER AND IT SOLD IN GOOD CONDITION. SHE HAS ONLY DONE MAINTENANCE STUFF LIKE PAINTING AND CLEANING. FAIR MARKET VALUE. THIS NE	✓ First sale after foreclosure from Wells Fargo Bank. \$5000 in seller concessions. Unqualified sale.
R361394	2112	70 REO, TALKED WITH LISTING REALTOR, UNLIVABLE CASH BUYER ONLY, NON-FINANCEABLE	✓ The improvement was uninhabitable at the time of sale. First sale after foreclosure. Supported by county notes and documentation. Confirmation by county staff.
R044235	2112	70 236.11 / REO PRE -AUCTION SALE / BUYER APPROACHED BANK W/ OFFER / NOT ON MARKET	✓ Pre-auction sale. The buyer approached the bank and made offer. Not exposed to the open market. Supported by confirmed notes in county files.
R005575	2112	70 AUCTION CASH SALE	✓ Sold at auction from a mortgage company. Deed restricted, not normal restrictions. Unqualified sale.
R360091	2112	70 SOLD IN POOR CONDITION-SELLER FINANCED	✓ The improvement was in poor condition and was in need of remodeling. The sale was seller financed at what was confirmed as atypical conditions. County confirmation and notes on county documentation support the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R800368	2112	70 SHORT SALE AND PRICE TO SELL. ORIGINAL LIST PRICE \$169,500, ASKING PRICE \$125,000, & DOM 216. IT WAS MAINTAINED TO PERFECTION AND SHOWED LIKE BRAND NEW. APPRAISED AT \$134,000 AND IT'S A LARGE CORNER LOT. SPOKE TO OWNER AND IT WAS A GOOD BUY AND IN GREAT C	<input checked="" type="checkbox"/> This is a short sale as verified by the county questionnaire and MLS listing information.
R082730	2112	70 UNDER CONTRACT 289 DAYS / BUILDER PRE-BUILD CONTRACT ON 2/2/2010 MONTHS BEFORE TIMEFRAME IN A SEVERLY DECREASING MARKET / MARKETED ??? / NOT TYPICAL SALE FOR MARKET	<input checked="" type="checkbox"/> Not exposed to the open market, no MLS listing. The sale is supported by county confirmation and notes on documentation.
R082886	2112	70 INCLUDES NEW CONSTRUCTION NOT YET IN OUR RECORDS. JZ - CALLED MR. CHARLES CAMPBELL OF KUM & GO @ 515 226-0694 ON JAN 31, 2013. HE SAID THAT WHILE BOTH SALES WERE ARMSLENGTH, THE SECOND SALE WHICH IS THIS OCCURRENCE, INCLUDES A 20 YEAR LEASE WITH 4 FIVE	<input checked="" type="checkbox"/> The sales price indicated on the deed is not just for the real estate. A great deal of the purchase price is tied to a lease which may extend for 40 years. This not true arms length open market sale as considered unqualified.
R350757	2112	70 PTC FORECLOSURE WON BY 3RD PARTY	<input checked="" type="checkbox"/> This was a foreclosure as indicated by county documents and the public trustee's confirmation deed. The documentation indicates a bid was placed for the property and was not on the open market and not marketed. This is an unqualified sale supported by documentation.
R800175	2112	70 REO HUD NO MLS BUT LOOKED AT PERVIOUS MLS AND THIS HOME IS A CUSTOM BUILT HOME LOCATED ON A CUL-DE-SAC AND BACKS OPEN SPACE. NEED TO DOUBLE CHECK THE HEATED SF BECAUSE THE MLS HAS 1940 SF AND WE HAVE 1840 SF. PER TD1000 SOLD IN AVERAGE CONDITION. NO ONE H	<input checked="" type="checkbox"/> Not exposed to the open market, no MLS listing. The sale is supported by county confirmation and notes on documentation.
R340161	2120	70 PER SALES QUESTIONARE NEW OWNERS ASSUMED THE LOAN ALREADY IN PLACE,	<input checked="" type="checkbox"/> This property was not listed on the MLS or offered to the open market. The sales price indicated was the amount of the existing loan owed on the property. The sales contains multiple parcels as shown on the deed.
R363619	2130	70 BOUNDARY LINE ADJUSTMENT	<input checked="" type="checkbox"/> This transfer is merely for a boundary line adjustment by adjoiners. The sale is not represented of market value and is considered unqualified. Comments on the TD 1000 support the unqualified status.
R043619	2245	58 Business affiliates	<input checked="" type="checkbox"/> This is a sale between business affiliates transferred by Quit Claim deed. The price for the purchase was arrived at in 2006 assuming the building was completed. The 2006 value is not representative of today's market. This is an unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R043621	2245	58 Business affiliates	<input checked="" type="checkbox"/> This is a sale between business affiliates transferred by Quit Claim deed. The price for the purchase was arrived at in 2006 assuming the building was completed. The 2006 value is not representative of today's market. This is an unqualified sale
<hr/>			
Accounts Audited:	60	Auditor Agrees: -60	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	24	GILPIN	
R008700	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ House and six lots
R004814	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R005177	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Four lot sale
R004589	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R001510	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ 20 lot sale
R011873	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ House and adjacent vacant parcel
R002569	0100	50 NOT ARMS LENGTH	✓ Neighbor purchased lot from neighbor
R003409	0100	71 SALE NOT ON OPEN MARKET	✓ Neighbor bought as buffer lot from neighbor
R013027	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R013037	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R013034	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R013028	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R005565	0100	50 NOT ARMS LENGTH	✓ Buyer owns adjacent improved lot
R013119	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R004603	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ House and adjacent vacant parcel
R013025	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R013026	0100	73 DURESS SALE	✓ Bank ordered liquidation of seven lots in three months
R002990	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R011895	0100	56 FINANCIAL INSTITUTION IS BUYER	✓ Multiple lot bank transfer
R008608	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R011768	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R006241	0100	50 NOT ARMS LENGTH	✓ Built garage on part of neighbor's lot and had to buy lot
R011790	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000161	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Three lot sale
R004304	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R002564	0100	50 NOT ARMS LENGTH	☑ Buyer owns adjacent improved lot
R004659	0100	50 NOT ARMS LENGTH	☑ Sale between neighbors, not listed on market
R011549	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R004842	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R001796	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Six lot sale, inactive parcels
R011995	0100	71 SALE NOT ON OPEN MARKET	☑ Developer went bankrupt, sold to pay taxes
R011878	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R000857	0100	50 NOT ARMS LENGTH	☑ Neighbor bought as buffer lot from neighbor
R008210	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Five lot sale
R013030	0100	70 OTHER	☑ Present worth valuation, not at full value
R005441	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Twelve lot sale
R002998	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Five lot sale
R004684	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R003174	0100	73 DURESS SALE	☑ Owner liquidated in lieu of foreclosure
R001976	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R011763	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R013118	0100	70 OTHER	☑ Present worth valuation, not at full value
R007845	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Inactive account, vacant res combined with gaming parcel
R013121	0100	70 OTHER	☑ Present worth valuation, not at full value
R012442	0100	70 OTHER	☑ Owner financed, could not get loan
R011757	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Six lot sale, inactive parcels
R000755	0100	60 SALE TO SETTLE ESTATE	☑ Liquidation through divorce

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011716	0100	50 NOT ARMS LENGTH	✓ Not on open market
R008768	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	✓ Multiple parcel purchase (4)
R008767	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	✓ Multiple parcel purchase (4)
R008766	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	✓ Multiple parcel purchase (4)
R005343	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	✓ Multiple parcel purchase (4)
R005191	0100	57 BETWEEN RELATED PARTIES	✓ Owned by sister and brother-in-law
R005636	0100	73 DURESS SALE	✓ Site full of discarded personal property, sold as is
R009628	0100	64 INVOLVES PROPERTY TRADES	✓ Two lot sale
R006281	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R002446	0100	73 DURESS SALE	✓ Lot sold trying to save the adjacent house
R011676	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ House and adjacent vacant parcel
R002521	0100	73 DURESS SALE	✓ Title issues and access problems
R008977	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Mining claim and two parcels
R000772	0100	71 SALE NOT ON OPEN MARKET	✓ Not listed in MLS
R002927	0100	50 NOT ARMS LENGTH	✓ Buyer and seller are friends, not listed on open market
R001661	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Ten lot sale
R011513	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Four lot sale
R010212	0100	57 BETWEEN RELATED PARTIES	✓ Purchased between siblings
R003658	0100	56 FINANCIAL INSTITUTION IS BUYER	✓ Multiple lot transfer back to lender
R003657	0100	56 FINANCIAL INSTITUTION IS BUYER	✓ Multiple lot transfer back to lender
R011049	0100	69 SALE OF PARTIAL INTEREST	✓ 2/3's interest in lot
R011992	0100	21 SALE CONFIRMED MORE THAN ONE SOURCE	✓ Developer went bankrupt, sold to pay taxes
R012529	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Four lot sale
R003187	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006927	0100	57 BETWEEN RELATED PARTIES	☑ Sold from father to son and daughter
R003440	0100	50 NOT ARMS LENGTH	☑ Buyer and seller are friends, not listed on open market
R002807	0100	50 NOT ARMS LENGTH	☑ Not listed on market, purchased half interest
R006410	0100	50 NOT ARMS LENGTH	☑ Neighbor bought as buffer lot from neighbor
R005702	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R000772	0100	71 SALE NOT ON OPEN MARKET	☑ Not listed in MLS
R013025	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R005191	0100	57 BETWEEN RELATED PARTIES	☑ Owned by sister and brother-in-law
R005636	0100	73 DURESS SALE	☑ Site full of discarded personal property, sold as is
R009628	0100	64 INVOLVES PROPERTY TRADES	☑ Two lot sale
R006281	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R002446	0100	73 DURESS SALE	☑ Lot sold trying to save the adjacent house
R011676	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R008766	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Multiple parcel purchase (4)
R005702	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R008767	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Multiple parcel purchase (4)
R000755	0100	60 SALE TO SETTLE ESTATE	☑ Liquidation through divorce
R001661	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Ten lot sale
R011995	0100	71 SALE NOT ON OPEN MARKET	☑ Developer went bankrupt, sold to pay taxes
R011513	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Four lot sale
R002569	0100	50 NOT ARMS LENGTH	☑ Neighbor purchased lot from neighbor
R010212	0100	57 BETWEEN RELATED PARTIES	☑ Purchased between siblings
R003658	0100	56 FINANCIAL INSTITUTION IS BUYER	☑ Multiple lot transfer back to lender
R002521	0100	73 DURESS SALE	☑ Title issues and access problems

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005177	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Four lot sale
R013119	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R013028	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R013026	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R013034	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R013037	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R013027	0100	73 DURESS SALE	☑ Bank ordered liquidation of seven lots in three months
R001510	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ 20 lot sale
R005343	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Multiple parcel purchase (4)
R004814	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R011992	0100	21 SALE CONFIRMED MORE THAN ONE SOURCE	☑ Developer went bankrupt, sold to pay taxes
R004589	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R003409	0100	71 SALE NOT ON OPEN MARKET	☑ Neighbor bought as buffer lot from neighbor
R011873	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R004603	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R006410	0100	50 NOT ARMS LENGTH	☑ Neighbor bought as buffer lot from neighbor
R011716	0100	50 NOT ARMS LENGTH	☑ Not on open market
R008768	0100	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Multiple parcel purchase (4)
R008700	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and six lots
R002998	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Five lot sale
R011549	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ House and adjacent vacant parcel
R004842	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale
R001796	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Six lot sale, inactive parcels
R011757	0100	64 INVOLVES MULTIPLE PROPERTIES	☑ Six lot sale, inactive parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011878	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R002990	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R008210	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Five lot sale
R003657	0100	56 FINANCIAL INSTITUTION IS BUYER	✓ Multiple lot transfer back to lender
R005441	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Twelve lot sale
R004304	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ House and adjacent vacant parcel
R004684	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R003174	0100	73 DURESS SALE	✓ Owner liquidated in lieu of foreclosure
R001976	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R011763	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R007845	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Inactive account, vacant res combined with gaming parcel
R012442	0100	70 OTHER	✓ Owner financed, could not get loan
R011896	0100	56 FINANCIAL INSTITUTION IS BUYER	✓ Multiple lot bank transfer
R013030	0100	70 OTHER	✓ Present worth valuation, not at full value
R008977	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Mining claim and two parcels
R013118	0100	70 OTHER	✓ Present worth valuation, not at full value
R012529	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Four lot sale
R003187	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Two lot sale
R006927	0100	57 BETWEEN RELATED PARTIES	✓ Sold from father to son and daughter
R003440	0100	50 NOT ARMS LENGTH	✓ Buyer and seller are friends, not listed on open market
R002807	0100	50 NOT ARMS LENGTH	✓ Not listed on market, purchased half interest
R000857	0100	50 NOT ARMS LENGTH	✓ Neighbor bought as buffer lot from neighbor
R004659	0100	50 NOT ARMS LENGTH	✓ Sale between neighbors, not listed on market
R005565	0100	50 NOT ARMS LENGTH	✓ Buyer owns adjacent improved lot

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002564	0100	50 NOT ARMS LENGTH	<input checked="" type="checkbox"/> Buyer owns adjacent improved lot
R011896	0100	56 FINANCIAL INSTITUTION IS BUYER	<input checked="" type="checkbox"/> Multiple lot bank transfer
R011895	0100	56 FINANCIAL INSTITUTION IS BUYER	<input checked="" type="checkbox"/> Multiple lot bank transfer
R008608	0100	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R011768	0100	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R006241	0100	50 NOT ARMS LENGTH	<input checked="" type="checkbox"/> Built garage on part of neighbor's lot and had to buy lot
R011790	0100	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R000161	0100	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three lot sale
R011049	0100	69 SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 2/3's interest in lot
R002927	0100	50 NOT ARMS LENGTH	<input checked="" type="checkbox"/> Buyer and seller are friends, not listed on open market
R013121	0100	70 OTHER	<input checked="" type="checkbox"/> Present worth valuation, not at full value
R007537	0100	72 CHANGE IN PROPERTY AFTER SALE	<input type="checkbox"/> No justification for disqualification, fully improved site
R007537	0100	72 CHANGE IN PROPERTY AFTER SALE	<input type="checkbox"/> No justification for disqualification, fully improved site
R002381	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Seven lots
R004158	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> A casino expanded onto multiple parcels: some vacant, some improved
R004079	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> A casino expanded onto multiple parcels: some vacant, some improved
R012225	0200	50 NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not on open market
R002381	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Seven lots
R004100	0200	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Aunt sold to nephews
R003966	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> A casino expanded onto multiple parcels: some vacant, some improved
R004100	0200	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Aunt sold to nephews
R002381	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties, multiple buildings, multiple uses
R002383	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties, multiple buildings, multiple uses
R012225	0200	50 NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006290	1212	73 DURESS SALE	☑ Salvage value, septic not working
R004518	1212	73 DURESS SALE	☑ Poor condition per TD
R003014	1212	73 DURESS SALE	☑ Partially updated, ran out of money, sold incomplete
R006290	1212	73 DURESS SALE	☑ Salvage value, septic not working
R004719	1212	73 DURESS SALE	☑ Partially updated, partially gutted, sold as is by bank
R005660	1212	73 DURESS SALE	☑ Kitchen in garage was not code-conforming
R002579	1212	73 DURESS SALE	☑ Poor condition per TD
R002579	1212	73 DURESS SALE	☑ Poor condition per TD
R004719	1212	73 DURESS SALE	☑ Partially updated, partially gutted, sold as is by bank
R004518	1212	73 DURESS SALE	☑ Poor condition per TD
R001321	1212	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Removed spouse from deed
R004668	1212	73 DURESS SALE	☑ Poor condition per TD
R006359	1212	73 DURESS SALE	☑ Interior and exterior in poor condition, discarded PP on site
R006185	1212	73 DURESS SALE	☑ Poor condition per TD
R014032	1212	73 DURESS SALE	☑ House sold fully furnished with owner wanting out ASAP
R005660	1212	73 DURESS SALE	☑ Kitchen in garage was not code-conforming
R006223	1212	73 DURESS SALE	☑ Excessive deferred maintenance, bad roof, water damage
R006259	1212	73 DURESS SALE	☑ Excessive deferred maintenance, interior and exterior
R007562	1212	73 DURESS SALE	☑ Incomplete at time of sale
R008566	1212	73 DURESS SALE	☑ Poor condition, installed new plumbing and heating and interior finish
R001321	1212	62 DOUBTFUL TITLE EG QUIT CLAIM	☑ Removed spouse from deed
R007562	1212	73 DURESS SALE	☑ Incomplete at time of sale
R004080	1212	73 DURESS SALE	☑ Former owner torched improvement, sold as is
R008201	1212	73 DURESS SALE	☑ Fix and flipped for \$172,200, had mold problems

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006303	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, interior and exterior
R001915	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Water damage, mold. Had to strip to studs
R004080	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Former owner torched improvement, sold as is
R006259	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, interior and exterior
R006303	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, interior and exterior
R008566	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Poor condition, installed new plumbing and heating and interior finish
R002445	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Sale in lieu of foreclosure, purchased additional lot on same deed
R006312	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Fair condition per TD, interior stripped of fixtures
R004668	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD
R014032	1212	73 DURESS SALE	<input checked="" type="checkbox"/> House sold fully furnished with owner wanting out ASAP
R002445	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Sale in lieu of foreclosure, purchased additional lot on same deed
R008201	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Fix and flipped for \$172,200, had mold problems
R006185	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD
R006359	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Interior and exterior in poor condition, discarded PP on site
R003014	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Partially updated, ran out of money, sold incomplete
R006223	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, bad roof, water damage
R001915	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Water damage, mold. Had to strip to studs
R006312	1212	73 DURESS SALE	<input checked="" type="checkbox"/> Fair condition per TD, interior stripped of fixtures
R002375	1212	73 DURESS SALE	<input type="checkbox"/> No justification for disqualification
R008920	1212	73 DURESS SALE	<input type="checkbox"/> No justification for disqualification, just dated condition
R002375	1212	73 DURESS SALE	<input type="checkbox"/> No justification for disqualification
R008920	1212	73 DURESS SALE	<input type="checkbox"/> No justification for disqualification, just dated condition
R012513	2127	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> A casino expanded onto multiple parcels: some vacant, some improved
R004655	2127	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> A casino expanded onto multiple parcels: some vacant, some improved

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010100	2212	63 INVOLVES PROPERTY TRADES	✓ Multiple units traded for a condo in Boulder
R002303	2212	50 NOT ARMS LENGTH	✓ Acquired by a casino to block another casino's expansion, paid premium
R004099	2220	57 BETWEEN RELATED PARTIES	✓ Sold to nephews
R002437	2220	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties, multiple buildings, multiple uses
R002386	2220	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties, multiple buildings, multiple uses
R022236	2225	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R002808	2227	63 INVOLVES PROPERTY TRADES	✓ Multiple units traded for a condo in Boulder
R002819	2227	63 INVOLVES PROPERTY TRADES	✓ Multiple units traded for a condo in Boulder
R003977	2227	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R002290	2227	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties, multiple buildings, multiple uses
R004092	2227	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R004191	2227	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R011051	2227	72 CHANGE IN PROPERTY AFTER SALE	✓ Casino purchased eight parcels, including mining claims, and remodeled a restaurant
R012422	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R001596	2230	50 NOT ARMS LENGTH	✓ Former residence converted to retail and converted to office, not exposed to open market
R012423	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R012421	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R012420	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R012419	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ A casino expanded onto multiple parcels: some vacant, some improved
R002364	9249	51 INVOLVES GOVERNMENT AGENCY	✓ Central City's Visitor Center
R007753	9249	51 INVOLVES GOVERNMENT AGENCY	✓ Foreclosure by a government agency: purchased six parcels including a casino
R004169	9249	51 INVOLVES GOVERNMENT AGENCY	✓ Foreclosure by a government agency: purchased six parcels including a casino
R003971	9249	51 INVOLVES GOVERNMENT AGENCY	✓ Purchased by City of Black Hawk
R003970	9249	51 INVOLVES GOVERNMENT AGENCY	✓ Purchased by City of Black Hawk

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006476	9251	53 INVOLVES CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> Church purchased land not exposed to the open market
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Accounts Audited:	240	Auditor Agrees: -234	Auditor Disagrees: -6
			Auditor Disagrees: -2.50%
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Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	GRAND	
R304167	0100	65 Unfulfilled agreements value undetermined	<input checked="" type="checkbox"/> Sales amount is unpaid loan balance: a deed in lieu of foreclosure
R205240	0100	70 Other Document Extensively	<input checked="" type="checkbox"/> Seller had motivation that did not conform to the market
R306793	0100	70 Other Document Extensively	<input checked="" type="checkbox"/> Seller had motivation that did not conform to the market
R303534	1212	69 Sale of partial interest	<input checked="" type="checkbox"/> 25% interest conveyed per TD
R208195	1212	68 Extensive remodeling of property	<input checked="" type="checkbox"/> \$65k garage added after sale
R080280	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Improvement built subsequent to this vacant land sale
R199500	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Salvage condition per TD, subsequent remodel
R114790	1212	68 Extensive remodeling of property	<input checked="" type="checkbox"/> \$300k building permit taken out subsequent to sale
R182230	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Fair condition per TD, 2013 value is \$5000 more
R303811	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Sold for \$45k under list price- not arm's length
R021850	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Listed at \$199,900 per MLS, sold for \$80,000
R303654	1212	61 Sale Results from judicial order	<input checked="" type="checkbox"/> Judicial order of bankruptcy
R074700	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Sold with no well/septic: they had to be replaced, poor condition per TD
R017467	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Poor condition per TD
R022460	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Mold and water damage
R025080	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Structural problems with foundation, house sits on railroad tracks in Kremmling
R008300	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Auctioned over a nine month period
R103385	1212	70 Other Document Extensively	<input checked="" type="checkbox"/> Poor condition per TD, summer access only cabin, access issues
R185520	1212	70 Other Document Extensively	<input type="checkbox"/> Disqualified by comparables sales, not persuasive to disqualify
R195260	1215	68 Extensive remodeling of property	<input checked="" type="checkbox"/> Gutted and remodeled after sale
R136190	1230	70 Other Document Extensively	<input checked="" type="checkbox"/> Duplicate deed, recorded the day before and qualified
R048510	1230	58 Sale is between business affiliates	<input checked="" type="checkbox"/> Sale between business associates
R308037	1230	64 Multiple Properties	<input checked="" type="checkbox"/> Multiple properties: condo and garage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R307888	1230	64 Multiple Properties	<input checked="" type="checkbox"/> Multiple properties: condo and garage
R301240	2215	68 Extensive remodeling of property	<input checked="" type="checkbox"/> Multiple uses, multiple improvements, subsequent remodeling
R088110	2220	68 Extensive remodeling of property	<input checked="" type="checkbox"/> Extensive remodeling after sale, permit for \$75k taken out in 2011
R085160	2230	66 Personal Property value undetermined	<input checked="" type="checkbox"/> This sale of a concrete batch plant had significant personal property
R149840	2230	65 Unfulfilled agreements value undetermined	<input checked="" type="checkbox"/> This is a repossession by warranty deed, no monies were exchanged
R088150	2240	11 Docs securing payment of indebtedness	<input checked="" type="checkbox"/> This is a repossession by warranty deed, no monies were exchanged
R193430	2240	70 Other Document Extensively	<input checked="" type="checkbox"/> Re-recording of original deed to fill in proper date

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R043151	0100	53 INVOLVES A CHARITABLE INSTITUTION	✓ This is part of an assemblage by the grantee. The properties are not marketed and not exposed to the market. Computer notes, appraiser confirmation.
R016266	0100	70 OTHER	✓ Physical inventory changed, utilities added, changed the character of the property. Computer notes, appraiser confirmation.
R012653	0100	70 OTHER	✓ Distress sale according to e-mail received from grantee. Computer notes and file data.
R006100	0100	61 SALE RESULTS FROM JUDICIAL ORDER	✓ A court document was recorded ordering the sale of the property. File data and computer notes.
R027267	0100	70 OTHER	✓ The buyer was obviously not knowledgeable of the market and paid 1.5 million for a \$200,000 vacant lot. When interviewed the buyer was furious, Computer notes, telephone interview. County data which shows adjacent lots.
R011315	0100	70 OTHER	✓ This was a correction deed and is unqualified. Computer notes and appraiser knowledge.
R026260	0100	55 INVOLVES AN EDUCATIONAL INSTITUTION	✓ This is part of an assemblage by the grantee. The properties are not marketed and exposed to the market. Paid far below market value. Computer notes, appraiser confirmation.
R011749	0100	70 OTHER	✓ Physical inventory changed, utilities added, changed the character of the property. Computer notes, appraiser knowledge.
R015205	0100	70 OTHER	✓ This a deed in lieu of foreclosure. Deed and computer notes support the unqualified status.
R007501	0540	55 INVOLVES AN EDUCATIONAL INSTITUTION	✓ The property sold for 5k and is presently valued by the Assesor's office at around 30K, Rocky Mtn. biological was dumping the property at this price. Not market value, appraiser confirmation, computer notes.
R012718	1112	78 Short Sale	✓ This was a short sale caused by duress on the part of the grantor. The bank gave approval to the short sale. Unqualified based on computer notes and appraiser confirmation
R044213	1112	70 OTHER	✓ The contract date is unknown but is believed to be several years prior to the date of closing. The sale was for 65,000 the sale just after was for 305,000. Computer notes and file data.
R045330	1112	70 OTHER	✓ There was a change in use from commercial to residential after purchase. Computer notes and file data.
R010259	1112	70 OTHER	✓ The house was damaged due to fire and asbestos. The house will have to be demolished . The foundation may have been damaged in the fire and may not be useable. The value of the improvements are not known. Computer notes.
R045076	1112	70 OTHER	✓ Change in use from vacant to residential. Computer notes and file data.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R044073	1112	78 Short Sale	✓ This was a short sale caused by duress on the part of the grantor. The bank gave approval to the short sale. Unqualified according to computer notes and appraiser confirmation.
R045076	1112	70 OTHER	✓ The property was purchased with the improvements incomplete. After possession of the property the improvements were completed to 100%. Unqualified based on computer notes.
R031710	1112	70 OTHER	✓ The property was purchased with the improvements at 50% complete. After possession of the property the improvements were completed to 100%. Unqualified based on computer notes.
R041070	1112	70 OTHER	✓ The grantee in this transaction held title for the property since 2010. This sale transfers no more title than he held before. Unqualified sale, basically a correction deed based on computer notes and appraiser confirmation.
R040150	1112	70 OTHER	✓ The grantee in this transaction held title for the property since 2010. This sale transfers no more title than he held before. Unqualified sale based on computer notes.
R040956	1112	70 OTHER	✓ Affordable housing deed restriction thru government housing. Stated on deed and in computer notes.
R031561	1112	70 OTHER	✓ Affordable housing deed restriction thru government housing. Stated on deed and in computer notes.
R070766	1112	70 OTHER	✓ The deed indicates multiple parcels sold thru this transaction. Two parcels were purchased and one later sold off. Unqualified based on computer notes and deed information.
R005158	1112	70 OTHER	✓ The grantor had no interest to pass in the sale. A general warranty deed was used to transfer the property, no sale. Unqualified based on computer notes.
R016426	1112	70 OTHER	✓ Physical inventory changed, utilities added, changed the character of the property. Computer notes, appraiser knowledge.
R032545	1112	78 Short Sale	✓ This was a short sale caused by duress on the part of the grantor. The bank gave approval to the short sale. Unqualified according to computer notes and appraiser confirmation.
R026028	1115	70 OTHER	✓ The grantor had no interest to pass in the sale. A special warranty deed was used to transfer the property, no sale. Unqualified based on computer notes.
R002242	2112	71 SALE NOT ON OPEN MARKET	✓ It is stated on the county supplemental letter that the property was discovered by word-of-mouth was not offered on the open market. County file data
R003345	2112	71 SALE NOT ON OPEN MARKET	✓ It is stated on the county supplemental letter that the property was discovered by word-of-mouth was not offered on the open market. County file data
R009427	2115	71 SALE NOT ON OPEN MARKET	✓ The County appraiser verified thru a phone conversation that the sale was not offered on the open market. Noted in file.
R010500	2115	73 MIXED USE PROPERTIES	✓ This is a mixed use property containing commercial and residential uses. Computer notes and appraiser knowledge.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008898	2115	73 MIXED USE PROPERTIES	<input checked="" type="checkbox"/> This is a mixed use property containing commercial and residential uses. Computer notes and appraiser knowledge.
R003523	2130	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> It is stated on the county supplemental letter that the property was discovered by word-of-mouth was not offered on the open market. Unqualified according to computer notes and appraiser confirmation.
R003393	2135	70 OTHER	<input checked="" type="checkbox"/> The existing improvements on the property were demolished. Subsequently the use of the property changed to commercial. Unqualified according to computer notes and appraiser confirmation.
R015234	2135	70 OTHER	<input checked="" type="checkbox"/> The use of the property changed from vacant land to commercial after purchase. It is now a mixed use property. Computer notes and file data.
R041598	2245	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> It is stated on the county supplemental letter that the property was discovered by word-of-mouth was not offered on the open market. Unqualified according to computer notes and appraiser confirmation.
R042175	2245	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> The grantee had prior knowledge of a lease to a dispensary. The grantee did not want a dispensary that location and purchased the property. Not exposed to the open market. Computer notes and appraiser confirmation.
R002157	2245	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> It is stated on the county supplemental letter that the property was discovered by word-of-mouth was not offered on the open market. Unqualified according to computer notes and appraiser confirmation.
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Accounts Audited:	38	Auditor Agrees: -38	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	HINSDALE	
R001246	0100	64 MULTIPLE PROPERTIES	✓ Stated on the deed and on the TD, multiple properties, unqualified.
R002276	0100	64 MULTIPLE PROPERTIES	✓ Stated on the deed and on the TD, multiple properties, unqualified.
R002830	0100	57 Related parties/Multiple lots	✓ Related parties, father to daughter, multiple properties shown on TD and deed.
R001245	0100	64 MULTIPLE PROPERTIES	✓ Stated on the deed and on the TD, multiple properties, unqualified.
R001052	0100	57 Related parties/conf -no doc fee	✓ Related parties, multiple properties shown on TD and deed.
R002486	0100	64 MULTIPLE PROPERTIES	✓ Purchased by the adjoiner as well as multiple properties shown on deed and TD.
R002772	0100	58 BETWEEN BUSINESS PARTNERS	✓ Business relationship, Mr. Ketchum is Alpine Vista, deed and assessor knowledge. Bargain and sale deed.
R002836	0100	58 1ST OF TWO SALES IN TIMEFRAME	✓ First sale in time period and business relationship, Mr. Ketchum is Alpine Vista, deed and assessor knowledge.
R002765	0100	57 Related parties/Multiple lots	✓ Related parties, father to daughter, multiple properties shown on TD and deed.
R003060	0100	64 MULTIPLE PROPERTIES	✓ Purchased by the adjoiner as well as multiple properties shown on deed and TD.
R002770	0100	57 Related parties/Multiple lots	✓ Related parties, father to daughter, multiple properties shown on TD and deed.
R002278	0520	64 MULTIPLE PROPERTIES	✓ Stated on the deed and on the TD, multiple properties, unqualified.
R002876	0540	64 MULTIPLE PROPERTIES	✓ The sale included a separate parcel not shown on the deed. This information is personal knowledge of the assessor. Unqualified.
R000129	0550	69 PARTIAL INTEREST	✓ 1/2 interest was transferred from related parties, unqualified
R003113	0550	69 PARTIAL INTEREST	✓ 1/3 interest conveyed to grantor. Information on deed and TD.
R003115	0550	69 PARTIAL INTEREST	✓ 1/3 interest conveyed to grantor. Information on deed and TD.
R003114	0550	69 PARTIAL INTEREST	✓ 1/3 interest conveyed to grantor. Information on deed and TD. Assembled with his present 2/3 ownership in this property.
R003082	0550	57 Between Related parties	✓ 1/2 interest conveyed by related parties. Information stated on the deed and the TD.
R000202	1112	64 MULTIPLE PROPERTIES	✓ Multiple properties are shown on the deed and the TD
R001150	1212	57 Sale between related parties	✓ Quit claim deed for 50% interest to related parties.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001975	1212	70 Improvements Only	<input checked="" type="checkbox"/> Bill of sale transferred the buildings only, no land. The space will be used for a summer camper.
R000185	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties are shown on the deed and the TD
R000194	1212	60 ESTATE SETTLEMENT	<input checked="" type="checkbox"/> A personal reps. Deed transferred the property due to a death.
R003207	1212	57 Related parties/multiple properties	<input checked="" type="checkbox"/> Related parties, partial interests. Shown on TD and deed.
R001839	1212	70 IMPV ONLY NO BREAKDOWN OF MBRSHIP	<input checked="" type="checkbox"/> A membership was included in the sales price, bill of sale transferred the building only, no land.
R003208	1212	57 Related parties/multiple properties	<input checked="" type="checkbox"/> Related parties, partial interests. Shown on TD and deed.
R001934	1212	70 Improvements Only	<input checked="" type="checkbox"/> Bill of sale transferred the multiple buildings only, no land.
R001974	1212	70 Improvements Only	<input checked="" type="checkbox"/> Bill of sale transferred the buildings only, no land.
R002683	1212	70 Bank - foreclosure	<input checked="" type="checkbox"/> Sold by the Federal Home Loan for land value only. Deed information and assessor knowledge.
R002849	1212	70 BANK EMPLOYEE-FORECLOSURE	<input checked="" type="checkbox"/> First sale after foreclosure, sold to a bank employee at a discount, assessor confirmation.
R001967	1212	70 Improvements Only	<input checked="" type="checkbox"/> Bill of sale transferred the buildings only, no land.
R001056	1212	60 Settle an estate	<input checked="" type="checkbox"/> The sale was under duress due to a death in the family. Assessor notes. Sold for 60K under market.
R001883	1212	70 Improvements Only	<input checked="" type="checkbox"/> Bill of sale transferred the multiple buildings only, no land.
R001184	2212	70 NOT ON MKT - BETWEEN FRIENDS	<input checked="" type="checkbox"/> Not exposed to open market, friend purchased. Information on TD and in assessor files.
R002388	2230	61 Judicial	<input checked="" type="checkbox"/> Court ordered sale which included business value, Td information and personal knowledge of the assessor.
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	HUERFANO	
2310610	0100	33 SALES OF DOUBTFUL TITLE	✓ A quit claim deed is used to transfer the title. Unqualified sales.
3477528	0100	16 OTHER-NOTE	✓ The property was not exposed to the open market. The seller took the best offer available. Unqualified
4656025	0100	16 OTHER-NOTE	✓ County computer notes indicate that the adjoiner purchases property for below market value. Unqualified
153076	0100	33 SALES OF DOUBTFUL TITLE	✓ This was an invalid sale because one of the grantors failed to sign the deed. Unqualified sale.
3676848	0100	20 DURESS	✓ Parents passed away and left these lots to the family. Family did not want the property and priced them for quick sale. Duress, unqualified
40725	0100	38 CHANGE IN USE AFTER SALE	✓ The grantor owns adjacent property and will ask for a change of use to agricultural. Computer notes support the unqualified status
2045521	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties stated in the legal description of the deed and in the County notes. Unqualified sale
1713769	0100	18 MULTIPLE PROPERTIES	✓ This sale included multiple properties. The deed and the County computer notes support the unqualified status
2310626	0100	83 OWNS ADJ PROPERTY	✓ County records indicate that the adjoiner purchase this property to add to their current ownership
12022	0100	27 ESTATE	✓ This property sold as a result of the death in the family. The personal representative deed supports the unqualified status. There are no notes and the County files.
281771	0100	16 OTHER-NOTE	✓ The property was purchased by the adjoiner. The property was never listed on the open market. Unqualified sales
15178	0100	16 OTHER-NOTE	✓ This property adjoins the grantees other properties. The sale is part of an assemblage of agricultural land. It is likely that this will have a change in use from vacant to agricultural. Unqualified.
332751	0100	69 2 BLDGS/ MULTI USE PROP	✓ This sale included multiple properties and multiple buildings. The deed and the County computer notes support the unqualified status
20462	0100	18 MULTIPLE PROPERTIES	✓ Multiple property stated on the deed and in the County notes. Unqualified sales
153076	0100	33 SALES OF DOUBTFUL TITLE	✓ This sale is unqualified because the deed was only signed by one of the grantors. Doubtful title unqualified
24910	0100	18 MULTIPLE PROPERTIES	✓ The deed and the County computer notes indicate multiple properties were acquired in this transaction. Unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3470435	0100	18 MULTIPLE PROPERTIES	✓ Multiple property stated on the deed and on county computer notes. Unqualified
2045518	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties stated in the legal description of the deed and in the County notes. Unqualified sale
2045519	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties stated in the legal description of the deed and in the County notes. Unqualified sale
2045520	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties stated in the legal description of the deed and in the County notes. Unqualified sale
353915	0200	22 REMODEL OR ADDITION AFTER SALE	✓ County notes support the extensive remodel after purchase. Unqualified
14001	0200	07 FAMILY	✓ The TD 1000 indicates it's and in family transaction. Unqualified sale not exposed to the open market
62002	0200	22 REMODEL OR ADDITION AFTER SALE	✓ County notes support the extensive remodel after purchase. Unqualified
2143314	0200	09 TRADE INV	✓ The TD and County notes indicate that this was a trade. Unqualified status supported.
11811	0200	18 MULTIPLE PROPERTIES	✓ Multiple properties are stated on the deed and in County notes. Unqualified
145161	0200	18 MULTIPLE PROPERTIES	✓ The legal description contained on the transfer deed indicates multiple properties, unqualified. County computer notes also support the status.
145162	0200	18 MULTIPLE PROPERTIES	✓ The legal description contained on the transfer deed indicates multiple properties, unqualified. County computer notes also support the status.
39542	0200	83 OWNS ADJ PROPERTY	✓ The computer notes indicate that the buyer owns the adjacent property. The property was not exposed to the open market. The sale is unqualified.
33275	0200	69 2 BLDGS/ MULTI USE PROP	✓ This sale included multiple properties and multiple buildings. The deed and the County computer notes support the unqualified status
17310	0200	22 REMODEL OR ADDITION AFTER SALE	✓ County notes indicate there was extensive remodeling done after purchase. There's also a change in use based on County notes.
239582	0200	38 CHANGE IN USE AFTER SALE	✓ The property went from a single use to a Mixed-Use after purchase. Computer notes and knowledge of the assessor supports the unqualified status.
142751	1112	56 DOCUM. SECURING INDEBTNESS	✓ The sale is from the federal home loan mortgage Corporation. With the first sale after foreclosure. The deed and County notes support the unqualified status
1713770	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties stated in the legal description of the deed and in the County notes. Unqualified sale
27548	1212	62 GOVERNMENT AGENCY AS SELLER	✓ These special warranty deed indicates the secretary of housing and urban development was a grantee. The sale was first after foreclosure. County computer notes support the unqualified status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
35780	1212	16 OTHER-NOTE	✓ The special warranty deed indicates the sale from Deutsche Bank to an individual. The sale was as a result of a foreclosure I was not exposed to the open market. County computer notes and the deed support the unqualified status.
34860	1212	16 OTHER-NOTE	✓ This property was put up for sale because of a death. This sale was due to duress and was not sold at market price. Unqualified
40372	1212	28 MOBILE HOME INCLUDED IN SALE	✓ There was a mobile home included in the sales price. Unknown value placed on MH. Unqualified sale.
24691	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties are stated on the deed and in County notes. Unqualified
245745	1212	16 OTHER-NOTE	✓ The grantor and grantee exchange properties according to County notes. Unqualified sales
32973	1212	28 MOBILE HOME INCLUDED IN SALE	✓ This was a private foreclosure by Green Tree. There is no mention of a mobile home in the notes on the deed. Unqualified
17440	1212	22 REMODEL OR ADDITION AFTER SALE	✓ Notes and the County computer system indicates a remodel after purchase change flooring carpeting and built-in appliances. Unqualified
25558	1212	16 OTHER-NOTE	✓ The special warranty deed indicates the sale from Deutsche Bank to an individual. The sale was as a result of a foreclosure I was not exposed to the open market. County computer notes and the deed support the unqualified status.
41750	1212	70 NON-TYPICAL	✓ There are two single-family homes on the property. Personal property of over \$40,000 was included in the sales price. Unqualified
45380	1212	33 SALES OF DOUBTFUL TITLE	✓ Quit claim deed utilized for transfer. Unqualified sale.
19324	1212	70 NON-TYPICAL	✓ The deed states that this sale was for one half interest. Unqualified sale
1212715	1212	77 UNKNOWLEDGEABLE BUYER	✓ The buyer didn't know local research looked at a website and made an offer. The sale price was at least double what other properties in that area are selling for. Unqualified, unknowledgeable buyer, unqualified sale.
21895	1212	16 OTHER-NOTE	✓ County computer notes indicate that the adjoiner purchases property for below market value. Unqualified
12221	1212	16 OTHER-NOTE	✓ The property was purchased by the adjoiner. The property was never listed on the open market. Unqualified sale. The sale was seller financed.
14059	1212	16 OTHER-NOTE	✓ This was an internet sale and was not exposed to the open market. Unqualified
245745	1212	16 OTHER-NOTE	✓ The County notes indicate the buyer and seller traded properties. The TD 1000 is not indicate such.
25558	1212	16 OTHER-NOTE	✓ The special warranty deed indicates the sale from Deutsche Bank to an individual. The sale was as a result of a foreclosure and was not exposed to the open market. County computer notes and the deed support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
35009	1212	62 GOVERNMENT AGENCY AS SELLER	<input checked="" type="checkbox"/> The sale is from the federal home loan mortgage Corporation. With the first sale after foreclosure. The deed and County notes support the unqualified status
45458	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> The special warranty deed indicates the sale from Deutsche Bank to an individual. The sale was as a result of a foreclosure and was not exposed to the open market. County computer notes and the deed support the unqualified status.
5123283	1212	27 Estate	<input checked="" type="checkbox"/> The county notes indicate a multiple property sale, not an estate sale as shown. The auditor submits the code assigned by the county may be in error. The multiple properties sale indicated by the documentation does unqualify the sale.
31026	1212	21 INTERCOR/INTERCOMPANY	<input checked="" type="checkbox"/> The grantor of this property purchase it from US bank. This was a sale after foreclosure and was a flipper for the buyer. Unqualified
2045840	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> The improvements were razed after purchase, a single wide has been put up in its place. Unqualified sale.
31512	1212	47 SALE BETWEEN RELATED PARTY	<input checked="" type="checkbox"/> This is a multiple property sale verify by County staff and notes on the deed. There is no indication in the notes that this is a family transaction. Documentation supports multiple properties
474793	1212	31 FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> This property was transferred via be a quit claim deed. The buyer and the seller are both financial institutions, not exposed to the open market. Deed and computer information support the unqualified status
<hr/>			
Accounts Audited:	58	Auditor Agrees: -58	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29	JACKSON	
91202100	1000	7 Uninformed buyer	✓ This sale was not exposed to the open market. The purchaser was from Arkansas and merely made an offer on the property. County recollection supports the status.
10152410	1000	19 Relocation sale	✓ Contract with the relocation company made this a non-open market transaction. County notes support the unqualified status.
91202100	1000	57 Sale between related parties	✓ The county records and recollection indicate a sale between related parties. County recollection supports the status.
90182700	1000	10 Friends – special sale price	✓ This property was purchased at a special friends rate. County recollection supports the status.
90182700	1000	10 Friends – special sale price	✓ This property was purchased at a special friends rate. County recollection supports the status.
10736000	1000	2 Remodel after buying	✓ This is the same sale as line 14. The property was completely remodeled after purchase. County recollection and documentation support the status
90647000	1000	60 Sale to settle estate	✓ The property was transferred via personal representative deed. The property was not exposed to the open market. Deed information and County documentation support the status.
10213300	1000	10 Friends – special sale price	✓ The purchaser was a friend of the seller. They have been involved in several land acquisitions in the recent past. A lower special price was paid according to the purchaser. County recollection supports the status.
10008350	1000	68 Extensive changes since sale	✓ The property changed uses after the sale. Immediately after sale the improvements were extensively remodeled. County recollection supports the status.
10152410	1000	19 Relocation sale	✓ Contract with the relocation company made this a non-open market transaction. County notes support the unqualified status.
10736000	1000	2 Remodel after buying	✓ This is the same sale as line 15. The property was completely remodeled after purchase. County recollection and documentation support the status
11000500	1000	15 Mobile home included in sale	✓ A mobile home of unknown value was included in the sale. The TD 1000 indicates a \$40,000 sale price with \$15,000 of personal property included. Documentation in County files supports the status.
10395750	1000	60 Sale to settle estate	✓ A personal representative's deed was used to transfer the title. Death in the family was a cause for the title change. Documents within parcel file supports the status of unqualified.
10531500	1000	2 Remodeled after buying	✓ The subject improvements were completely remodeled after sale. Additionally, a mobile home of unknown value was also located on the sale property. County documentation supports the status of unqualified.
10007000	1000	57 Sale between related parties	✓ The deed indicates an in-family transaction. The property was never exposed to the open market. Deed information and County notes support the status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10400000	1000	60 Sale to settle estate	<input checked="" type="checkbox"/> A personal representative's deed was used to transfer the title. Death in the family was a cause for the title change. Documents and files support the U status.
90663620	1000	18 Dumped on the market	<input checked="" type="checkbox"/> The property was purchased with near tear-down improvements, unknown value . The seller was motivated, for quick sale, thus the price paid. County recollection supports the status.
100003020	1000	60 Sale to settle estate	<input checked="" type="checkbox"/> A Quit Claim deed was used to transfer the title. Death in the family was a cause for the title change. Documents and files with this status thinking amp chirpy CLU help really do as I possibly TV in this line is
290-085-1210	2000	68 Extensive changes since sale	<input checked="" type="checkbox"/> The property was split after sale. Assessor's recollection.
290-083-6900	2000	58 Sale between business affiliates	<input checked="" type="checkbox"/> The deeds indicate an in-incorporation sale not exposed to the open market. County documentation is suitable.
290-083-6900	2000	58 Sale between business affiliates	<input checked="" type="checkbox"/> The deeds indicate an in-incorporation sale not exposed to the open market. County documentation is suitable.
210-121-1000	2000	68 Extensive changes since sale	<input checked="" type="checkbox"/> There was a change in use after purchase. Assessor's recollection. A mobile home of unknown value was included in the sale.
210-044-6810	2000	68 Extensive changes since sale	<input checked="" type="checkbox"/> There was a change in use after purchase. Assessor's recollection.
210-040-0300	2000	65 Involves unfulfilled agreement	<input checked="" type="checkbox"/> Ms. Prentice sold the property, and had to take it back due to failure of payment. This transaction involves herself and the Roundup Motel, her business name. County recollection supports the status.
210-009-1700	2000	58 Sale between business affiliates	<input checked="" type="checkbox"/> the seller is the buyer, business relationship, not exposed to market
210-011-9600	2000	5 More than one residence	<input checked="" type="checkbox"/> At the time of sale the property was improved with three residences and one commercial building, thus the unqualified status. County records support the status.
Accounts Audited: 26 Auditor Agrees: -26 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	30	JEFFERSON	
436088	0100	58 Sale Reviewed through Analysis	✓ Co-Star identified as non-arms length.
163693	0200	58 Sale Reviewed through Analysis	✓ Multiple parcel, option to purchase adjacent improved parcel
404384	0200	58 Sale Reviewed through Analysis	✓ Six acre parcel, only two acres buildable, 40 ft cliff and drainage canal
420595	0200	58 Sale Reviewed through Analysis	✓ Improved commercial site with office buildings
408392	0200	58 Sale Reviewed through Analysis	✓ Improved commercial site with office buildings
182	1112	58 Sale Reviewed through Analysis	✓ No MLS, Fair condition per TD
404019	1112	56 Sale Reviewed through Analysis	✓ Building permit issued after sale for interior remodel
403803	1112	58 Sale Reviewed through Analysis	✓ Fair condition per TD
403534	1112	58 Sale Reviewed through Analysis	✓ Remodeled after sale for basement finish
403457	1112	58 Sale Reviewed through Analysis	✓ Poor condition per TD
404197	1112	58 Sale Reviewed through Analysis	✓ Deed does not agree with ownership, title issue
404257	1112	58 Sale Reviewed through Analysis	✓ Deed does not agree with ownership, title issue
404441	1112	56 Building Permit Issued	✓ Building permit issued for structural repairs after sale
430356	1112	58 Sale Reviewed through Analysis	✓ Poor condition per TD
430489	1112	56 Building Permit Issued	✓ Building permit issued after sale for interior remodel
189264	1112	58 Sale Reviewed through Analysis	✓ Fair condition per TD
162	1112	58 Sale Reviewed through Analysis	✓ Poor condition per TD
430	1112	58 Sale Reviewed through Analysis	✓ Fair condition per TD
601	1112	58 Sale Reviewed through Analysis	✓ Inventory change, remodeled
795	1112	58 Sale Reviewed through Analysis	✓ Could not verify condition
854	1112	58 Sale Reviewed through Analysis	✓ House to be scraped, basically a land value
127849	1112	58 Sale Reviewed through Analysis	✓ Fair condition per TD
128372	1112	58 Sale Reviewed through Analysis	✓ Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
128549	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD, private lender
129693	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Repairs escrow
190187	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD, resold on 11-16-12 for \$212,000
129783	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Could not verify condition
129994	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
400305	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
189496	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
190449	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
214212	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
214287	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Rezoned, scraped improvement
214529	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD, parcel split
214680	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
214740	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Gutted to the studs and rebuilt
214789	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
400053	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
400291	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
129753	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Revised inventory after field inspection, records didn't match
189503	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
129809	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
128457	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
325	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
189863	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
213662	1120	66 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> 151.3 acres, multiple parcels, Green Gables Golf Course
9772	1120	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Non-conforming unit removed, not actively marketed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
208190	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
207916	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
197749	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Multiple units sold on deed
197263	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
124216	2120	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Sold to a non-profit, seller in default, lower level in poor condition
171897	2130	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Part of a national portfolio acquisition
458093	2130	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> No listing, buyer was tenant
410115	2130	71 Improved Sale Requiring MLS Check	<input checked="" type="checkbox"/> Not yet verified, went from exempt to taxable
213124	2130	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Inter-corporate transfer for lending purposes
8552	2130	70 Improved Sale Requiring Field Check	<input checked="" type="checkbox"/> No TD, sale unable to verified
679	2135	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Buyer was long-term tenant, not exposed on open market
438528	2245	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Sales price of \$22.00, below building value
167674	2245	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Sales price reflected price of a settlement
Accounts Audited: 60 Auditor Agrees: -55 Auditor Disagrees: -5 Auditor Disagrees: -8.33%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	KIOWA	
111113646	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111111900	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111210988	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111112925	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111110943	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
112310248	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111111191	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111113673	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
112313941	1112	14 Multiple Parcel	<input checked="" type="checkbox"/> vacant lots to put mobile homes on
111113176	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111112612	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111112613	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111212697	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111112610	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111111557	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111110161	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111110654	1135	12 QUIT CLAIMS	<input checked="" type="checkbox"/>
111112014	1135	18 OTHER	<input checked="" type="checkbox"/> included mobile home in purchase
112311412	1135	06 RELATED PA	<input checked="" type="checkbox"/>
111212723	2112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111112347	2130	06 RELATED PA	<input checked="" type="checkbox"/> father to son

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 21	Auditor Agrees: -21	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	KIT CARSON	
34048011	2212	34 REMODEL/ADDITION	✓
77006006	2212	30 MULTI PARCEL	✓
34028001	2212	24 BUS AFFIL	✓
25509001	2212	30 MULTI PARCEL	✓
45000025	2212	23 RELATED	✓
34002008	2212	23 RELATED	✓
33032008	2212	26 ESTATE	✓
34048007	2212	38 BUYER OWNS ADJACENT PROPERTY	✓
34029013	2212	24 BUS AFFIL	✓
16021006	2212	36 OTHER	✓ parcel split after sale
24002001	2212	38 BUYER OWNS ADJACENT PROPERTY	✓
553310843012	2212	29 TRADES	✓
551340844016	2212	30 MULTI PARCEL	✓
44000016	2212	30 MULTI PARCEL	✓
18000018	2212	24 BUS AFFIL	✓
34055010	2212	26 ESTATE	✓
45000005	2212	38 BUYER OWNS ADJACENT PROPERTY	✓
77015001	2212	28 DOUBTFUL	✓ bank sale, previous transfer was foreclosure
43201003	2212	36 OTHER	✓ property split after sale
34010011	2212	24 BUS AFFIL	✓
34002009	2212	36 OTHER	✓ not on open mkt, low by comps
50003001	2212	36 OTHER	✓ auction, foreclosure
575010951022	2212	23 RELATED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
547330846015	2212	30 MULTI PARCEL	<input checked="" type="checkbox"/>
78004002	2212	30 MULTI PARCEL	<input checked="" type="checkbox"/>
32013006	2212	26 ESTATE	<input checked="" type="checkbox"/>
32027002	2212	38 BUYER OWNS ADJACENT PROPERTY	<input checked="" type="checkbox"/>
553250843006	2212	37 AGRI USE	<input checked="" type="checkbox"/>
559060943010	2212	36 OTHER	<input checked="" type="checkbox"/> purchased imps and land by separate deed
817011044005	2212	30 MULTI PARCEL	<input checked="" type="checkbox"/>
561010944032	2212	24 BUS AFFIL	<input checked="" type="checkbox"/>
34009002	2212	36 OTHER	<input checked="" type="checkbox"/> owner "dumped" after having to take back-low by comps
34029008	2212	23 RELATED	<input checked="" type="checkbox"/>
Accounts Audited: 33 Auditor Agrees: -33 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	34	LA PLATA	
R014553	0100	74 HIGH PRESSURE	<input checked="" type="checkbox"/> According to the appraiser and County notes this was a high-pressure sale due to an impending foreclosure. The appraiser confirmed the sale and noticed it was sold 75% below market value thus indicates some sort of pressure to sell. Unqualified status
R426127	0100	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> Not market sale, "No comparable sales prices in time period in NHBD or area. No reason for the lower price paid", this is the private remarks on the county computer. The county said they had to trim this sale because it is an outlier. I do not agree with the evaluation. There is no support to unqualified this sale. RE-evaluation by county: Lots were in foreclosure in the name of the grantee, liquidation action, gave the property back to the grantor. The grantor gave the almost foreclosed upon former owner, a very special low price, not market value for this portion of the larger parcel. County will add these notes to the file when the system is up and running. Based on this new information the auditor now agrees with the unqualified status.
R423039	0100	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> The MLS listing indicates not exposed to the open market, not arms length. Unqualified status.
R423527	0100	74 HIGH PRESSURE	<input checked="" type="checkbox"/> This property sold to the adjoiner as part of his assemblage. Computer notes on the property record card support the unqualified status.
R426259	0100	74 HIGH PRESSURE	<input checked="" type="checkbox"/> Through conversation with the buyer by the appraiser the seller had intention of holding the property but was faced with health problems and sold the property for what he could get out of it. Is not a market sale due to distress, health problems, according to County records. Unqualified sale
R012748	0100	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> This sale was lower in price paid than other similar properties in the area. The county said they had to trim this sale because it is an outlier. I do not agree with the evaluation. There is no support in the files, computer notes, TD 1000 or the deed to unqualified this sale. "There were no similar sales prices in the area", this is the private remarks of the county. No reason verified or confirmed by the county for the lower price paid. After further review: The adjoiner purchased the property at less than mkt. value as verified by the county appraiser. Based on this new information the auditor agrees with the unqualified status.
R011656	0100	74 HIGH PRESSURE	<input checked="" type="checkbox"/> The grantor of this sale had personal issues and unloaded the property at a low price. Motivated seller according to County computer notes verified by the appraiser. Unqualified status
R015119	0100	99 NOT MARKET SALE NOTES REQUIRED	<input type="checkbox"/> This sale was lower in price paid than other similar properties in the area this is the private remarks on the county computer. They said they had to trim this sale because it is an outlier. I do not agree with the evaluation. he area, this is the private remarks of the county. No reason verified or confirmed by the county for the lower price paid. There is no support to unqualified this sale. The County is considering Qualifying this sale based on their re-evaluation.
R010869	0550	74 HIGH PRESSURE	<input checked="" type="checkbox"/> The document fee stated on the deed is \$7.50, not \$4.00 as indicated by the county spreadsheet. This property was sold through a trust and was priced for quick liquidation far below market value. Is a cash sale in the facts were confirmed by the appraiser and supported by computer notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005254	0550	74 HIGH PRESSURE	✓ Through personal conversation with the buyer the seller was highly motivated to sell the property and the buyer got a very far below market value. County documentation and the Appraisers verification support the unqualified status.
R024798	1112	83 Multiple tax district	✓ This sale is unqualified because the property is split by two tax districts. County maps appraiser confirmation support the unqualified status.
R426914	1112	74 HIGH PRESSURE	✓ The grantor in this sale is in the middle of liquidation and is and has liquidated all his assets at a loss. This is a below market sale as a result of a divorce
R427218	1212	81 Financial Inst.	✓ This was a Fannie Mae sale, the first sale after foreclosure. The low price paid for the property indicated to the county appraiser the price accepted was far below the market value at the time of sale. According to the county appraiser's notes. Computer notes support the U status.
R418873	1212	81 Financial Inst.	✓ This property was purchased from a financial institution at approximately 30% below market value and was financed by a third party, atypical financing. First sale after foreclosure, computer notes and the deed support the unqualified status
R016500	1212	76 Change after sale	✓ After purchase the mobile home located on the property was removed thus creating a change from improved to vacant. Computer notes and appraiser confirmation support the unqualified status.
R016513	1212	57 Related parties	✓ The TD and the deed indicate in family transaction not exposed to the open market. Appraiser confirmation, computer notes and file documents support the unqualified status.
R431222	1212	99 NOT MARKET SALE NOTES REQUIRED	✓ At the time of sale the improvements were only partly complete. Computer notes on the TD and appraiser confirmation support the U status
R428756	1212	81 Financial Inst.	✓ The property was transferred by special warranty deed from Fannie Mae to an individual. This was the first sale after foreclosure. County records, appraiser confirmation and the deed support the U status.
R418916	1212	73 SUP BARGAIN POWER NOTES REQUIRED	✓ This was a sale as a result of a divorce, duress. County computer notes support the unqualified status
R005021	1212	96 Short sale	✓ This property was sold to avoid foreclosure according to appraiser's private remarks in file. The property sold for less than similar properties were selling for at the time due to an impending foreclosure action. The sale is unqualified according to the facts presented.
R003678	1212	76 CHANGE AFTER SALE	✓ The improvements on the sale property were in disrepair and major remodeling occurred after purchase. County computer file notes and appraiser confirmation supports the unqualified status.
R431039	1212	63 property trades	✓ The TD 1000 includes information of a trade involving the sale property. TD information and appraisal confirmation support the unqualified status.
R004747	1212	81 Financial Inst.	✓ The property was transferred by special warranty deed from Fannie Mae to an individual. This was the first sale after foreclosure. County records, appraiser confirmation and the deed support the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R004348	1212	57 Related parties	✓ The deed and the TD indicate related parties Hermansen to Hermansen. Unqualified sale
R010839	1212	81 Financial Inst.	✓ The property was transferred by special warranty deed from Fannie Mae to an individual. This was the first sale after foreclosure. County records, appraiser confirmation and the deed support the U status.
R012290	1212	58 business affiliate	✓ This was a bank to bank sale and was not offered on the open market. County computer notes, the names on the deed and confirmation by the appraiser support the unqualified status
R023012	1212	57 related parties	✓ This property was transferred by quit claim deed as a result of a divorce settlement. Not exposed to the open market, related parties. Computer notes and appraiser confirmation, TD information and names on the deed, support the unqualified status.
R426565	1212	96 Short sale	✓ This was a short sale according to County records and appraiser confirmation. All offers must be approved by the bank holding the note. Unqualified status
R015590	1212	68 imp after sale	✓ Confirmation notes in the county computer files state the property was improved after purchase. The county appraiser was unable to find an MLS listing for this property. This may have not been exposed to the open market. Unqualified status
R010481	1212	60 settle estate	✓ The appraiser personally confirmed that this was a sale to settle an estate. Information on the TD indicates it was a multi-parcel sale as well. These facts support the unqualified status given by County. Atypical third party financing, details not revealed, was utilized to purchase the property..
R428657	1230	96 Short sale	✓ This is a short sale below market according to the MLS listing. All offers must be approved by the bank holding the note. Below market value is supported by the appraiser information and confirmation. Unqualified sales
R432364	2212	99 NOT MARKET SALE NOTES REQUIRED	✓ This sale not only included real estate but also included gross sales per square foot. Therefore, part of the purchase price was for the ongoing business, not just real estate. County notes support the unqualified status.
R024636	2212	76 CHANGE AFTER SALE	✓ There is a change of use in the property from mixed use to commercial and now back to mixed use. Computer files notes support the unqualified status
R016038	2215	74 HIGH PRESSURE	✓ The grantee of this sale was highly motivated to unload the property due to problems making payments. This is a mixed-use property. The property is a mix of commercial and residential. County notes and appraiser confirmation support the unqualified status
R432070	2220	76 CHANGE AFTER SALE	✓ The property was a commercial property prior to the sale, after the sale is now a mixed-use of residential and commercial. Computer notes and appraiser confirmation support the unqualified status.
R018356	2225	58 BUSINESS AFFIL	✓ The grantee of this sale is a member of the Lodge and was confirmed that he got a special price for this business relationship. Computer notes and the deed support the unqualified status.
R003390	2230	69 PARTIAL INTEREST	✓ The deed and the TD indicate 50% interest was purchased in this transaction. Unqualified status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R017701	2235	74 HIGH PRESSURE	<input checked="" type="checkbox"/> The seller was highly motivated to sell the property due to foreclosure pressures. Confirmed information from the buyer is contained in the County file. Unqualified status.
R016265	2235	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> The seller of the property sold it for the same amount for which he purchased it in 1999. 50 dumped the property due to pressure by his son. This amount was far below market value due to his pressures to get rid of the property. County computer notes and appraiser confirmation
R021263	2235	74 HIGH PRESSURE	<input checked="" type="checkbox"/> This property was taken back by the grantor due to financial problems of the grantee. County file notes support the unqualified status
R012564	2245	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> The improvements on the subject property were improved and remodeled after purchase. Computer notes and the TD, deed support the U status.
<hr/>			
Accounts Audited:	41	Auditor Agrees: -40	Auditor Disagrees: -1
			Auditor Disagrees: -2.44%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33 LAKE		
10284212	0100	76 NOT ON MARKET	✓ This was a private sale that was never exposed to the open market. The TD, deed and computer notes support the unqualified status.
19013037	0100	70 OTHER	✓ The property was listed with a realtor, TD notes. The bank sold the property for quick disposal. Computer notes and deed information supports the U status.
19014041	0100	70 OTHER	✓ The property was never listed with a realtor, not exposed to the open market. The bank sold the property for quick disposal. Computer notes, TD and deed information supports the U status.
19113043	0100	70 OTHER	✓ The property was never listed with a realtor, not exposed to the open market. The bank sold the property for quick disposal. Computer notes, TD and deed information supports the U status.
19113049	0100	70 OTHER	✓ The property was never listed with a realtor, not exposed to the open market. The bank sold the property for quick disposal. Computer notes, TD and deed information supports the U status.
19013048	0100	70 OTHER	✓ The property was never listed with a realtor, not exposed to the open market. The bank sold the property for quick disposal. Computer notes and deed information supports the U status.
10151002	0100	76 NOT ON MARKET	✓ This sale was a private transaction between development companies. The date of the contract is two years prior to the date of closing. The deed, TD and computer notes support the status of unqualified.
10351001	0530	76 NOT ON MARKET	✓ The property was never listed with a realtor, nor exposed to the open market. Computer notes, TD and deed information supports the U status.
10253505	0540	76 NOT ON MARKET	✓ The TD indicates of the property was not sold through a realtor, not open market. This sale was a partial interest only, TD, deed information and computer notes support the U status.
10151003	0550	76 NOT ON MARKET	✓ This sale was a private transaction between development companies. The date of the contract is two years prior to the date of closing. The deed, TD and computer notes support the status of unqualified.
10002855	1112	21 STRESS	✓ The property was never listed with a realtor, not exposed to the open market. Computer notes, TD and deed information supports the U status.
20000591	1112	70 OTHER	✓ This was a sale after foreclosure from the Deutsche bank. Computer notes indicate this property was purchased by a real estate agent and was remodeled immediately after purchase.
20001269	1112	70 OTHER	✓ The property changed use after purchase. It went from commercial bed-and-breakfast to residential property. After purchase the improvements were completely remodeled, thus the unqualified status. Computer notes, and appraiser recollection support the U status.
20013601	1112	70 OTHER	✓ This is a sale for the Deutsche bank after foreclosure. The property was never exposed to the open market. A mobile home of unknown value is located on the property.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
20000556	1112	72 STRESS SALE	✓ The property sold as a result of medical issues related to the owner. Computer notes and the TD support the unqualified status.
20001597	1112	21 STRESS	✓ The property sold as a result of medical issues related to the owner. Computer notes support the unqualified status.
20013601	1112	70 OTHER	✓ This was a sale after foreclosure from the Deutsche bank. Computer notes indicate the parcel has a mobile home located on it of unknown value.
20000090	1112	76 NOT ON MARKET	✓ The property was never listed with a realtor, not exposed to the open market. Computer notes, TD and deed information supports the U status.
20001004	1112	70 OTHER	✓ County could not confirm condition of improvements in the interior. The outside was in disrepair, foundation issues, frozen water pipes, etc. Based on appraiser's personal interview with the buyer, appraiser recollection and computer notes.
20000295	1212	70 OTHER	✓ This was a sale after foreclosure by Fannie Mae. The improvements were in almost salvage condition due to foundation issues and a broken water supply line. Information on the TD deed and computer notes support the U status.
10410803	1212	76 NOT ON MARKET	✓ This was a private sale that was never exposed to the open market. A water tap fee was included in the price. Computer notes support the unqualified status.
20001549	2112	84 MIXED USE	✓ This sold property was mixed-use of residential and commercial. Information on the TD supports the unqualified status.
10090812	2112	76 NOT ON MARKET	✓ This sale was a result of a foreclosure by Bank Midwest. The property was never exposed to the open market and it was a \$20,000 seller concession. County computer notes support this as well as the deed information.
30000199	2112	76 NOT ON MARKET	✓ Not exposed to market, private sale to adjoiner, needed space for parking, computer notes, appraiser knowledge.
20001506	2112	84 MIXED USE	✓ This sold property was mixed-use of residential and commercial. Information on the TD supports the unqualified status.
20001501	2112	84 MIXED USE	✓ The uses on the property are residential and commercial. According to computer notes and appraiser recollection.
20153001	2112	02 GOVERNMENT SALE	✓ The property was sold by the city of Leadville. The property is mixed-use with the combination of commercial and townhouses. Information on the deed and on the TD notes support the status of unqualified.
20001525	2130	64 MULTIPLE PROPERTIES	✓ The deed the TD 1000 and County computer notes support the multiple properties finding, unqualified status.
10001907	2130	16 UNDETERMINED PERSONAL PROPERTY	✓ The appraiser indicates the sale was mostly for the income produced by the sale of car parts located on the property. Not a true real estate sale, the personal property was the value paid. Recollection by the appraiser supports the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
30001882	2130	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The land and the improvement sold separately in consecutive deeds. Appraiser notes and recollection support the U status.
20001272	2130	84 MIXED USE	<input checked="" type="checkbox"/> This sold property was mixed-use of residential and commercial. Information on the TD supports the unqualified status.
<hr/>			
Accounts Audited:	31	Auditor Agrees: -31	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	LARIMER	
R1621730	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647952	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1594507	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1617656	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1624267	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1628252	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1630777	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1647928	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1622106	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647946	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1619782	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632180	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647953	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1230956	0100	52 Land sale - Questionable sale	<input checked="" type="checkbox"/> Deed to settle estate, no TD, No MLS, multiple parcels
R0308340	0100	52 Land sale - Questionable sale	<input checked="" type="checkbox"/> No MLS, QCD, sale between neighbors
R0601527	0100	51 Land sale - Property trade	<input checked="" type="checkbox"/> No MLS, could not verify trade value
R1651846	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1647956	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1647933	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1622151	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624566	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624565	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624550	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1624549	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624479	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624476	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624448	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1619162	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624239	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1619781	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1622121	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1621963	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647955	0100	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Sales amount included construction loan to build improvement
R1621719	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1619814	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1619809	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R0612901	0100	46 Land sale - Partial value	<input checked="" type="checkbox"/> Small parcel, non-buildable lot, bought by adjacent owner
R1624441	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644926	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1641018	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1645588	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1645012	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644990	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644989	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644988	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644981	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644976	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1644971	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1646221	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644927	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1646222	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644925	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644924	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644724	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644720	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1642560	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1642548	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1642546	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1641413	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632159	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1644969	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R0307866	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R0605417	0100	46 Land sale - Partial value	<input checked="" type="checkbox"/> Small parcel, non-buildable lot, bought by adjacent owner
R1617594	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641458	0100	68 Land sale - Vacant Ag land	<input checked="" type="checkbox"/> Ag land classified after sale, no MLS
R1607112	0100	63 Land sale - Unfulfilled Agree	<input checked="" type="checkbox"/> Business affiliate, buy back
R1641870	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1638668	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1629748	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1628659	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R0537080	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1646004	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R0533220	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1640998	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R0306673	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R0270989	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1651501	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647947	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647937	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647931	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1647927	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1646378	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1646369	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R0536431	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Lot combined and deleted
R1625410	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1641037	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1629042	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1629041	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1629037	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628847	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628758	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628757	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628742	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628253	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632123	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1628095	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632177	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1625128	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1625112	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1625074	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1625073	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1625032	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624750	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624621	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624595	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1624591	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1628096	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636379	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1640638	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1640623	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1638687	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1638642	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1638631	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1638567	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1637778	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636558	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636557	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1629059	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636382	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1624568	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636377	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1634792	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1634776	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1634517	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632410	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632395	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632343	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632306	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1632287	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1636532	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale, not exposed on open market
R1646083	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R0465593	0100	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Related parties per TD
R1646075	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646077	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646078	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646079	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646080	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646073	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646082	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646072	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646084	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1652167	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1628089	0100	28 Land sale - Correction Deed	<input checked="" type="checkbox"/> Two recorded deeds on same day correcting ownership data

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0260967	0100	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Related parties per TD
R0307602	0100	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Related parties per TD
R0310387	0100	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Related parties per TD
R1621142	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1646081	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646064	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646053	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646054	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646055	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646058	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646059	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646060	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646074	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646062	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R0589241	0100	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Related parties per TD
R1646065	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646066	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646067	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646068	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646069	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646070	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646071	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646061	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1603240	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0310395	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1217704	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1217801	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1577565	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1580442	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1594509	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1217194	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1599805	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1131010	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1605715	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1609850	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1612357	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1616038	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1616643	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1644158	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1621120	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1597537	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1641538	0100	34 Land sale - Govt agency buyer	☑ Purchased by City of Loveland
R0643815	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1616697	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1625374	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1638254	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1644741	0100	31 Land sale - Family-In house	☑ Related parties per TD
R1651613	0100	31 Land sale - Family-In house	☑ Related parties per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1217526	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1621848	0100	33 Land sale - Foreclosure, PTD	✓ Multi-family lot , deed in lieu of foreclosure
R1646048	0100	27 Land sale - Contract-Agreement	✓ Sale includes requirement that owner builds with associated builder
R0140058	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0304778	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0306835	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0308277	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0309290	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0318086	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0485918	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1621846	0100	33 Land sale - Foreclosure, PTD	✓ Multi-family lot , deed in lieu of foreclosure
R1641809	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1646052	0100	27 Land sale - Contract-Agreement	✓ Sale includes requirement that owner builds with associated builder
R1628744	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1628844	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1629056	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1630208	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1640547	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1628270	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1641457	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1628267	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1642391	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1642394	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates
R1642493	0100	24 Land sale - Business affiliate	✓ No open market, sold between business affiliates

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1642555	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1642661	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1645472	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1651500	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1640596	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R0325805	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R0755176	0100	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> High Park Fire property
R0756288	0100	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> High Park Fire property
R1084330	0100	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> High Park Fire property
R1131036	0100	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> High Park Fire property
R1629564	0100	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> High Park Fire property
R1270907	0100	8 Doubtful title e.g. quit claim	<input checked="" type="checkbox"/> No MLS, not on open market
R1628271	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R0321877	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1652023	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R0654086	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1587697	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1617824	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1621834	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1624737	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1625211	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1628163	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R0307564	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1646041	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1646032	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646033	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646034	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646035	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646037	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646038	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1651611	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1646040	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646022	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646042	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646043	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646044	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646045	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646046	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646047	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1621398	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1646039	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646010	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646049	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R0476854	0100	25 Land sale - Change of use	<input checked="" type="checkbox"/> Former non-buildable site is now buildable
R1630380	0100	26 Land sale - Charitable Agency	<input checked="" type="checkbox"/> Two sales on same day for same price to Habitat
R1645464	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646005	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646006	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1646007	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646031	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646009	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646029	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646011	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646012	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646013	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646014	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646015	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1646021	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1652013	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> No open market, sold between business affiliates
R1646008	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale includes requirement that owner builds with associated builder
R1642451	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644913	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640902	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640961	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640992	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641525	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641842	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640631	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641950	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1639341	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1642492	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1642500	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1642611	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1642660	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1643100	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1644740	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1619234	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1641891	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1637288	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1634794	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1635244	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1635414	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1635418	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636385	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636534	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1640645	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1637051	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1644915	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638434	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638604	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638632	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638648	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638667	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1638686	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1639004	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636535	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0503177	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1644911	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0259900	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0262820	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0268194	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0269255	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0272370	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1652284	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0385638	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1652189	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0637564	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0654248	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1593692	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1624927	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1625028	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1636279	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1637777	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R0272981	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1646838	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645013	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645311	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645489	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645533	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1646020	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1646220	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R0010065	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Land with outbuildings
R1646290	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1632764	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1647932	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1648020	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1648044	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1648118	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1650013	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1652040	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1652187	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1646225	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627614	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1634514	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625640	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625641	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625649	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1626936	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627575	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625204	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627595	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625139	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627629	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627630	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1627717	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628093	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628161	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628246	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628250	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1627586	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621771	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621606	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621612	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621623	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621632	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621711	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621714	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625213	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621745	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628263	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621990	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624269	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624587	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624671	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624736	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625057	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625082	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621729	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1632729	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632411	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632429	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632632	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632639	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632721	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632724	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628258	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632728	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632075	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632730	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632731	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632732	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632733	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632734	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632737	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1644472	0100	39 Land sale - Other than raw	☑ Land with outbuildings
R1632725	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631211	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1634136	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628265	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628266	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628274	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628276	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1630757	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631178	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632409	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631207	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632078	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631213	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631217	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631729	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632067	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632072	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632074	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628262	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1631201	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1642675	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1641690	0200	33 Land sale - Foreclosure, PTD	☑ Inter business sale, deed in lieu of foreclosure
R1603740	0200	49 Land sale - Pkg Financing	☑ Bought to use as employee parking lot
R1652172	0200	46 Land sale - Partial value	☑ Partial interest
R1651674	0200	46 Land sale - Partial value	☑ Partial interest
R1652015	0200	42 Land sale - Partial interest	☑ Partial interest
R1228986	0200	42 Land sale - Partial interest	☑ Partial interest
R1632090	0200	39 Land sale - Other than raw	☑ Partial land development in place at time of sale
R1652212	0200	36 Land sale - Multiple sale	☑ Multiple parcels
R1649828	0200	36 Land sale - Multiple sale	☑ Multiple parcels
R1646801	0200	36 Land sale - Multiple sale	☑ Multiple parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1646799	0200	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcels
R1641239	0200	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcels
R1634810	0200	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcels
R1268899	0200	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Deleted parcel
R1649723	0200	33 Land sale - Foreclosure, PTD	<input checked="" type="checkbox"/> Multiple parcels, went back to bank for the same price
R1268902	0200	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Deleted parcel
R1641689	0200	33 Land sale - Foreclosure, PTD	<input checked="" type="checkbox"/> Inter business sale, deed in lieu of foreclosure
R1641686	0200	33 Land sale - Foreclosure, PTD	<input checked="" type="checkbox"/> Inter business sale, deed in lieu of foreclosure
R1652305	0200	32 Land sale - Fin Inst as buyer	<input checked="" type="checkbox"/> Bank Purchased lot, combined with another parcel and deleted.
R1652184	0200	32 Land sale - Fin Inst as buyer	<input checked="" type="checkbox"/> Bank Purchased lot, combined with another parcel and deleted.
R1265253	0200	31 Land sale - Family-In house	<input checked="" type="checkbox"/> Between business affiliates
R0625396	0200	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Parking for neighboring car lot
R1651623	0200	25 Land sale - Change of use	<input checked="" type="checkbox"/> Combined site improvements with another parcel
R1524313	0200	25 Land sale - Change of use	<input checked="" type="checkbox"/> Contiguous to adjacent improved parcel, multiple land parcels
R1634812	0200	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Sale between business affiliates
R1603739	0200	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Sale between business affiliates
R1541200	0200	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Sale between business affiliates
R1617946	0200	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcels
R1645190	0200	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Unable to confirm financing
R1649944	0200	39 Land sale - Other than raw	<input type="checkbox"/> Fully developed commercial lot, no justification for disqualification
R0017230	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition per TD
R1617606	1112	18 Includes other than real prop	<input checked="" type="checkbox"/> Multiple buildings on property
R0048135	1112	86 Questionable sale	<input checked="" type="checkbox"/> Family transaction per TD via quit claim deed
R0208400	1112	86 Questionable sale	<input checked="" type="checkbox"/> Financed amount \$20k more than sales price on a one year loan

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0371009	1112	86 Questionable sale	✓ Not in MLS, bargain and sale deed, possible related parties
R0776084	1112	86 Questionable sale	✓ Poor condition per TD
R0012254	1112	2 Atypical condition	✓ Poor condition per TD
R0023957	1112	2 Atypical condition	✓ Poor condition per TD
R0020389	1112	2 Atypical condition	✓ Fair condition per TD, no light fixtures, plumbing fixtures, cabinets
R0024252	1112	2 Atypical condition	✓ Fixed and flipped, remodeled after sale
R0027472	1112	2 Atypical condition	✓ Resold on 4-11-12 for \$175,000, possible subsequent remodeling
R0027774	1112	2 Atypical condition	✓ Poor condition per TD
R0034428	1112	2 Atypical condition	✓ Multiple building property
R0038814	1112	2 Atypical condition	✓ Fair condition per TD
R1637226	1112	86 Questionable sale	✓ \$2000 for a 2007 two story, 2886 sf,
R0127795	1112	2 Atypical condition	✓ Poor condition per TD
R0055042	1112	2 Atypical condition	✓ Poor condition per TD
R0073733	1112	2 Atypical condition	✓ Fair condition per TD
R0078182	1112	2 Atypical condition	✓ Salvage condition per TD
R0027405	1112	2 Atypical condition	✓ Poor condition per TD
R0094692	1112	2 Atypical condition	✓ Fair condition per TD
R1537083	1112	4 Change of use	✓ Deleted parcel
R0054453	1112	2 Atypical condition	✓ Salvage condition per TD
R0140015	1112	2 Atypical condition	✓ Uninhabitable, house being gutted at time of sale
R0146382	1112	2 Atypical condition	✓ Poor condition per TD
R0147966	1112	2 Atypical condition	✓ Excessive deferred maintenance
R0149772	1112	2 Atypical condition	✓ Poor condition per TD
R1572199	1112	2 Atypical condition	✓ Fair condition per TD, flooded interior

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1586771	1112	2 Atypical condition	<input checked="" type="checkbox"/> Poor condition per TD
R1621762	1112	2 Atypical condition	<input checked="" type="checkbox"/> Poor condition per TD
R1318594	1112	4 Change of use	<input checked="" type="checkbox"/> Going from commercial to residential use
R0131172	1112	2 Atypical condition	<input type="checkbox"/> Needed updating, no other reason to qualify
R1047400	1120	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R0071510	1125	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Property trade for a property in poor condition, added 36 units after sale
R1640388	1230	86 Questionable sale	<input checked="" type="checkbox"/> Sold for the same sales price on the same day, correction deed
R1187180	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R1631606	1230	86 Questionable sale	<input checked="" type="checkbox"/> Deed restricted by City of Estes Park
R0238325	2112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R1525883	2112	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1530704	2112	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1633514	2112	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1651504	2112	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R0528315	2112	82 Partial interest	<input checked="" type="checkbox"/> 25% of property conveyed
R1645373	2112	82 Partial interest	<input checked="" type="checkbox"/> 25% of property conveyed
R1652080	2112	82 Partial interest	<input checked="" type="checkbox"/> 25% of property conveyed
R1648621	2112	85 Portion split off or added	<input checked="" type="checkbox"/> Parcel replatted and building remodeled into a church
R0446017	2112	98 Sale to settle an Estate	<input checked="" type="checkbox"/> Two documents filed the same day at same price, sold to City of Loveland
R0110485	2112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R0445983	2112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R0526177	2112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R0698865	2112	2 Atypical condition	<input checked="" type="checkbox"/> Only one building of three is useable. Viewed as a land sale
R0638617	2112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1322419	2112	87 Remodel or addition after sale	☑ Remodeled after sale
R1528297	2112	87 Remodel or addition after sale	☑ Remodeled after sale
R0596159	2112	99 Unfulfilled agreements	☑ Active remodeling permit, buildings demolished
R1501305	2112	78 Multiple sale	☑ Multiple parcel sale
R0068462	2112	87 Remodel or addition after sale	☑ Remodeled into a brew pub, multiple properties
R0041246	2112	13 Foreclosure, Forced Sale, PTD	☑ Multiple properties and multiple use
R1412728	2112	2 Atypical condition	☑ Old Armory, used as an event center, remodeled in 2012
R1626162	2112	87 Remodel or addition after sale	☑ Remodeling costs added in financing, multiple buildings, remodeling permit
R0368962	2112	3 Between business affiliates	☑ Business affiliates
R0526495	2112	3 Between business affiliates	☑ Business affiliates
R0526754	2112	3 Between business affiliates	☑ Business affiliates
R1458477	2112	3 Between business affiliates	☑ Business affiliates
R0386944	2112	4 Change of use	☑ Changed from a Dollar Store to Liquor store
R0041033	2112	3 Between business affiliates	☑ Business affiliates
R1634681	2112	4 Change of use	☑ Changed from retail to medical offices
R1310470	2112	78 Multiple sale	☑ Multiple parcel sale
R0289256	2112	13 Foreclosure, Forced Sale, PTD	☑ Remodeled after sale
R0313785	2112	18 Includes other than real prop	☑ Undetermined personal property, forced sale
R0377112	2112	18 Includes other than real prop	☑ Rental rate fixed for 60 years- Walgreen's
R1601236	2112	18 Includes other than real prop	☑ Undetermined personal property for a service station
R0699373	2112	19 Involves charitable agency	☑ Exempted property
R1581031	2112	21 Involves property trades	☑ Multiple parcels exchanged
R0445371	2112	78 Multiple sale	☑ Multiple parcel sale
R1291343	2112	78 Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1458086	2112	4 Change of use	☑ Changed from office to car sales
R0043567	2130	4 Change of use	☑ Sale and leaseback to Armadillo Restaurant, possible land value,
R1642159	2130	3 Between business affiliates	☑ Related parties per TD
R0672912	2130	78 Multiple sale	☑ Multiple parcel sale
R1242601	2130	78 Multiple sale	☑ Multiple parcel sale
R1649845	2130	78 Multiple sale	☑ Multiple parcel sale
R0654825	2130	82 Partial interest	☑ 50% of property conveyed
R1530682	2130	82 Partial interest	☑ 3.03% percentage conveyed
R1634456	2130	82 Partial interest	☑ 50% of property conveyed
R1645370	2130	84 Partial val %comp/per val	☑ Partial construction value at time of sale, change in use to condos
R1645371	2130	84 Partial val %comp/per val	☑ Partial construction value at time of sale, change in use to condos
R0640247	2130	78 Multiple sale	☑ Multiple parcel sale
R0670154	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R0102504	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1218077	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1260677	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1270168	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1434276	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1458442	2130	87 Remodel or addition after sale	☑ Property remodeled after sale
R1034154	2130	88 Rem before sale bp active	☑ Tokyo Joe's remodeled from a former fast food
R0184888	2130	98 Sale to settle an Estate	☑ Former ten-year tenant purchased from an estate
R1055259	2130	98 Sale to settle an Estate	☑ Very poor condition per Realtor, undetermined personal property
R0215791	2130	2 Atypical condition	☑ Chemical remediation, building may be demolished if remediated.
R0192457	2130	4 Change of use	☑ Change in use from service station to retail

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1063456	2130	87 Remodel or addition after sale	✓ Property remodeled after sale
R0133361	2130	78 Multiple sale	✓ Multiple parcel sale
R0160083	2130	3 Between business affiliates	✓ Related parties per TD
R1634652	2130	3 Between business affiliates	✓ Related parties per TD
R1648505	2130	3 Between business affiliates	✓ Related parties per TD
R0068667	2130	4 Change of use	✓ Woody's Pizza deleted account, replatted, change in use to student housing
R0044580	2130	5 Contract - Agreement	✓ Speculative land sale, Old Town, change to office use
R0394181	2130	5 Contract - Agreement	✓ Build to suit, not exposed on open market
R1382454	2130	5 Contract - Agreement	✓ Agreement to supply gasoline and food to convenience store, multiple parcels
R1009028	2130	8 Doubtful title e.g. quit claim	✓ No MLS, no TD, QCD, phones disconnected,
R1649943	2130	18 Includes other than real prop	✓ Included entitlements of an undetermined amount
R1632503	2130	76 Multiple bldgs on parcel	✓ Multiple buildings
R1652070	2130	18 Includes other than real prop	✓ Sale between business associates
R0397156	2130	11 Financial Inst as buyer	✓ Multiple parcels, foreclosure of one lot
R1646353	2130	18 Includes other than real prop	✓ Car dealership sold with personal property
R1270176	2130	18 Includes other than real prop	✓ Franchise fee was undetermined for Applebee's, owner wanted out
R0111813	2130	18 Includes other than real prop	✓ Price included a client list and personal property
R0190055	2130	14 Franchise/license unknown val	✓ Poor condition
R1617172	2130	13 Foreclosure, Forced Sale, PTD	✓ Sales amount covered the loan value and property taxes, not arm's length.
R1597915	2130	13 Foreclosure, Forced Sale, PTD	✓ Multiple parcels, sales price was equal to paying off notes
R0633933	2245	87 Remodel or addition after sale	✓ Remodeled after sale
R1643767	2245	78 Multiple sale	✓ Multiple parcel sale
R1652085	2245	87 Remodel or addition after sale	✓ Remodeled after sale
R1652049	2245	87 Remodel or addition after sale	✓ Remodeled after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1650233	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1648183	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1637737	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1633036	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1626972	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1528459	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1652050	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1638189	2245	78 Multiple sale	☑ Multiple parcel sale
R1652134	2245	84 Partial val %comp/per val	☑ Partial completion at time of sale
R1634737	2245	84 Partial val %comp/per val	☑ Partial completion at time of sale
R1598267	2245	84 Partial val %comp/per val	☑ Partial completion at time of sale
R1641941	2245	82 Partial interest	☑ Partial interest Sale
R1620981	2245	82 Partial interest	☑ Partial interest Sale
R1528190	2245	82 Partial interest	☑ Partial interest Sale
R0039802	2245	82 Partial interest	☑ Partial interest Sale
R1652259	2245	78 Multiple sale	☑ Multiple parcel sale
R1646331	2245	78 Multiple sale	☑ Multiple parcel sale
R1645788	2245	86 Questionable sale	☑ Premium paid for last office condo to vacate building
R1651629	2245	78 Multiple sale	☑ Multiple parcel sale
R1596208	2245	78 Multiple sale	☑ Multiple parcel sale
R1598263	2245	17 Improvement Only	☑ Improvement only sale
R1622251	2245	17 Improvement Only	☑ Improvement only sale
R1643156	2245	17 Improvement Only	☑ Improvement only sale
R1643158	2245	17 Improvement Only	☑ Improvement only sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1617453	2245	18 Includes other than real prop	☑ Excessive Personal property
R1622767	2245	19 Involves charitable agency	☑ Below market rent with a non-profit
R1598259	2245	17 Improvement Only	☑ Improvement only sale
R1596205	2245	78 Multiple sale	☑ Multiple parcel sale
R1615140	2245	78 Multiple sale	☑ Multiple parcel sale
R1614815	2245	78 Multiple sale	☑ Multiple parcel sale
R1618434	2245	78 Multiple sale	☑ Multiple parcel sale
R1603399	2245	2 Atypical condition	☑ Interior was gutted at time of sale, not in MLS
R1633035	2245	78 Multiple sale	☑ Multiple parcel sale
R1634159	2245	78 Multiple sale	☑ Multiple parcel sale
R1638153	2245	78 Multiple sale	☑ Multiple parcel sale
R1528424	2245	87 Remodel or addition after sale	☑ Remodeled after sale
R1581259	2245	78 Multiple sale	☑ Multiple parcel sale
R1627301	2245	3 Between business affiliates	☑ Sale between business affiliates
R1622458	2245	78 Multiple sale	☑ Multiple parcel sale
R1645790	2245	13 Foreclosure, Forced Sale, PTD	☑ Multiple office condos sale
R1626312	2245	2 Atypical condition	☑ Multiple parcels (5) and excessive deferred maintenance
R1641665	2245	2 Atypical condition	☑ There was a hole in the roof that caused the unit to flood
R1618591	2245	3 Between business affiliates	☑ Sale between business affiliates
R1629110	2245	3 Between business affiliates	☑ Sale between business affiliates
R1639217	2245	3 Between business affiliates	☑ Sale between business affiliates
R1633474	2245	10 Family - In house	☑ Inter-corporate sale
R1622457	2245	5 Contract - Agreement	☑ Sold for what was owned the bank
R1626505	2245	5 Contract - Agreement	☑ This was a foreclosure on a quit-claim deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1626445	2245	13 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Excessive market vacancy
R1224000	2245	9 Duplicate Sale In Time Frame	<input checked="" type="checkbox"/> Duplicate sale
R1643760	2245	10 Family - In house	<input checked="" type="checkbox"/> Multiple parcels
R1532405	2245	3 Between business affiliates	<input checked="" type="checkbox"/> Sale between business affiliates
R1618852	2245	2 Atypical condition	<input type="checkbox"/> Better than average tenant finish, not convinced this is a bad sale
Accounts Audited: 628 Auditor Agrees: -625 Auditor Disagrees: -3 Auditor Disagrees: -0.48%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	36	LAS ANIMAS	
R0012814700	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale distress
R0012854500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0012967500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure by questionnaire
R0012988200	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0013203200	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0013300000	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0012625010	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0010516500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale/foreclosure extensive water damage
R0013254510	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0012995000	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0012037000	1112	24 OTHER	<input checked="" type="checkbox"/> deed was recorded twice
R0012506500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure by questionnaire
R0011961500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0010537000	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale/foreclosure
R0010338610	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> foreclosure/short sale
R0013674800	1112	24 OTHER	<input checked="" type="checkbox"/> attorney received in lieu of payment by questionnaire
R0013155500	1112	24 OTHER	<input checked="" type="checkbox"/> gave back to original owner per questionnaire and phone
R0012530500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> extensive remod/short sale
R0012607000	1112	24 OTHER	<input checked="" type="checkbox"/> Short sale/foreclosure local questionnaire and phone
R0011159400	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> short sale foreclosure
R0014291500	2112	5 GOVT AGENCY AS BUYER	<input checked="" type="checkbox"/> CITY OF TRINIDAD
R0013351000	2112	24 OTHER	<input checked="" type="checkbox"/> ASSUMED LOAN FROM GRANDFATHER
R0013351000	2112	24 OTHER	<input checked="" type="checkbox"/> ASSUMED LOAN FROM GRANDFATHER

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014291500	2112	5 GOVT AGENCY AS BUYER	<input checked="" type="checkbox"/> CITY OF TRINIDAD
R0011113000	2120	12 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R0011113000	2120	12 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R0014290000	2130	24 OTHER	<input checked="" type="checkbox"/> 15 YR ABSOLUTE NET LEASE BACK
R0014482510	2130	17 PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
R0010211200	2130	11 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R0014290000	2130	24 OTHER	<input checked="" type="checkbox"/> 15 YR ABSOLUTE NET LEASE BACK
R0012556500	2130	24 OTHER	<input checked="" type="checkbox"/> BUYER ASSUMED SELLER LOAN
R0014482510	2130	17 PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
R0013350000	2130	11 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R0013350000	2130	11 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R0010211200	2130	11 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R0012556500	2130	24 OTHER	<input checked="" type="checkbox"/> BUYER ASSUMED SELLER LOAN
R0011031800	2135	8 RELIGIOUS INSTITUTE INVOLVED	<input checked="" type="checkbox"/>
R0011031800	2135	8 RELIGIOUS INSTITUTE INVOLVED	<input checked="" type="checkbox"/>
<hr/>			
Accounts Audited: 38	Auditor Agrees: -38	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	37	LINCOLN	
R258517218010	0100	99 DQ CHECK SALE	<input checked="" type="checkbox"/> qualified
R257912207005	0100	62 DQ QCD DEED DOUBTFUL TITLE	<input checked="" type="checkbox"/>
R279732111005	0100	99 DQ CHECK SALE	<input checked="" type="checkbox"/> qualified
R258520205004	0100	76 DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> owned adjoining property
R279732117009	0100	99 DQ CHECK SALE	<input checked="" type="checkbox"/> low by comps
R258517429007	0200	99 DQ CHECK SALE	<input checked="" type="checkbox"/> adjoining property/low by comps
R337515407001	1112	74 DQ NOT LIVABLE	<input checked="" type="checkbox"/> res non livable/related parties
R279732116003	1112	68 DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R337914100032	1112	99 DQ CHECK SALE	<input checked="" type="checkbox"/> bank sale
R258517220008	1112	62 DQ QCD DEED DOUBTFUL TITLE	<input checked="" type="checkbox"/>
R258517304004	1112	56 DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R258519100019	1112	64 DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R258518118012	1112	68 DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R258518116006	1112	76 DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> divorce settlement
R258518103003	1112	68 DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R257912114005	1112	73 DQ FORCED SALE	<input checked="" type="checkbox"/> purchased from fin institution/short sale
R258520207046	1112	64 DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R257912113001	1112	73 DQ FORCED SALE	<input checked="" type="checkbox"/> purchased from fin institution/short sale
R279732317003	1112	76 DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> contract sale
R279732313003	1112	56 DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R279732320009	1112	74 DQ NOT LIVABLE	<input checked="" type="checkbox"/> res non livable

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R279732219006	1112	68 DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R258517413017	1112	56 DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R279732113018	1135	99 DQ CHECK SALE	<input checked="" type="checkbox"/> MH
R279732106019	1135	70 DQ OTHER	<input checked="" type="checkbox"/> MH
R279732107010	1135	99 DQ CHECK SALE	<input checked="" type="checkbox"/> MH
R258517306003	1140	75 DQ NOT VACANT MINOR STRUCTURES	<input checked="" type="checkbox"/> MH
R258517405006	1140	75 DQ NOT VACANT MINOR STRUCTURES	<input checked="" type="checkbox"/> MH
R258517403001	1140	75 DQ NOT VACANT MINOR STRUCTURES	<input checked="" type="checkbox"/> MH
R258545140111	1230	99 DQ CHECK SALE	<input checked="" type="checkbox"/> bank sale after 3 yrs
R279732311002	2130	62 DQ QCD DEED DOUBTFUL TITLE	<input checked="" type="checkbox"/>
R258517431006	2130	70 DQ OTHER	<input checked="" type="checkbox"/> Remod after sale
R279732303010	2130	76 DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> high by comps
R258517420005	2135	76 DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> changed use
R258517327016	2135	99 DQ CHECK SALE	<input checked="" type="checkbox"/> partial int/related parties
R257912208003	2135	99 DQ CHECK SALE	<input checked="" type="checkbox"/> multiple properties
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	LOGAN	
1049000	0100	P RELATED PARTIES	✓
38052529403016	0100	M MULTIPLE PROPERTIES	✓
4619000	0200	Y PARTIAL INTERESTS	✓ trustee deed
38052532106011	0200	9 PLOTTAGE	✓
38052534104001	0200	T DOUBTFUL TITLE	✓ city as seller-quit claim deed
6913000	0200	P RELATED PARTIES	✓
3868000	1212	1 OVER MOTIVATED SELLER	✓ secretary of housing & urban development
3191000	1212	1 OVER MOTIVATED SELLER	✓ wells fargo bank
38026711201003	1212	1 OVER MOTIVATED SELLER	✓ federal home loan mort
4697000	1212	1 OVER MOTIVATED SELLER	✓ bank of new york-low by comps
2829000	1212	2 NONEXPOSURE TO MARKET	✓ private sale never on mkt low by comps
3290000	1212	1 OVER MOTIVATED SELLER	✓ low by comps
5489000	1212	1 OVER MOTIVATED SELLER	✓ fannie may seller-low by comps
9943100	1212	1 OVER MOTIVATED SELLER	✓ bank sale-low by comps
6878000	1212	2 NONEXPOSURE TO MARKET	✓ quit claim deed never on mkt low by comps
38078113132002	1212	2 NONEXPOSURE TO MARKET	✓ never listed - low by comps
4364000	1212	2 NONEXPOSURE TO MARKET	✓ private sale never on mkt low by comps
872000	1212	2 NONEXPOSURE TO MARKET	✓ trustee's deed low by comps
1690000	1212	1 OVER MOTIVATED SELLER	✓ federal national mort association
6346000	1215	2 NONEXPOSURE TO MARKET	✓ property not listed - across alley - minister of church
3116000	1215	2 NONEXPOSURE TO MARKET	✓ not listed-quit claim - assumed loan low by comps
5211000	2212	N UNDETERMINED pp	✓ PP of unknown value
38052531106003	2212	2 NONEXPOSURE TO MARKET	✓ low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
38052531121007	2230	P RELATED PARTIES	<input checked="" type="checkbox"/>
5483000	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> long time renter purchases below mkt by comps
38052533200002	2230	A GOING CONCERN	<input checked="" type="checkbox"/> bulk fuel plant and service station-blue sky
38052734103001	2230	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
5210000	2230	N UNDETERMINED pp	<input checked="" type="checkbox"/> PP of unknown value
1062600	2230	Q FUTURE BENEFITS	<input checked="" type="checkbox"/> new owner to salvage all equip for scrap metal
38023107300095	2230	Z AGRICULTURAL LAND	<input checked="" type="checkbox"/>
622000	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> springfiel finan services-never on mkt low by comps
10034000	2235	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> quit claim deed never on mkt low by comps
3767000	2235	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052529438001	2235	P RELATED PARTIES	<input checked="" type="checkbox"/>
6467100	2235	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R023046	0100	99 Atypical Nonconforming	✓ Sold thru auction at whatever price they could get. The sale was not exposed to the open market. Confirmed and verified by county staff. Unqualified sale.
R023013	0100	99 Atypical Nonconforming	✓ Sold thru auction at whatever price they could get. The sale was not exposed to the open market. Confirmed and verified by county staff. Unqualified sale.
R023023	0100	99 Atypical Nonconforming	✓ Sold thru auction at whatever price they could get. The sale was not exposed to the open market. Confirmed and verified by county staff. Unqualified sale.
R023050	0100	99 Atypical Nonconforming	✓ Sold thru auction at whatever price they could get. The sale was not exposed to the open market. Confirmed and verified by county staff. Unqualified sale.
R068411	0100	56 Financial Institution	✓ This is sale from the public Trustee to the bank, not offered on the open market. Verified by county appraiser, county computer notes also support the U status.
R068022	0100	56 Financial Institution	✓ This is sale from the public Trustee to the bank, not offered on the open market. Verified by county appraiser, county computer notes also support the U status.
R003774	0100	56 Financial Institution	✓ Sheriff's deed transferred the property. Not open market, as a result of a Judicial Order. Verified by county appraiser, county computer notes also support the U status.
R023025	0100	99 Atypical Nonconforming	✓ Sold thru auction at whatever price they could get. The sale was not exposed to the open market. Confirmed and verified by county staff. Unqualified sale.
R069978	0100	99 Atypical Nonconforming	✓ Not exposed to the open market as verified by the county staff. Unqualified sale.
R059609	0200	51 Government Agency	✓ This is part of an assemblage for the college. This parcel is one of the last in the assemblage. The college paid a premium for the property. Verified by county appraiser, county computer notes also support the U status.
R085194	0200	99 Atypical Nonconforming	✓ This was closed market sale from the City. Adjacent property purchased, remnant sale. Verified by county appraiser, county computer notes also support the U status.
R068500	0300	99 Atypical Nonconforming	✓ Seller duress due to financial problems. Verified by county appraiser, county computer notes also support the U status.
R005934	0300	99 Atypical Nonconforming	✓ Multi parcel, not open market, separate sites purchased on one deed. Unqualified sale. Verified by county appraiser, county computer notes also support the U status.
R055400	0300	51 Government Agency	✓ CDOT right of way purchase not on open market. Verified by county appraiser, county computer notes also support the U status.
R083715	0510	99 Atypical Nonconforming	✓ Quit claim deed utilized to passed title. The adjoiner purchased this property to add to his ownership, purchased from the county. County computer notes support the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000905	0550	62 Doubtful Title	✓ Quit claim deed utilized to passed title. Improvements have an unknown value. County confirmation and the deed support the U status for this sale..
R068429	0560	53 Charitable Institution	✓ Open space land was sold with a conservation easement. This land cannot be developed because of the easement. Verified by county appraiser, county computer notes also support the U status. Closed market.
R069001	0600	99 Atypical Nonconforming	✓ Highly motivated adjoiner paid whatever he had to for the property. Verified by county appraiser, county computer notes also support the U status.
R069547	0600	99 Atypical Nonconforming	✓ Not arms length, not arms length, buyer approached seller. Verified by county appraiser, county computer notes also support the U status.
R044861	0600	99 Atypical Nonconforming	✓ The adjoiner purchased this property to add to their ownership. They paid a price different than market to acquire this property. The price paid for the property included business value. County computer notes support the U status.
R036597	1212	99 Atypical Nonconforming	✓ This property was sold as a result of an auction which was not exposed to the open market. Unqualified sale. Transferred by bargain and sale deed. County computer notes support the U status.
R036588	1212	99 Atypical Nonconforming	✓ This property was sold as a result of an auction which was not exposed to the open market. Unqualified sale. Transferred by bargain and sale deed. County computer notes support the U status.
R036618	1212	99 Atypical Nonconforming	✓ This property was sold as a result of an auction which was not exposed to the open market. Unqualified sale. Transferred by bargain and sale deed. County computer notes support the U status.
R035053	1212	99 Atypical Nonconforming	✓ This is a first sale after foreclosure from the Federal Home Loan. County notes and appraiser confirmation support the unqualified status.
R033039	1212	99 Atypical Nonconforming	✓ This is a sale from the Secretary of Housing and Urban Development, the low sale price was attributed to the salvage condition of the improvements. The value attributed to the improvements is not known. This is an unqualified sale.
R032654	1212	99 Atypical Nonconforming	✓ No MLS exposure, improvements were in very poor condition, remodeled after sale, verified by appraiser. Unqualified sale.
R032582	1212	99 Atypical Nonconforming	✓ This is a sale from the Housing and Urban Development, the improvements were in almost salvage condition and were in dire need of remodeling according to county documentation. The value attributed to the improvements was unknown. This is an unqualified sale.
R036662	1212	99 Atypical Nonconforming	✓ The improvements were in poor condition and had evidence of mold. The impls need remediation. Unqualified sale. County computer notes support the U status.
R063102	1212	99 Atypical Nonconforming	✓ The property was not exposed to the open market. Confirmed by county appraiser. Unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R013912	1212	99 Atypical Nonconforming	✓ This property was transferred via public trustee's deed and was not exposed to the open market. This unqualified sale is supported by file documents and the deed.
R025389	1212	53 Charitable Institution	✓ Purchased by a non-profit to house low-income property, not an open market transaction. Verified by county appraiser, county computer notes also support the U status.
R025395	1212	53 Charitable Institution	✓ Purchased by a non-profit to house low-income property, not an open market transaction. Verified by county appraiser, county computer notes also support the U status.
R024535	1212	99 Atypical Nonconforming	✓ The property changed in use after purchase and was remodeled for that purpose. Verified by county appraiser, county computer notes also support the U status.
R062737	1212	99 Atypical Nonconforming	✓ This sale was between business affiliates, not exposed to the open market. Unqualified sale.
R031817	1212	99 Atypical Nonconforming	✓ This is a sale from Fannie Mae. The property improvements were in very poor condition at the time of sale. After the sale the property improvements were remodeled according to County documentation and appraiser confirmation.
R006302	1212	99 Atypical Nonconforming	✓ The improvement located on the subject property was incomplete at the time of sale. This documentation is located in the county files and facts have been verified by the county appraiser.
R015798	1212	99 Atypical Nonconforming	✓ The property had a burnt out house located on the property. The value of which is unknown. Verified by county staff and computer notes.
R024535	1212	99 Atypical Nonconforming	✓ The sale property included a burned-out building and is not representative of the residential market. The unknown value of the building causes this sale to be unqualified.
R008282	1212	99 Atypical Nonconforming	✓ This is a sale after foreclosure from the Deutsche Bank to an individual. The improvements on the property were remodeled immediately following sale. Thank you
R050056	1212	99 Atypical Nonconforming	✓ There was a garage on the property at the time of sale. The value of the garage was unknown. Verified by the county staff. Unqualified sale.
R036672	1212	99 Atypical Nonconforming	✓ This property was sold as a result of an auction which was exposed to the open market. Unqualified sale. Transferred by bargain and sale deed. County computer notes support the U status.
R009832	1212	99 Atypical Nonconforming	✓ This is a first sale after foreclosure from the US bank. The improvements were in poor condition with broken pipes, etc., and was remodeled after purchase. County notes and appraiser confirmation support the unqualified status.
R027767	1212	99 Atypical Nonconforming	✓ The improvements were in poor condition at the time of sale and have been remodeled since. The deed indicates a sale from Fannie Mae. The remodeling to the improvements disqualifies this sale.
R027067	1212	99 Atypical Nonconforming	✓ The improvements were in poor condition as indicated on the TD and notes on the county computer. After purchase the grantor renovated and remodeled the improvements according to confirmation by the appraisal staff.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R034515	2130	99 Business Affiliation	✓ The tenant purchased the property from the owner. This is business affiliation. Unqualified sale. Multi parcel sale. Verified by county appraiser, county computer notes also support the U status.
R012270	2212	99 Atypical Nonconforming	✓ This sale was a result of foreclosure, it sold at auction. No exposure to the open market. Verified by county notes and staff verification.
R044218	2212	99 Remodel Addition	✓ The county notes indicate extensive remodeling after sale. Confirmation by county computer notes and sale verification.
R071668	2215	99 Atypical Nonconforming	✓ Improvements were in salvage condition. The sale price included a artesian well, of unknown value. Confirmed by county appraiser.
R064831	2220	68 Remodel Addition	✓ This property improvement underwent extensive remodeling after purchase according to appraiser verification.
R016286	2220	99 Atypical Nonconforming	✓ Not arms length, not arms length, buyer approached seller. Unqualified sale. County computer notes support the U status.
R064831	2220	68 Remodel Addition	✓ Remodeled after sale according to computer notes and appraiser confirmation. County computer notes also support the U status.
R000535	2230	99 Atypical Nonconforming	✓ This was right of way parcel purchased by CDOT. Not arm's length, not open market. County computer notes and deed support the U status.
R045041	2230	99 Atypical Nonconforming	✓ Not offered to the open market, NO MLS. Unqualified sale. County computer notes support the U status.
R005667	2230	68 Remodel Addition	✓ The property improvements were changed from single family to a vet clinic. Major remodeling indicated in county notes, based on appraiser confirmation.
R023765	2230	57 Related Parties	✓ This parcel was to be sold at auction, but buyer approached seller, not on open market. County computer notes support the U status.
R057372	2230	99 Atypical Nonconforming	✓ Not offered to the open market, NO MLS. Buyer approached the seller. Unqualified sale. County computer notes support the U status.
R002376	2230	99 Atypical Nonconforming	✓ Not open market. Duress on part of the seller. Unqualified sale. County computer notes support the U status.
R015819	2235	99 Atypical Nonconforming	✓ There were improvements located on the property of unknown value. This sale was verified by a county appraiser.
R086039	2245	68 Remodel Addition	✓ Changed in use from commercial to condos. Extensive remodel after purchase, confirmed by the appraiser.
Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	MINERAL	
484129400024	0100	57 RELATED PARTIES	✓ The deed in the TD 1000 indicates is the transaction among family members
484322200049	0100	57 RELATED PARTIES	✓ The deed and TD indicate family members as grantor/grantee.
484114100093	0100	57 RELATED PARTIES	✓ The deed indicates family members as grantor/grantee.
511934201005	0100	64 MULTIPLE PROPERTIES	✓ According to county notes there was a separate parcel included in this sale although not noted on the deed or TD. Multiple properties according to the Assessor.
476336202027	0100	49 USE CHANGE W/SALE	✓ The property was improved with a single family house after purchase according to county file notes.
511934201005	0100	57 RELATED PARTIES	✓ The deed indicates family members as grantor/grantee.
484114100056	0100	57 RELATED PARTIES	✓ The deed indicates family members as grantor/grantee.
484111101010	0100	57 RELATED PARTIES	✓ The deed indicates family members as grantor/grantee.
476325426002	0100	57 RELATED PARTIES	✓ The
476336118010	1112	57 RELATED PARTIES	✓ The Quit Claim deed indicates family members as grantor/grantee.
484114100069	1212	56 FINANCIAL INSTITUTION (BUYER)	✓ The deed is a Confirmation deed from the Public Trustees Foreclosure sale.
476325451004	1212	65 UNFULFILLED AGREEMENTS	✓ The seller has Alzheimer's and sold the entire property for the value of the land only. The seller was duped due to his mental limitations. Unqualified sale supported by file notes and personal knowledge of the assessor.
483932300032	1212	57 RELATED PARTIES	✓ The deed in the TD 1000 indicates is the transaction among family members
484111301003	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties are indicated on the legal description of the deed and on the TD 1000.
484307217004	1212	57 RELATED PARTIES	✓ Changed to Qualified sale by Assessor
476336106004	1212	49 USE CHANGE W/SALE	✓ Change in use from garage tom remodeled garage serving as a home. Unqualified sale.
484114100069	1212	71 DEED RESTRICTION/RESOLUTION	✓ The property was sold with a deed restriction and was sold by Fannie Mae after foreclosure.
484101300001	2130	58 BUSINESS AFFILIATES	✓ One of the grantors stated on the deed is also the grantee on the deed. The TD does not indicate related parties. However the County assessor confirms the business relationship. Unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 18	Auditor Agrees: -18	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	41	MOFFAT	
R010482	0100	90 SEE NOTE FOR UNQUAL REASON	✓ The adjacent owner purchased this property to combine with his current ownership. County documentation is adequate.
R010392	0100	27 SALE IS QUIT CLAIM	✓ The property was transferred via quit claim deed. Documentation contained in County files.
R010524	0100	14 SALE NOT 100% INTEREST	✓ This property was transferred via quit claim deed. The TD 1000 indicates 100% interest of the property purchased, however the seller's interest was only 50%, Tenancy in Common. The TD also indicates sale was between related parties.
R010483	0100	90 SEE NOTE FOR UNQUAL REASON	✓ The adjacent owner purchased this property to combine with his current ownership. County documentation is adequate.
R010302	0100	27 SALE IS QUIT CLAIM	✓ The transfer fee is a personal representative deed not a quit claim. The TD 1000 indicates transaction among related parties. The auditor concurs with the unqualified status but not to the code. This has been corrected in the master sales.
R001642	0100	2 SALE INVOLVES MULTIPLE PROP	✓ Computer information shows that a separate parcel was purchased at the same time on the same deed.
R010394	0100	27 SALE IS QUIT CLAIM	✓ This is a quit claim deed with no express warranty. County documentation supports a status.
R001304	0530	2 SALE INVOLVES MULTIPLE PROP	✓ This a multi-multiple property sale as indicated by computer notes.
R000884	0530	7 SALE INVOLVES FINANCIAL ASSMPT	✓ This was a public trustee sale. The County documentation is adequate.
R001291	0530	1 SALE BETWEEN RELATED PARTIES	✓ The TD 1000 indicates a in-family transaction. The County confirms this as a family related transaction.
R011867	0530	90 SEE NOTE FOR UNQUAL REASON	✓ The files contained no reason to unqualify the sale, based on my review. Moved to Qualified, after county staff confirmation with Mr. Zimmerman.
R010194	0530	27 SALE IS QUIT CLAIM	✓ Computer notes indicate a Quit Claim deed was utilized to transfer the property.
R001151	0530	27 SALE IS QUIT CLAIM	✓ Sale property was transferred via quit claim deed for \$3000. This a partial interest sale of 50%. Sufficient documentation is contained in County files.
R002727	0530	1 SALE BETWEEN RELATED PARTIES	✓ This transaction was between business partners and is documented in the County files.
R008592	1212	90 SEE NOTE FOR UNQUAL REASON	✓ A mobile home of unknown value was included in the sale. Notes on the deed and in the computer support status.
R003286	1212	90 SEE NOTE FOR UNQUAL REASON	✓ This property was purchased by the adjoiner and the seller put up some of the closing costs. Computer notes support status. The sale was multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003081	1212	90 SEE NOTE FOR UNQUAL REASON	✓ This property was transferred via personal representative deed. The sale is also between related parties. Computer notes support status.
R001527	1212	90 SEE NOTE FOR UNQUAL REASON	✓ The sale property had no access to public road system. Personal property of half the sale price was included in the sale. This purchase also include a land exchange. Computer notes support the status
R004271	1212	90 SEE NOTE FOR UNQUAL REASON	✓ This is a purchase from H UD first sale after foreclosure. Computer notes support the status of unqualified
R003565	1212	90 SEE NOTE FOR UNQUAL REASON	✓ This is a purchase from Fannie Mae. First sale after foreclosure. Of the deed and County computer notes support the status of unqualified
R009062	1240	2 SALE INVOLVES MULTIPLE PROP	✓ This property purchased had mobile homes and land. Computer notes support the status of unqualified
R009412	1240	2 SALE INVOLVES MULTIPLE PROP	✓ This property purchased multiple parcels. Computer notes support the status of unqualified
R010450	1240	2 SALE INVOLVES MULTIPLE PROP	✓ This property purchased had mobile homes and land. Computer notes support the status of unqualified
R009248	2212	58 RESOLD IN SHORT TIME/CLR TITL	✓ The files contained no reason to unqualify the sale, based on my review. Moved to Qualified, after county staff confirmation with Mr. Zimmerman.
R011834	2212	90 SEE NOTE FOR UNQUAL REASON	✓ This property was not exposed to the market. The buyer owns adjacent property in market value is not paid. County computer notes support unqualified status.
R012103	2212	2 SALE INVOLVES MULTIPLE PROP	✓ The property was transferred via public trustee's deed. Copy of the deed ND COMPUTER NOTEYS SUPPORT THE UN QUALIFIED STATUS.
R009061	2215	7 SALE INVOLVES FINANCIAL ASSMPT	✓ The property was transferred via public trustee's deed. Copy of the deed ND COMPUTER NOTEYS SUPPORT THE UN QUALIFIED STATUS.
R009099	2215	7 SALE INVOLVES FINANCIAL ASSMPT	✓ The property was transferred via public trustee's deed. Copy of the deed ND COMPUTER NOTEYS SUPPORT THE UN QUALIFIED STATUS.
R006143	2220	1 SALE BETWEEN RELATED PARTIES	✓ The TD 1000 indicate sale between related business parties. Appropriate documentation in County files
R009434	2220	90 SEE NOTE FOR UNQUAL REASON	✓ The purchase price was for the building lease and the ongoing process. County computer notes verify this determination
R004605	2230	78 CHANGE IN USE	✓ The subject property had a new commercial building constructed on it after purchase. County documentation is clear and concise.
R007436	2230	44 SALE INV MULTIPLE OR MIXED USE	✓ The sale property was mixed-use with commercial on the first floor and apartments on the second floor. County computer notes verify the status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005279	2230	2 SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> The TD 1000 and the deed indicate multiple parcels. Documentation supporting the status of unqualified is in the County files.
R004332	2230	90 SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> The property was not listed on the open market and is unknown if market value was obtained for the property. Supported by computer notes
<hr/>			
Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	42	MONTEZUMA	
R008832	0100	4 Multi parcels included in sale	✓ Seven individual lots were transferred in one deed. The deed computer notes and appraiser knowledge support the status of unqualified.
R014610	0100	4 Multi parcels included in sale	✓ This a multi-parcel sale as indicated on the TD computer notes and on the deed. Unqualified status is supported
R008834	0100	4 Multi parcels included in sale	✓ Seven individual lots were transferred in one deed. The deed computer notes and appraiser knowledge support the status of unqualified.
R014001	0100	9 DEVELOPER DISCOUNTED	✓ This property was in a discounted subdivision and is not reflective of the fair market value of the property. The TD indicates that there is seller financing which may or may not been at market rates. Appraisal knowledge and
R013595	0100	9 DEVELOPER DISCOUNTED	✓ This property was in a discounted subdivision and is not reflective of the fair market value of the property. The TD indicates that there is seller financing which may or may not been at market rates. Appraisal knowledge and
R002736	0100	11 Miscellaneous	✓ This was a first sale of the time period. The appraisers knowledge and computer notes support the unqualified status of this sale.
R005604	0100	11 Miscellaneous	✓ It was verified through appraiser's confirmation call that the out of town owner was in distress and had to sell the property very quickly. Notes on the property card and the TD along with the appraiser confirmation support the status of unqualified.
R014583	0100	4 Multi parcels included in sale	✓ This a multi-parcel sale as indicated on the TD computer notes and on the deed. Unqualified status is supported
R017197	0100	9 DEVELOPER DISCOUNTED	✓ The sale is from developer to developer, the property is in a discounted subdivision. Appraiser knowledge and computer notes support the unqualified status for discounted subdivision.
R004004	0100	8 Purchaser owns Adjacent Proper	✓ The adjoiner purchased the property to add to their current ownership.. The deed, appraiser confirmation and computer notes all support the unqualified status.
R013991	0100	9 DEVELOPER DISCOUNTED	✓ This property was in a discounted subdivision and is not reflect tive of the fair market value of the property. The TD indicates that there is seller financing which may or may not been at market rates. Appraisal knowledge and
R014048	0100	4 Multi parcels included in sale	✓ This a multi-parcel sale as indicated on the TD computer notes and on the deed. Unqualified status is supported
R009127	0200	8 Purchaser owns Adjacent Proper	✓ According to County notes supplied by the county appraiser, the adjoiner purchased this property to add to his current ownership. A price slightly above market was paid.
R004733	0510	8 Purchaser owns Adjacent Proper	✓ The adjoiner purchased the property to add to their current ownership. The deed, appraiser confirmation and computer notes all help to support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006185	0520	6 Remodeled/New Const After Sale	✓ The improvement on the sale property was merely a "shell". The improvements were remodeled after purchase as indicated by County photos and computer notes and personal knowledge of the appraiser.
R004582	0540	15 Personal Representative Deed	✓ This property was transferred via personal representative deed to settle an estate. This is not an open market sale was not exposed to the open market. The deed the computer notes support the unqualified status.
R016142	0540	9 DEVELOPER DISCOUNTED	✓ This property was in a discounted subdivision and is not reflective of the fair market value of the property. The TD indicates that there is seller financing which may or may not been at market rates. Appraisal knowledge and file notes support the U statu
R016147	0540	9 DEVELOPER DISCOUNTED	✓ This property was in a discounted subdivision and is not reflect the fair market value of the property. The TD indicates that there is seller financing which may or may not been at market rates. Appraisal confirmation and file notes support the U status.
R005426	0550	6 Remodeled/New Const After Sale	✓ County notes and appraiser knowledge support the fact the adjoiner purchased the property as an part of an assemblage. Unqualified status
R014920	0560	11 Miscellaneous	✓ The purchase included business value or "blue sky". This is not indicitive of a market sale based on the inclusion of the business value. Appraiser confirmation and computer notes support the unqualified status.
R014763	1112	11 Miscellaneous	✓ This is the first sale after foreclosure from a bank to an individual. This sale was not exposed to the open market. Unqualified status is supported by the computer notes and appraiser confirmation.
R002867	1112	11 Miscellaneous	✓ This is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation. Similar comparable properties in this area have a value of \$100,000 compared to \$50,000 this for sale property. Appraiser knowledge, county documents and computer n
R000351	1112	6 Remodeled/New Const After Sale	✓ The county has used a remodeled code for this sale. This sale is first sale after foreclosure from Fannie Mae. The deed and computer notes support thre U status.
R000885	1112	11 Miscellaneous	✓ The property was transferred by special warranty deed from HUD to an individual. This is the first sale after foreclosure and was not exposed to the open market. The deed, appraiser knowledge and computer notes support the unqualified status.
R015052	1112	11 Miscellaneous	✓ This property was purchased by a relocation company. It was purchased for an employee of the company. Appraiser verification supports the unqualified status. This sale is the first sale in the time period.
R015838	1112	11 Miscellaneous	✓ This property was sold through the Veterans Affairs after foreclosure. The deed and the County notes support the unqualified status
R015909	1112	11 Miscellaneous	✓ This property was transferred by personal representative deed to settle an estate. The sale price for the property was approximately half of market value at the time based on comparable sales. The deed, the appraiser and a computer notes all help to su

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002022	1112	11 Miscellaneous	✓ The deed includes restrictions on sales and financing for a period of years. Deed notes and computer notes support the U status.
R003615	1112	11 Miscellaneous	✓ This sale was first sale after foreclosure from the Federal Home Loan Mortgage Corporation. The unqualified status is supported by documents and County computer notes.
R004649	1112	11 Miscellaneous	✓ This is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation. The improvements on the property were destroyed by water damage. The unqualified status is supported by the deed and computer notes.
R004661	1112	11 Miscellaneous	✓ This sale was first sale after foreclosure from the Federal Home Loan Mortgage Corporation. County notes indicate this property may not have access to the public road system. Nevertheless the unqualified status is supported by documents and County comput
R004828	1112	11 Miscellaneous	✓ This sale was as a result of a death and was sold from an estate by the attorney. The property sold for less than market value, based on recent sales, due to the foreclosure indicated by county records and appraiser knowledge.
R005276	1112	11 Miscellaneous	✓ This sale was as a result of a foreclosure and sold from city mortgage to an individual. At the time of sale the improvements were approximately 30% completed. County computer notes and eight appraiser knowledge support the status of unqualified.
R007248	1112	11 Miscellaneous	✓ This is the first sale in the data collection period. The property was purchased after foreclosure, remodeled and resold. County documentation and appraiser knowledge support the unqualified status.
R007979	1112	18 Bank Repossession	✓ This is the first sale after foreclosure from the US Bank. Similar sales in this area through the open market have a value of \$174,000 compared to this forclosed property. Appraiser knowledge, recent sales, county documents and computer notes support th
R001851	1112	11 Miscellaneous	✓ This sale was from Fannie Mae to an individual is the first sale after foreclosure. The deed, computer notes and the sale price indicates a less than market price paid for the property based on comparable sales verified by the appraisal staff. U staus is
R009473	1112	11 Miscellaneous	✓ The improvements on the sale property were in disrepair and were remodeled and are in the process of being remodeled after the sale. County documentation including computer notes and pictures support the status of unqualified.
R009584	2112	4 Multi parcels included in sale	✓ This is a multi parcel sale as is indicated by the deed, TD and computer notes and appraiser knowledge.
R009578	2112	11 Miscellaneous	✓ This sale was a result of a business affiliation. The buyer leased the property from the seller prior to purchase. Sale was never exposed to the open market. Notes on the warranty deed
R007613	2112	5 Mixed Use	✓ This a mixed-use property comprised of residential and commercial use. The sale was personally confirmed by the appraisal staff and is an unqualified sale based on the mixed use. Additionally \$80000 of the purchase price was for personal property. This s

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009559	2112	35 Less/100 Percent Ownership	<input checked="" type="checkbox"/> This sale turns out to be a qualified sale according to the County appraiser. None of the documents on file indicate less than 100% ownership. The TD does indicate third-party financing. This is a qualified sale according to County records
R009572	2120	19 Not Arms Length Transaction	<input checked="" type="checkbox"/> The deed and the TD 1000 indicate related parties, also supported by computer notes.
R011454	2130	4 Multi parcels included in sale	<input checked="" type="checkbox"/> The deed and the TD along with computer notes indicate 2 parcels were sold in the one deed. This a multi-parcel sale is unqualified.
R010750	2130	11 Miscellaneous	<input checked="" type="checkbox"/> The sale occurred shortly after the death of the owner. Notes on the warranty deed and in the computer indicate this was part and of an estate liquidation and was sold at a fire sale dollar value. Deed TD and computer notes support the unqualified status
R009561	2130	4 Multi parcels included in sale	<input checked="" type="checkbox"/> This is a multi parcel sale as indicated by the deed, TD and computer notes and appraiser knowledge.
R010351	2130	15 Personal Representative Deed	<input checked="" type="checkbox"/> County computer notes and appraiser knowledge support the unqualified status for the sale. The sale was from an estate, via personal representative deed. The property is priced for quick sale and sold for a proxy \$60,000 less than market value. The bu
R009560	2130	4 Multi parcels included in sale	<input checked="" type="checkbox"/> This is a multi parcel sale as indicated by the deed, TD and computer notes and appraiser knowledge. Not exposed to the open market.
R009447	2130	4 Multi parcels included in sale	<input checked="" type="checkbox"/> This sale included multiple parcels as documented on the deed, county computer notes and knowledge of the appraiser
R014764	2130	5 Mixed Use	<input checked="" type="checkbox"/> After purchase the property changed use from commercial to residential. Appraiser confirmation and County computer notes support the unqualified status of the sale.
R000346	2140	4 Multi parcels included in sale	<input checked="" type="checkbox"/> This property was transferred by personal representative deed from an estate, there are multiple parcels indicated on the deed and on the TD. These are supported by County notes.
Accounts Audited: 50 Auditor Agrees: -50 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	43	MONTROSE	
R0021475	0100	70 OTHER	✓ This was a liquidation sale by the owner. He owed back taxes and took a low price along with the back taxes owed on the property. Unqualified sale.
R0021428	0100	71 SALE NOT ON OPEN MARKET	✓ County confirmation shows the property not being exposed to the open market. Unqualified sale.
R0021427	0100	71 SALE NOT ON OPEN MARKET	✓ County personal confirmation shows the property not being exposed to the open market. Unqualified sale.
R0018066	0100	70 OTHER	✓ This is the first sale after foreclosure from the Bank of Colorado to an individual. It appears to the bank wanted the property off the books, regardless of the loss. This unqualified status is supported by computer notes, special warranty deed and is considered an unqualified sale.
R0018026	0100	70 OTHER	✓ This sale was confirmed by the county appraiser. It is stated in the notes the sale was basically a liquidation sale at about half of the market value from Capital Mgmt. Resources. Unqualified sale.
R0020829	0100	70 OTHER	✓ According to County notes this was a distress sale from Vectra Bank to an individual. The price paid for the property is far less than market value and is indicative of a distress sale. This is an unqualified sale.
R0019574	0100	70 OTHER	✓ The County appraiser personally confirmed with the owner the property was sold by the bank through a listing broker at a large discount to remove the property from their books. Their instructions to the listing broker was to sell at whatever price for a quick sale. This is an unqualified sale per county documentation.
R0015346	0100	61 SALE RESULTS FROM JUDICIAL ORDER	✓ This sale is a result of a bankruptcy. The deed and computer notes support the Unqualified status.
R0011729	0100	70 OTHER	✓ This property was not listed on the local MLS. The buyer owned the adjacent property. The sale property was not offered on the open market. This is an unqualified sale.
R0009519	0100	70 OTHER	✓ This multiple parcel sale was first sale after foreclosure. The sale included three parcels on one deed. This sale was offered at auction and not to the greater public. The improvements may have some hazardous environmental factors according to the computer notes. Unqualified sale.
R0019035	0100	73 SALE INVOLVES ADDTN. TO EXISTING PARCEL	✓ This is a parcel of land purchased by an adjoiner to assemble with his existing property. This sale was personally confirmed by the County Appraiser. Unqualified sale.
R0014459	0100	56 INVOLVES A FINANCIAL INSTITUTION	✓ Confirmed county information states a Special Warranty Deed was used to transfer the property. The information provided states this deed was used in place of a Deed in Lieu of Foreclosure. According to County information, this is a liquidation sale. Duress on the part of the grantor. Unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0021337	0200	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ This is a multiple parcel sale according to the deed information and county notes. In the purchase price is an amount of personal property, value unknown. Unqualified sale.
R0650867	0200	71 SALE NOT ON OPEN MARKET	✓ There are multiple properties stated on the deed and the County computer notes. The grantee was in the process of foreclosure on this property when it was deeded back to him. This general warranty deed was used in place of a deed in lieu of foreclosure according to the information provided. Unqualified sale..
R0021453	0530	76 SALE INVOLVED A GUARANTEED BUYOUT	✓ Based on personal confirmation by the appraisal staff the buyer and seller have been friends for years. This property was transferred via Quit Claim Deed. In addition to the price stated the grantee did some mechanical work for the seller in exchange for a better price. This is definitely and unqualified sale.
R0022699	0530	62 SALE OF DOUBTFUL TITLE EG QUIT CLAIM	✓ Transferred by Quit Claim deed, Not exposed to open market, according to county notes. Unqualified sale.
R0014103	0550	71 SALE NOT ON OPEN MARKET	✓ Sale was not listed in the local MLS, it was not exposed to the open market, according to county notes. Unqualified sale.
R0022631	0560	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed, the TD and in confirmed county information. This is an unqualified sale.
R0003774	0600	70 OTHER	✓ This vacant land sale included an outbuilding. The value of the out building is unknown as to the amount of contribution. Unqualified sale.
R0016226	1212	70 OTHER	✓ The unqualified status for this sale is supported by confirmed information noted by the county. This sales is the first sale after foreclosure. The improvements were remodeled after sale.
R0020069	1212	70 OTHER	✓ The deed and the County notes show that in this is a sale from Housing and Urban Development. According to county confirmation this is the first sale after foreclosure. There is also major questions about the improvements concerning possible mold, not verified. The sale included \$3200 worth of seller concessions. Unqualified sale.
R0019311	1212	70 OTHER	✓ This sale from Housing and Urban Development was conducted by electronic bid only. The property/sale was not exposed to the open market. In addition, many of the kitchen appliances were removed. These facts are contained in the computer notes and on the deed and TD. Unqualified sale
R0019071	1212	70 OTHER	✓ This is a first sale after foreclosure from Fannie Mae. This has a special deed restriction concerning the sales price and the period for which this property can be re-sold. This is atypical of an arms length transaction. In addition, the improvements were in near salvage condition. These fact support the classification of unqualified based on the documentation provided.
R0018302	1212	70 OTHER	✓ This is the first sale after foreclosure from the Deutsche Bank. The property was sold on Auction.com. This property was not exposed to the open market. Unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0003546	1212	70 OTHER	✓ This is the first sale after foreclosure. The sale was restricted to certain groups by the bank, based on MLS information. The sale was not made available to the open market for a period of time due to their restrictions. The improvements were in poor condition and were remodeled after purchase. Unqualified sale.
R0016359	1212	70 OTHER	✓ This is a first sale after foreclosure from Fannie Mae. Included in the sales price was an unknown value in personal property. After purchase the buyer remodeled the improvements. Unqualified sale.
R0004189	1212	70 OTHER	✓ This is the first sale after foreclosure from the Secretary of Housing and Urban Development. The County computer notes and the deed support the deed facts. This is an unqualified sale.
R0017272	1212	70 OTHER	✓ This is the first sale after foreclosure from the U.S. Bank, National Association. Included in the sale price was an unknown value of personal property. Included in the notes are \$4500 of seller concessions. This is an atypical sale and is unqualified.
R0014264	1212	57 BETWEEN RELATED PARTIES	✓ The TD and confirmed county information state the parties in this sale are related. Unqualified sale.
R0022509	1212	70 OTHER	✓ The County computer notes indicate the sale the property was confirmed with the buyer. The buyer stated the interior of the property improvements were in salvage condition and the improvement may be unsafe to occupy. The deed has a deed restrictions placed upon it for right of first refusal at the time of the next sale. The restriction also sets the sales price in the future. This and unqualified sale.
R0650513	2212	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	✓ The improvements located on the property were extensively remodeled after purchase. The sales price included personal property of unknown value. This sale was part of a 1031 exchange. Unqualified sale.
R0652235	2212	70 SALE INVOLVES MULTIPLE DEEDS	✓ This property was purchased along with several other properties in an assemblage. At the time of sale the buyer did own the adjacent property. Unqualified sale.
R0021862	2212	69 SALE OF PARTIAL INTEREST	✓ This sale is unqualified for multiple properties, not partial interest as determined by the county.
R0650713	2215	70 OTHER	✓ According to County notes and appraiser confirmation the grantor was under duress to sell the property to settle legal issues and get clear title. At the time of the sale the property was not offered to the open market. There was personal property of unknown value included in the sales price according to the TD. This is also a mixed-use property according to computer notes.
R0003480	2220	71 SALE NOT ON OPEN MARKET	✓ Confirmed information from the county state the buyer and the seller are business affiliates. The buyer approached the seller on word he was ready to sell the property. The property was never offered on the open market. After purchase the buyer remodeled the improvements. Unqualified sale.
R0650832	2220	65 INVOLVES UNFULFILLED AGREEMENTS	✓ The title to this property was passed basically in a lieu of foreclosure. The deed price was not the purchase amount. Mr. Bonds, the grantee, had financed the property when sold in 2006. Lack of payments caused Mr. Bond to foreclose. The information is based on personal confirmation by the County appraiser. Unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0060218	2220	70 OTHER	<input checked="" type="checkbox"/> According to the county appraiser's confirmation the property was sold under duress at a price below market value in order to lessen his losses. The unqualified sale due to duress placed upon the grantor indicates an Unqualified sale.
R0022535	2230	70 OTHER	<input checked="" type="checkbox"/> This was a sale after foreclosure and reduced in price by approximately \$150,000 from the listed price. The sales price was not all real estate as included some personal property of unknown value. This an unqualified sale.
R0650698	2230	70 OTHER	<input checked="" type="checkbox"/> As indicated in the County computer notes and stated on the deed this sale is from Wells Fargo Bank, first sale after foreclosure. The price reflects a basic "dumping" of the property by the bank. Unqualified sale.
R0022018	2230	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This property was transferred by Bargain and Sale Deed. The grantor and grantee are business affiliates as confirmed by the county appraisal staff. Unqualified sale.
R0651521	2230	70 OTHER	<input checked="" type="checkbox"/> This sale involved a mixed-use property containing commercial and light industrial uses. County confirmation and county notes support the unqualified status.
R0013790	2230	76 SALE INVOLVED A GUARANTEED BUYOUT	<input checked="" type="checkbox"/> The TD 1000 indicates that the date of contract is 3 1/2 years prior to the date of closing. Is assumed that the sales price is indicative of 2008 value and not 2011 value. Included in the purchase price is an unknown amount, (value), of personal property. The sales price included more than real estate. Unqualified sale.
R0650334	2230	70 OTHER	<input checked="" type="checkbox"/> This is the first sale after foreclosure form Alpine Bank. Reduced price, compared to market, for quick sale. There was also personal property included in the sale price. Unqualified sale.
R0020488	2245	70 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> At the time of sale the property was not listed in the local MLS, not exposed to the open market. The deed and confirmation by the county assessor and computer notes indicate multiple parcels were included in this sale. This is an unqualified sale.
Accounts Audited: 44 Auditor Agrees: -44 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	44	MORGAN	
R012420	0100	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	✓
R016956	0100	01 SALE BETWEEN RELATED/AFFILIATED PARTIES	✓
R020228	0100	24 LAND ATTRIBUTES CHANGED AFTER SALE	✓ ag to res
R019941	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	✓ inter corp sale
R020230	0100	24 LAND ATTRIBUTES CHANGED AFTER SALE	✓ ag to res
R019533	0100	25 SALE ITEMS OF UNDETERMINED VALUE	✓
R001863	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	✓ no listing/low by comps
R003054	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	✓ poor cond/low by comps
R008929	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	✓
R009872	0100	05 SALE INVOLVED GOVT PROGRAM OR SPECIAL FINANCING	✓ seller financed
R007100	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	✓
R020228	0100	24 LAND ATTRIBUTES CHANGED AFTER SALE	✓ ag to res
R016392	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	✓
R012580	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	✓
R014943	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	✓
R010482	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	✓
R002280	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005655	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/>
R001834	0100	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/>
R004694	0100	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> low by comps/now listed for 152000
R019365	0200	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> low by comps
R016536	0200	01 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/>
R004875	0200	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>
R015911	0200	02 SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> per td1000
R002513	0200	37 BELOW MKT PURCH FOR SHORT TERM RE-SALE	<input checked="" type="checkbox"/>
R006114	0200	29 CORPORATE BUYOUT THEN RE-LISTED FOR SALE	<input checked="" type="checkbox"/>
R015865	0200	29 CORPORATE BUYOUT THEN RE-LISTED FOR SALE	<input checked="" type="checkbox"/>
R008924	0200	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/>
R005366	0200	22 PROPERT SPLIT OR COMBINED W/OTHER AFTER SALE	<input checked="" type="checkbox"/>
R006201	0200	08 BANK REO LIQUIDATION-FORECLOSURE	<input checked="" type="checkbox"/>
R010469	0200	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/>
R020188	0200	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>
R002318	0200	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>
R009823	0200	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001305	0200	02 SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R012575	0200	01 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/>
R015913	0200	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> low by comps
<hr/>			
Accounts Audited:	37	Auditor Agrees: -37	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	45	OTERO	
114211	0100	MULTIPLE PROPERTIES INVOLVED	✓ 16 vacant parcels
103666	0101	Q/NO VERIF	✓ Quit Claim deed
114952	0102	SETTLE AN ESTATE	✓
114904	0200	DISTRESS SALE	✓ also multi parcel
114903	0201	Q/NO VERIF	✓ also multi parcel
106134	1212	SETTLE AN ESTATE	✓ death in family, estate sale, low by comps
101084	1212	DISTRESS SALE	✓ low by comps
109590	1212	DISTRESS SALE	✓ out of state seller, low by comps
108200	1212	BETWEEN BUSINESS AFFILIATES	✓
104471	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓
110442	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓
110100	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓ Bank sale, deutsche bank
111033	1212	OTHER	✓ rural sale with multiple ag outbuilding, and horse fencing
101390	1212	BETWEEN RELATED PARTIES	✓ stroud to stroud
101041	1212	REPOSSESSION	✓ fed nat mortg association
101440	1212	OTHER	✓ high by comps should be 75000 to 80000
112889	1212	OTHER	✓ high by comps
108313	1212	BANK SALE	✓ colorado housing & finance authority
105393	1212	OTHER	✓ foreclosure 2010, then bank gave to vet affairs, vet affairs after one yr sold
104861	1212	BANK SALE	✓ fed nat mortg association as seller
106449	1212	BANK SALE	✓ beneficial financial inc as seller
108583	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓
104531	1212	REPOSSESSION	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
112780	1212	SETTLE AN ESTATE	<input checked="" type="checkbox"/> Mary Lou Meyer PR
103939	1212	BANK SALE	<input checked="" type="checkbox"/>
102049	1212	DISTRESS SALE	<input checked="" type="checkbox"/> low by comps
105257	1236	BANK SALE	<input checked="" type="checkbox"/> Colorado housing & finance authority as seller
110469	1236	BANK SALE	<input checked="" type="checkbox"/> Colorado east bank & trust as seller
114902	1240	OTHER	<input checked="" type="checkbox"/> includes several parcels
101107	2230	Q/NO VERIF	<input checked="" type="checkbox"/> quit claim deed
101236	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
104367	2230	DISTRESS SALE	<input checked="" type="checkbox"/> also second sale 1st sale 1/5/12
107831	2230	DISTRESS SALE	<input checked="" type="checkbox"/> 1st nat bank of las animas buyer
107476	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
104175	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	46	OURAY	
R001743	0100	RELATED PARTIES	<input checked="" type="checkbox"/> A Quit Claim Deed was used to transfer the property. Both names were originally on the property, (deed), this transfer removes one name from the ownership. Not a market sale, not exposed to the open market. Assessor knowledge, deed facts and computer notes support the unqualified status.
R002967	0100	RELATED PARTIES	<input checked="" type="checkbox"/> The TD the deed and County computer notes all confirm that this is and in-family transaction. This property was never exposed to the open market and is considered unqualified.
R001846	0100	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> The grantor owned the adjoining property which includes their home. He purchased this property as a buffer to his current ownership which is an ongoing assemblage..
R001437	0100	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> The grantee owns the adjacent property. The grantors in this sale were in the middle of the divorce and basically dumped the property. Unqualified sale
R001514	0100	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> This property was acquired as a result of an assemblage of properties. This property was purchased by an adjoiner. Unqualified sale.
R003817	0100	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> This sale along with the sale of account R003819 were considered a multiple parcel purchase; however, because the buyer wanted to take title of R003817 in her LLC name there was a higher purchase price placed on its deed of \$90,000 versus the lower purchase price placed on R003819 that she put into her personal name.
R002994	0550	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/> The TD and county computer notes indicate less than 100% rights were transferred in this sale. County computer notes indicate one third of the grantors undivided interest was transferred via this transaction. A Personal Representative's deed was utilized for the transfer. Unqualified sale.
R002998	0560	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/> The TD and county computer notes indicate less than 100% rights were transferred in this sale. County computer notes indicate one third of the grantors undivided interest was transferred via this transaction. A Personal Representative's deed was utilized to transfer the property. Unqualified sale.
R004007	1112	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> County computer notes confirm the grantor owned the adjacent property at the time of sale. This may have affected the price he paid for the subject property.
R001571	1112	MULTIPLE PARCELS	<input checked="" type="checkbox"/> The deed, county computer notes support the unqualified status of multiple properties as shown on the deed.
R000481	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> The residential questionnaire states that enclosed sunroom has been remodeled since the purchase. The improvements are now in a different size than it was at the time of sale. This information along with the computer notes support the unqualified status.
R003636	1212	MULTIPLE PARCELS	<input checked="" type="checkbox"/> This transfer was accomplished through a Sheriff's auction and was not available to the entire open market. Notes on the County questionnaire support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000654	1212	NOT MADE AVAILABLE TO PUBLIC	✓ This property was sold by Fannie Mae a.k.a. Federal National Mortgage Association through an auction. This sale was never exposed to the open market account according to county records and Assessors confirmation support the U status.
R001844	1212	OWNS ADJOINING LAND	✓ This property was adjacent to his present ownership. The GIS maps and the assessor's verification of the sale support the unqualified status.
R004065	1212	OWNS ADJOINING LAND	✓ The County questionnaire states that the grantee owned the adjacent property and may have affected the price paid. The TD states there was personal property of an unknown value included in the purchase price. Therefore, this was not just real estate but other items as well in the purchase price.
R001889	1212	OWNS ADJOINING LAND	✓ The County questionnaire and County notes indicate the grantee owned the adjacent property and may have affected the price they paid for the property. Is appears to be a first sale after foreclosure from Housing and Urban Development, HUD. The improvements were in salvage condition with frozen pipes etc. The improvements were remodeled after purchase.
R005236	1212	OTHER	✓ This is the first sale after foreclosure from Federal Home Loan Mortgage. Per MLS, major kitchen appliances, as well as overhead fans and light fixtures were removed from the house after purchase by the seller. The improvement were renovated after purchase.
R003974	1212	RELATED PARTIES	✓ The TD and county computer notes verified that this is a sale between related parties. This is an unqualified sale.
R003519	1212	MAJOR RENOVATION AFTER SALE	✓ At the time of sale the improvements were being remodeled. At the time of conveyance the improvements were unfinished. County computer notes, county questionnaire and assessor verification support the unqualified status.
R000906	1212	MAJOR RENOVATION AFTER SALE	✓ The property went under major renovation after the sale. This is supported by the county questionnaire, TD, and computer notes which indicates poor condition of the improvements.
R001720	1212	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	✓ At the time of sale the improvements were being remodeled by the bank. At the time of conveyance the improvements were unfinished. County computer notes, county questionnaire and assessor verification support the unqualified status.
R001336	1212	AUCTION	✓ This was sold thru auction by the bank. Not exposed to the open market. Unqualified sale.
R005859	1212	OWNS ADJOINING LAND	✓ The County questionnaire and county computer notes state the grantee owned the adjacent property and it affected the price he paid for the subject property. U sale.
R001063	1230	LESS THAN 100% CONVEYED	✓ This property was transferred via quit claim deed for 25% interest. The deed and County confirmation support the unqualified status.
R005307	2212	USE CHANGE AFTER SALE	✓ County records and Assessor confirmation state there was a change of use from commercial to residential immediately after sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000665	2215	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> This sale involved multiple parcels which have commercial and residential uses. The TD 1000 has information which supports the multiple properties and the mixed-use. The grantee of the property basically sold the property to get out from underneath it, and an elderly gentleman. This indicates distress or duress concerning the sale. Further this sale was not available to the open market.
R000880	2215	SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> Mixed use/commercial apartments. Atypical financing terms by the seller. The seller was in a divorce situation. Distress situation.
R000764	2215	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/> This property was purchased from two different banking organizations on two deeds. Less than 100% ownership is being transferred in each deed. This transaction was not a market transaction it was not exposed to the open market.
R000958	2215	SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> This property was one of two properties that were bought and sold by a three business affiliates/family members. The GIS maps and the assessor's verification of the sale support the unqualified status.
R005200	2215	SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> This property was one of two properties that were bought and sold by a three business affiliates/family members. The GIS maps and the assessor's verification of the sale support the unqualified status.
R000747	2215	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> This mixed-use property was sold from a bank to an individual. This is the first sale after foreclosure and a discounted price was paid. The deed the TD 1000 and County computer notes all support the unqualified status.
R001956	2220	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> County computer notes and assessor verification indicate a complete remodel on the improvements after purchase.
R001093	2225	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> According to county computer notes and appraiser verification the seller specifically wanted a nonprofit organizations to purchase this property. The property was sold to non-profit and was not offered on the open market, thus the unqualified status.
R003002	2230	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> The TD and County computer notes verify that the improvements were in salvage value at the time of the sale and are being renovated after the purchase. Unqualified sale
R001971	2230	MULTIPLE PARCELS	<input checked="" type="checkbox"/> The deed, county computer notes support the unqualified status of multiple properties as shown on the deed.
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	PARK	
R0019906	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0028799	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0029209	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0007725	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0008706	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> This was a package deal that was not marketed to the general public. This is an Internet company which does not utilize MLS therefore is not open market. These facts are based on personal confirmation by the County appraiser.
R0026138	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0026425	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0027641	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0006692	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0026867	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0028488	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Advertised on the internet, not available to the open market. Confirmed by the county appraiser.
R0039499	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Advertised by signs hung on the fencing. Not available to the open market. Appraiser confirmation unqualified this sale.
R0010526	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Purchased through on-line auction. Confirmed by county appraiser.
R0047295	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Per appraiser confirmation the property was sold to a friend who happened to be the adjacent property owner. Notes in computer files support the U status.
R0047282	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Remnant parcel sold to adjoiner. Confirmation by county appraiser.
R0015003	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0019527	0100	33 Not on open market	✓ Seller purchased at tax sale and sold at a low price. Not exposed to open market, according to appraiser confirmation.
R0046139	0100	32 Not an arm's length transactn	✓ This is a sale between business affiliates as confirmed by the county appraiser and noted on the computer. Not exposed to the open market.
R0013521	0100	32 Not an arm's length transactn	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0027825	0100	32 Not an arm's length transactn	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. First sale in the time period. Confirmed by appraiser.
R0024890	0100	32 Not an arm's length transactn	✓ Related parties, confirmed by county appraiser. Notes on the county documents support the U determination.
R0004474	0100	33 Not on open market	✓ This is a sale between business affiliates as confirmed by the county appraiser and noted on the computer. Not exposed to the open market.
R0021616	0100	86 Distress sale	✓ Distress sale due to a divorce situation. Appraiser confirmation and notes in file support the unqualified sale.
R0003265	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0026973	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0027827	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0002036	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0018701	0100	86 Distress sale	✓ Distress sale on part of the seller, had lowered the price for years. Had to sell due to debts. Confirmed by appraiser.
R0028653	0100	32 Not an arm's length transactn	✓ Buyer and seller are friends which meant a good deal for buyer. Confirmed by appraiser.
R0017177	0100	86 Distress sale	✓ Sale was result of death. Distress on part of the seller. Confirmed by county appraiser, notes in computer.
R0007120	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0003382	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0002756	0100	33 Not on open market	✓ The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0028934	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0027158	0100	33 Not on open market	<input checked="" type="checkbox"/> Advertised on E-Bay. Not exposed to the open market. Confirmed by appraiser, unqualified.
R0009231	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0042215	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0006193	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0025308	0100	32 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0013768	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0028486	0100	32 Not an arm's length transactn	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0009681	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0007129	0100	33 Not on open market	<input checked="" type="checkbox"/> The buyer solicited the purchaser concerning this property. This property was not exposed to the open market. Confirmed by appraiser.
R0003010	1112	33 Not on open market	<input checked="" type="checkbox"/> Condition changed after sale. Remodeled after sale, confirmed by county appraiser.
R0037176	1112	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Not listed on the MLS, not available on the open market. Confirmed by the county appraiser.
R0004243	1112	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Not offered on the open market, purchased by relocation service. Confirmed by county appraiser.
R0038645	1112	103 Not Reflective of Market	<input checked="" type="checkbox"/> First sale after foreclosure. Price was accepted by bank, not open market. Confirmed by appraiser.
R0012350	1112	32 Not an arm's length transactn	<input checked="" type="checkbox"/> Sold at auction by the bank. Not offered to open market. Confirmed by county appraiser.
R0025686	1112	103 Not Reflective of Market	<input checked="" type="checkbox"/> Not open market as it was not MLS listed and not available to all. Unqualified sale based on appraiser confirmation. Some remodeling was evident through appraiser inspection after purchase.
R0041266	1112	33 Not on open market	<input checked="" type="checkbox"/> Result of death, distress sale on part of the seller. Exchange and/or trade included in the transaction. Transferred by PRD. Confirmed by county appraiser and county notes generated from confirmation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0019774	1112	32 Not an arm's length transactn	✓ Seller concessions, personal property included in sale price. Property purchased by adjoiner may have influenced the price.
R0000441	1112	33 Not on open market	✓ Sold at auction by the bank. Not offered to open market. Confirmed by county appraiser.
R0015856	1112	32 Not an arm's length transactn	✓ This is a sale between related parties as confirmed by the county appraiser and noted on the computer. Not exposed to the open market.
R0017516	1112	103 Not Reflective of Market	✓ The buyer was given special financing by HUD. Confirmed by county assessor and MLS information.
R0040574	1112	103 Not Reflective of Market	✓ First sale after foreclosure. Sale was transferred by Wells Fargo Bank to HUD. Not open market, confirmed by appraiser and information on the deed. The transfer was for \$-0-.
R0036206	1112	103 Not Reflective of Market	✓ First sale after foreclosure. Price was accepted by bank, not open market. Confirmed by appraiser.
R0021881	1112	103 Not Reflective of Market	✓ Not open market as it was not MLS listed and not available to all. Unqualified sale based on appraiser confirmation.
R0045225	1112	103 Not Reflective of Market	✓ First sale after foreclosure. Price was accepted by bank, not open market. Confirmed by appraiser.
R0045711	2112	54 Sale involves religious inst	✓ The adjoiner purchased this property to add to the church ownership at this location. The purchase was confirmed by the County appraiser.
R0036878	2112	64 Sale involves multiple props	✓ Mixed use, commercial and residential, multiple parcels sold on one deed. Unqualified.
R0000125	2115	27 Sale earlier in time period	✓ First sale in the time period according to assessor records. Unqualified.
R0032443	2120	33 Not on open market	✓ This sale had the realtor buy the property back due to physical conditions of the property which were not disclosed. . At the time the realtor bought from the buyer original buyer the property was not available to the open market. These facts were confirmed by the County appraiser this is unqualified sale..
R0000193	2130	64 Sale involves multiple props	✓ Multiple properties stated on deed, TD and notes. Confirmed by county appraiser.
R0047337	2212	58 Sale between business affli	✓ This is a sale between business affiliates as confirmed by the county appraiser and noted on the computer. Not exposed to the open market.
R0047394	2245	64 Sale involves multiple props	✓ Multiple properties as stated on the TD, deed and confirmed county notes. Unqualified sale.

Accounts Audited: 65 Auditor Agrees: -65 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	48	PHILLIPS	
75117102003	0100	13 multiple properties	<input checked="" type="checkbox"/> res lots
75106400024	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51529114017	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51529107020	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51520415002	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
75117213008	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
76318100190	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
75118403007	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51529126010	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
75108305011	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51529119009	1212	29 uninformed seller	<input checked="" type="checkbox"/> low by mkt comps
75331300214	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
74932400246	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition no water
51528213009	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
50708106003	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
74702224005	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51520422004	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
51521311002	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
49920400015	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
75108307008	1212	30 unfulfilled agreement/no mkt val determined	<input checked="" type="checkbox"/> combined w/res parcel
75117210014	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
50136100037	1212	37 foreclosure	<input checked="" type="checkbox"/> poor condition
75110400332	2203	7 related parties	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
75118101001	2212	27 remod after sale	<input checked="" type="checkbox"/>
75117100009	2212	8 business affiliates	<input checked="" type="checkbox"/> implement comp
75108311001	2215	13 multiple properties	<input checked="" type="checkbox"/>
75118127005	2220	2 govt agency as seller	<input checked="" type="checkbox"/> old hospital
51520401004	2220	39 change of use	<input checked="" type="checkbox"/> res to comm
75117400329	2230	25 ag land	<input checked="" type="checkbox"/> ag
75118107003	2235	5 religious institution as seller	<input checked="" type="checkbox"/> church as seller
75118103001	2235	13 multiple properties	<input checked="" type="checkbox"/>
75108306005	2235	13 multiple properties	<input checked="" type="checkbox"/>
51529102011	2240	2 govt agency as seller	<input checked="" type="checkbox"/> old hospital
Accounts Audited: 33 Auditor Agrees: -33 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	PITKIN	
R004390	0100	57 SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> The TD and the computer notes indicate related parties.
R021685	0100	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The TD states related parties, computer notes also support the U status.
R021150	0100	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale included two lots with two different schedule numbers. The deed and the County computer notes support status. Multiple properties
R014138	0200	51 SALE INVOLVES GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Condemnation from local transportation line for development. Court order transferred property.
R014606	0510	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The sale is result of a bankruptcy. The property was transferred via Trustees deed. Deed information supports the U status.
R003240	0520	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The sale was result of a foreclosure. The improvements on the property are thought to be the illegally placed. The property has wetlands issues and was purchased without a domestic well.
R013469	1112	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> A tax area splits the property causing two parcel numbers for the property. County notes
R015960	1112	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> A tax area splits the property causing two parcel numbers for the property. The improvements were remodeled after purchase. County notes
R005538	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This sale was under duress as the aged owners needed to get grandpa to a lower altitude. TD and computer notes support the U status.
R011788	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The deed and the TD indicate related parties, not exposed to the open market.
R019142	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This property was purchased from a bank after foreclosure. Computer notes support the status of unqualified.
R007808	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The buyer, renter, had a right of first refusal for the property when the owner decided to put the property up for sale. Sale not offered on open market. Computer notes support status.
R004008	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Sales as a result of a divorce. Deed, TD and computer notes support the U status.
R008024	1212	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> This is a distress sale. The grantor purchased the property approximately a year earlier for twice the amount. The deputy assessor says this is far below the market value of anything in the area. Computer notes and personal knowledge by the appraiser.
R018413	1212	65 SALE INVOLVES UNFULFILLED AGREEMENTS	<input checked="" type="checkbox"/> This sale involved atypical financing, .5% for 1.5 years with 100% financing. TD and computer notes support the status.
R016333	1212	71 DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> Deed restricted public housing from the City of Aspen. TD notes and computer notes
R017054	1212	71 DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> Deed restricted public housing from the City of Aspen. TD notes and computer notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R004370	1212	68 MAJOR REMODEL/ADDITION AFTER SALE	✓ The subject improvements were remodeled after purchase. The seller was highly motivated due to a divorce situation. Computer notes support status.
R003576	1212	70 MISC, SEE COMMENTS	✓ The sale of the property was as a result of a family being killed of carbon monoxide. The stigma on the house may have caused a low price. There was an unfinished basement and other work on the main house on the property. The condition and value of those improvements are unknown.
R003538	1212	70 MISC, SEE COMMENTS	✓ The house on the property has been completely gutted for renovation after sale. County notes support the unqualified status.
R002192	1212	70 MISC, SEE COMMENTS	✓ This was a property exchange for a home in Wild Ridge. Related business affiliates sold to each other. County computer notes support the status.
R003013	1212	70 MISC, SEE COMMENTS	✓ The TD indicates this sale was among related parties. Computer notes and TD indicate 50% interest.
R003573	1212	70 MISC, SEE COMMENTS	✓ The sale was a result of a foreclosure. The improvements were remodeled after purchase, computer notes confirm status.
R019839	1212	58 SALE BETWEEN BUSINESS AFFILIATES	✓ This sale was never exposed to the open market. Sinclair Meadows was both the grantor and grantee.
R009677	1230	70 MISC, SEE COMMENTS	✓ This sale included two parking spaces. The sale was never exposed to the open market, only by word-of-mouth. The improvements are being remodeled after sale. Computer notes support status of unqualified.
R002911	1230	70 MISC, SEE COMMENTS	✓ This was a distress sale after the base village disaster. The seller felt compelled to sell the property to get out from underneath it.
R010103	1230	68 MAJOR REMODEL/ADDITION AFTER SALE	✓ The property was remodeled after sale. County notes support the unqualified status.
R021223	1230	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ Highly motivated seller, due to foreclosure of the development. Computer notes and assessor knowledge.
R000834	1230	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ The sale was listed as a trade or exchange on the TD. It is a short sale and was not offered on the open market.
R003057	1230	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ This is a sale after foreclosure from US Bank. TD notes and the deed support the status.
R018947	2215	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ Multiple properties shown on deed and county notes. Status of unqualified is reasonable.
R011808	2220	58 SALE BETWEEN BUSINESS AFFILIATES	✓ Business affiliates not indicated on TD. Computer notes do indicate business partners. Not exposed to open market.
R010718	2240	69 SALE WAS FOR PARTIAL INTEREST	✓ This sale involved partial interest and related parties. The deed and the TD indicates such.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001060	2240	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Sale first after foreclosure, improvements unfinished at time of sale. The improvements were subsequently completed, change from basically vacant to improved.
R021279	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Seller carried, variable rate with a balloon payment atypical financing. TD and computer notes support the status.
R020103	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Seller carried, variable rate with a balloon payment, atypical financing. TD and computer notes support the status.
R021672	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties shown on deed and county notes. Status of unqualified is reasonable.
R000269	2245	69 SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This is a sale for partial interest between business affiliates. Unqualified status is supported.
<hr/>			
Accounts Audited:	38	Auditor Agrees: -38	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	50	PROWERS	
0296007040	0	10 ASSEMBLAGE	<input checked="" type="checkbox"/>
0404001110	0	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Phone with Andy (unique property in Holly)
0867503003	0	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> This property has a conservation easement on it.
0867503100	0	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> This property has a conservation easement on it.
0880000014	0	66 CONSERVATION EASEMENT	<input checked="" type="checkbox"/>
0103018013	0	10 ASSEMBLAGE	<input checked="" type="checkbox"/>
0422003071	1000	34 LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/>
0102010051	1000	10 ASSEMBLAGE	<input checked="" type="checkbox"/>
0264000011	1000	09 TRADE	<input checked="" type="checkbox"/>
0287052090	1000	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> 2nd owner on this lot also owns the lot and house next door.
0800030645	2080	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> This is a multi parcel sell. Hog farm and mill facility.
0200036770	2112	38 DELETION TO PROPERTY	<input checked="" type="checkbox"/>
0200033288	2112	46 PAPER SALE	<input checked="" type="checkbox"/>
0200053011	2112	10 ASSEMBLAGE	<input checked="" type="checkbox"/> Hernandez purchase adjoining lot
0200064211	2112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
0100037960	2112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0200059531	2112	10 ASSEMBLAGE	<input checked="" type="checkbox"/> T-1 properties selling off parts of the coop.
0200002030	2130	10 ASSEMBLAGE	<input checked="" type="checkbox"/> Lamar Building Material Supply
0200057390	2130	99 UNDETERMINED BLUE SKY	<input checked="" type="checkbox"/>
0200028901	2130	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> new farm bureau agent purchased 25 yr location of FB ins office/blue sky
0200036590	2130	5 Business	<input checked="" type="checkbox"/> business affiliates
0200023092	2130	35 PROPERTY BOUGHT FOR COM USE	<input checked="" type="checkbox"/>
0200019070	2130	99 UNDETERMINED BLUE SKY	<input checked="" type="checkbox"/> no value for PP, blue sky

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0200019130	2130	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
0200031010	2130	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
0200002630	2130	03 FAMILY	<input checked="" type="checkbox"/>
0200043480	2130	10 ASSEMBLAGE	<input checked="" type="checkbox"/> expanding a car lot
0500060842	9000	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Truck Plaza selling part to Tress Langston
0200007800	9000	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Bldg torn down after sale. (Wallace to C & L Investments)
0400053600	9000	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Buyer also owns the bldg next door. (Tefertiller to Beheshti in Holly)
0700060370	9000	01 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> T-1 properties selling off parts of the coop.
<hr/>			
Accounts Audited:	31	Auditor Agrees: -31	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
4735124239	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424017	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124238	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124288	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735323067	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735324331	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735324339	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735423011	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424032	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424034	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424038	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424132	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124198	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424162	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735123053	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424163	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424165	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424166	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424160	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430201	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345156	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734229264	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734330176	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
4734330276	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430164	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430171	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430173	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430179	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124025	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430185	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124196	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735121010	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735123031	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735123049	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424180	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735123078	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734330317	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124030	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735124193	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734430184	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345115	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345117	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341126	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341129	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341137	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345021	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345080	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4736345083	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345090	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345094	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341106	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345114	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341085	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345116	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734229140	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345141	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4722113046	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345170	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345179	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345183	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345208	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345212	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345113	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241384	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424195	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424207	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241182	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241183	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241203	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241263	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241369	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4736241373	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241376	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341111	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241383	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4735424191	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241385	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241392	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341064	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341065	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341070	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341071	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341078	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341080	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736341083	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736241378	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629307098	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207118	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207146	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207184	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207215	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207230	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207234	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207275	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207306	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4630407131	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629307023	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207079	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630107107	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630107129	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630107150	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630107203	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630407056	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630407078	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630407095	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4722422027	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629307011	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415114	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315038	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315019	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736345220	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315046	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315048	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315076	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315102	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315103	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207106	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415084	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629207088	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4620415122	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415174	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415272	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415273	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415302	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415355	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629115073	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4629115083	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630407191	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620415002	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726403230	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726132009	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726132067	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726132090	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726232006	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726232010	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726232035	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726321298	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726323076	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4630407107	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726403204	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724408004	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4727125025	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4727329059	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4727425088	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4727425142	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734123039	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734123110	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734123145	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734123148	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4726403033	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723332193	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4712412034	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4713109073	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4713212124	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4713309218	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4715413177	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4722113079	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723101240	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723102036	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4725206040	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723332187	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4725205046	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723332201	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723432090	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724201164	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724201254	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724201305	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4724301135	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724301136	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4724301284	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4734123211	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4723332008	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
1405409004	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
535345001	0100	Z See Comments	<input checked="" type="checkbox"/> Lot not exposed to market, negotiated between buyer and seller, small sliver of land
523321002	0100	Z See Comments	<input checked="" type="checkbox"/> Resold in 1/13 for \$5k
432421005	0100	Z See Comments	<input checked="" type="checkbox"/> Not exposed in MLS, not on open market
509006006	0100	W No title transfer with doc fee	<input checked="" type="checkbox"/> No title transfer, wrong legal description
2600000253	0100	T Land in agricultural classification	<input checked="" type="checkbox"/> Should have been coded "W", no title transfer or doc fee
1402050007	0100	PZ Vacant land (See Comments)	<input checked="" type="checkbox"/> Motivated seller, non-arm's length
9523006050	0100	L Divorce, transfer, illness	<input checked="" type="checkbox"/> Motivated seller, non-arm's length
624205004	0100	L Divorce, transfer, illness	<input checked="" type="checkbox"/> Motivated seller, non-arm's length
1409001036	0100	ZHP See Comments	<input checked="" type="checkbox"/> Water rights included in sale, 3.8 shares worth \$40k
9518005011	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
619001016	0100	Z See Comments	<input checked="" type="checkbox"/> Not able to verify terms on multiple attempts
624404010	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
617012007	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
615409012	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
428406002	0100	C Inter-familial sale	<input checked="" type="checkbox"/> Inter-familial sale
5706220027	0100	BP Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
1208002008	0100	BP Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
1207002022	0100	BP Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
526241013	0100	BP Multiple Parcel Sale	☑ Multiple Parcel Sale
9518017008	0100	C Inter-familial sale	☑ Inter-familial sale
4618414208	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620128116	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
624110024	0100	ZP See Comments	☑ Seller under duress, disposed
624304015	0100	ZP See Comments	☑ Bought by adjacent homeowner, not buildable site, wanted unobstructive views
1307010002	0100	ZP See Comments	☑ FSBO, not listed on market
4620128133	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620315014	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4619405196	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4713404046	0100	ZP See Comments	☑ Internet sale, uninformed buyer in Colorado City
614307008	0100	Z See Comments	☑ Quit-claim deed, no info on sale
4619105020	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
615407005	0100	Z See Comments	☑ Not listed in MLS, not on open market
4618414104	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4618114239	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4618114144	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
2500003047	0100	Z See Comments	☑ ILC: Owner took back lot after eight years of payments, paid \$69k in 2003, resold for \$24,900
2200000194	0100	Z See Comments	☑ Improvement burned two days after sale
1406305004	0100	Z See Comments	☑ W coded sale- with no title
623212014	0100	Z See Comments	☑ Taken by buyer in lieu of owed debt
622111018	0100	Z See Comments	☑ Used county comps for purchase price, not arms-length
9520018022	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4619405035	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
617014005	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
513204005	0100	BP Multiple Parcel Sale	☑ Multiple Parcel Sale
4726232039	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4723332112	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4723332039	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4630107170	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4618414293	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4618214424	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
1517007014	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4726421260	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
624112016	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4727425123	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
611335004	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
527249007	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
526223014	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
526109018	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
515048004	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
433010012	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
432321042	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
4620128067	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4620128037	0100	Z See Comments	☑ Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
1402050015	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
5703130016	0100	B Multiple Parcel Sale	☑ Multiple Parcel Sale
9624015012	0100	Z See Comments	☑ Not on open market, not sold by realtor, FISBO

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9519012018	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703331122	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703231064	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703231012	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130226	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130169	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130168	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4726232040	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130083	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
9526002010	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4736441022	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4736345163	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4736241399	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735424192	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735424118	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735323032	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735223246	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735223220	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
4735123059	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130132	0100	B Multiple Parcel Sale	<input checked="" type="checkbox"/> Multiple Parcel Sale
5703130200	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130148	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130153	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130154	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5703130155	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130156	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130161	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130166	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130173	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
525115002	0100	ZP See Comments	<input checked="" type="checkbox"/> Improved site sale because the former house burned down and utilities remained.
5703130194	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130138	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130201	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130216	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130219	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703131012	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703131034	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703131042	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703131049	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230028	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130179	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130084	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736445045	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736445056	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736445079	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736445110	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736445144	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130012	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5703130020	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130047	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130143	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130064	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130140	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130085	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130103	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130107	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130112	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130113	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130115	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130116	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130117	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230046	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703130052	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
9518013002	0100	Z See Comments	<input checked="" type="checkbox"/> No utilities to the site, cannot build in this part of Pueblo West
5703230033	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5706209004	0100	Z See Comments	<input checked="" type="checkbox"/> Utilities
5710231064	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
9509006008	0100	Z See Comments	<input checked="" type="checkbox"/> Not on open market, not sold by realtor, seller financed
9515007021	0100	Z See Comments	<input checked="" type="checkbox"/> Not listed in MLS, not on open market, purchased two lots from same owner
9515008040	0100	Z See Comments	<input checked="" type="checkbox"/> Not listed in MLS, not exposed on open market
9518002013	0100	Z See Comments	<input checked="" type="checkbox"/> Not listed in MLS, not exposed on open market, seller financing
9518009009	0100	Z See Comments	<input checked="" type="checkbox"/> Non-arm's length sale per MLS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5703331112	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
9518012022	0100	Z See Comments	<input checked="" type="checkbox"/> No electricity on site
5703331110	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
9518017016	0100	Z See Comments	<input checked="" type="checkbox"/> No electricity on site
9519010040	0100	Z See Comments	<input checked="" type="checkbox"/> Assemblage, owned house next door
9519014013	0100	Z See Comments	<input checked="" type="checkbox"/> Sold on Craigslist only
9520011009	0100	Z See Comments	<input checked="" type="checkbox"/> Purchased by active buyer in market
9521001066	0100	Z See Comments	<input checked="" type="checkbox"/> Not listed in MLS, not on open market, purchased two lots from same owner
9527002055	0100	Z See Comments	<input checked="" type="checkbox"/> Bought through a website, not in MLS, owner financing
9532009023	0100	Z See Comments	<input checked="" type="checkbox"/> Paid off back taxes exactly in sales price
9533008005	0100	Z See Comments	<input checked="" type="checkbox"/> Sold on Craigslist only
9613015016	0100	Z See Comments	<input checked="" type="checkbox"/> Purchased three separate lots from the same seller
9518012009	0100	Z See Comments	<input checked="" type="checkbox"/> No utilities to the site, cannot build in this part of Pueblo West
5703230135	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
4736441014	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230109	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230110	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230111	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230112	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230113	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230121	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230123	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331113	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230131	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5703230045	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703231043	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703231044	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703231066	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331030	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331065	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331088	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331089	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331097	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703331099	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
5703230126	0100	Z See Comments	<input checked="" type="checkbox"/> Out of state sellers, out of state buyers, poorly informed purchasers, internet sales
3600000089	0101	T See Comments	<input checked="" type="checkbox"/> Waste land
3803300032	0101	B See Comments	<input checked="" type="checkbox"/> Unbuildable site next to improved parcel included in sale
507105023	0102	BC See Comments	<input checked="" type="checkbox"/> Partial interest of common elements associated with a commercial building
4735424043	0200	PZ See Comments	<input checked="" type="checkbox"/> No utilities to the site, cannot build in this part of Pueblo West
419427031	0200	ZP See Comments	<input checked="" type="checkbox"/> 2008 contracted for sales price, land was replatted,
507046019	0200	PZ See Comments	<input checked="" type="checkbox"/> Multiple Properties
419429003	0200	B See Comments	<input checked="" type="checkbox"/> Multiple Properties
602104029	0200	ZP See Comments	<input checked="" type="checkbox"/> Easement and access issues behind Wal-Mart, long narrow lot
611413023	0200	Z See Comments	<input checked="" type="checkbox"/> No utilities to the site, cannot build in this part of Pueblo West
507046020	0200	PZ See Comments	<input checked="" type="checkbox"/> Multiple Properties
9532022025	0200	B See Comments	<input checked="" type="checkbox"/> Multiple Properties
1514415113	0200	B See Comments	<input checked="" type="checkbox"/> Multiple Properties
430114003	0200	B See Comments	<input checked="" type="checkbox"/> Multiple Properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1502433016	0200	B See Comments	✓ Multiple Properties
1501146004	0200	B See Comments	✓ Multiple Properties
525415013	0200	B See Comments	✓ Multiple Properties
512321034	0200	B See Comments	✓ Multiple Properties
432320004	0200	B See Comments	✓ Multiple Properties
1512108007	0200	B See Comments	✓ Multiple Properties
1514314002	0200	ZP See Comments	✓ Uninformed purchaser: bad water table, drainage issues
602203019	1112	Z See Comments	✓ Sold foundation only to Habitat for Humanity
536333001	1112	Z See Comments	✓ Remodeled after sale
535306003	1112	Z See Comments	✓ Bought by adjacent homeowner
535223062	1112	Z See Comments	✓ Sold with no interior finish, resold in 2013 unfinished for \$48k
535219009	1112	Z See Comments	✓ New owner completely remodeled, resold for \$250k
430443013	1112	Z See Comments	✓ Improvement vandalized before sale
429436006	1112	Z See Comments	✓ Poor condition per field inspection
602309009	1112	Z See Comments	✓ Finished basement per permit after sale
613321019	1112	Z See Comments	✓ Multiple home purchase of manufactured homes, price allocated
430437015	1112	Z See Comments	✓ Fair condition per TD
602309010	1112	Z See Comments	✓ Fair condition per TD
602318004	1112	Z See Comments	✓ Added finished basement (added \$24k) after sale
604304001	1112	Z See Comments	✓ Added detached garage
604307006	1112	Z See Comments	✓ Poor quality and condition of basement finish
610310004	1112	Z See Comments	✓ Death certificate and benefactor deed preceded sale
612204011	1112	Z See Comments	✓ Garage changed to living area, no permit
429420005	1112	Z See Comments	✓ House boarded up and remodeled

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
613304080	1112	Z See Comments	☑ Manufactured home sold without title
605407005	1112	Z See Comments	☑ Not listed in MLS, not on open market
612304020	1112	Z See Comments	☑ Owner owned adjacent lot that was split off and sold. No MLS or TD.
1504313005	1112	Z See Comments	☑ Multiple sales in base year, went back to the builder
429415011	1112	Z See Comments	☑ Remodeled by new owner
1406324030	1112	Z See Comments	☑ Transferred the same day for \$13,100, then \$19,000.
406001034	1112	Z See Comments	☑ Added detached garage in 4-4-12
408315002	1112	Z See Comments	☑ Started in 2008, stopped building, sold with no interior
417201020	1112	Z See Comments	☑ Built 800 sf addition with finished basement
1501130008	1112	V See Comments	☑ MLS stated inferior condition
419112024	1112	Z See Comments	☑ Discrepancy over condition
420105026	1112	Z See Comments	☑ House stripped of fixtures per field inspection
420126007	1112	Z See Comments	☑ Completed permit for a full, finished basement after sale
420414006	1112	Z See Comments	☑ Sold at auction, not exposed on open market
429306021	1112	Z See Comments	☑ Fair to poor condition, will demo interior
428102006	1112	Z See Comments	☑ Fair condition per TD
429320004	1112	Z See Comments	☑ Not exposed in MLS, not on open market
429311008	1112	Z See Comments	☑ Sold by City of Pueblo, old house demo'd, new house built
429309011	1112	Z See Comments	☑ Fair condition per TD, updated after sale and rented
429239008	1112	Z See Comments	☑ Selling agent was the buyer
429235004	1112	Z See Comments	☑ Fair condition per TD
429235003	1112	Z See Comments	☑ No basis for disqualification
428324004	1112	Z See Comments	☑ Updated after sale
428313005	1112	Z See Comments	☑ Fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1502431019	1112	V See Comments	<input type="checkbox"/> No justification for disqualification
610416009	1112	Z See Comments	<input type="checkbox"/> No justification for disqualification
1512410001	2112	V Poor Condition	<input checked="" type="checkbox"/> Building vacant since 2004, poor condition
514435005	2112	C Inter-familial sale	<input checked="" type="checkbox"/> Corporate relationship, allocated value
4724110223	2112	Z See Comments	<input checked="" type="checkbox"/> Basically a land sale, building demo'd and rebuilt
1514106031	2112	Z See Comments	<input checked="" type="checkbox"/> Personal property undetermined, remodeled and on the market
1501404004	2112	Z See Comments	<input checked="" type="checkbox"/> Bakery/deli bought with inventory and PP and business value
431114008	2112	Z See Comments	<input checked="" type="checkbox"/> Not arms-length, not on open market, seller was infirm
1501418017	2112	C Inter-familial sale	<input checked="" type="checkbox"/> Between related family members
536401009	2112	C Inter-familial sale	<input checked="" type="checkbox"/> Between related business parties
525444004	2112	C Inter-familial sale	<input checked="" type="checkbox"/> Intercompany sale
536420011	2112	Z See Comments	<input type="checkbox"/> No justification for disqualification
4617139009	2130	Z See Comments	<input checked="" type="checkbox"/> Restaurant personal property included in sales price, sold at 52% of list
514434008	2130	Z See Comments	<input checked="" type="checkbox"/> 100% seller financing, restaurant personal property
2502001004	2130	Z See Comments	<input checked="" type="checkbox"/> Residential improvement in a commercial zone, change in use
513021004	2130	C Inter-familial sale	<input checked="" type="checkbox"/> Octopus Car Wash purchased by tenant.
1512118011	2130	Z See Comments	<input checked="" type="checkbox"/> Former bar, now selling motorcycles, deferred maintenance.
1502228001	2130	Z See Comments	<input checked="" type="checkbox"/> Paid Parking for the State Fair, unbuildable site, triangular site
1501422021	2130	Z See Comments	<input checked="" type="checkbox"/> Tavern, permitted premises, apartment upstairs, multiple use
1501142005	2130	Z See Comments	<input checked="" type="checkbox"/> Former Star Bar, mixed use: apartments on second floor
536304020	2130	Z See Comments	<input checked="" type="checkbox"/> Multiple uses, multiple buildings, deferred maintenance
525454002	2130	Z See Comments	<input checked="" type="checkbox"/> Licensed tavern, FFE, OWC,
513013016	2130	C Inter-familial sale	<input checked="" type="checkbox"/> Intercompany sale: Jack in the Box to Jack in the Box
430315007	2130	Z See Comments	<input checked="" type="checkbox"/> Sold to tenant, business relationship between buyer/seller, OWC

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
526110005	2130	V Poor Condition	<input checked="" type="checkbox"/> Salvage value on former school superintendent's office
430444009	2130	V Poor Condition	<input checked="" type="checkbox"/> Sale of former church, water damage, change of use
1511313004	2130	M Two or more houses on same schedule number	<input checked="" type="checkbox"/> Multiple Use: Auto Garage and house
1501417034	2130	M Two or more houses on same schedule number	<input checked="" type="checkbox"/> House attached to tavern, house condemned
1501147005	2130	C Inter-familial sale	<input checked="" type="checkbox"/> Sonic Restaurant, remodeled and owned by single entity who owns all Sonics in town
536110001	2130	C Inter-familial sale	<input checked="" type="checkbox"/> Corporate related transfer
514200077	2130	Z See Comments	<input checked="" type="checkbox"/> Assemblage, bought adjacent lot for overflow inventory, change in use
602408002	2130	C Inter-familial sale	<input checked="" type="checkbox"/> Tenant purchase, Doctor sold to hospital
Accounts Audited: 439 Auditor Agrees: -436 Auditor Disagrees: -3 Auditor Disagrees: -0.68%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	RIO BLANCO	
R1001500	0100	56 SALE INV FINANCIAL INST AS BUYER Property was reverting back to bank	✓ The property is transferred by a deed of conveyance by the owner to the bank. There is proper documentation included the file.
R2204830	0560	57 SALE BETWEEN RELATED PARTIES purchased interest in property	✓ The buyer purchased the interest remaining of the partner. County computer notes support this determination.
R0104125	1112	64 SALE INVOLVES MULTIPLE PROPERTIES Sold with 3940	✓ The county file documentation indicates multiple properties included in the sale.
R1200373	1135	57 SALE BETWEEN RELATED PARTIES Sale between related parties	✓ Property was transferred by PR deed. The property was not exposed to the open market. County documentation is adequate.
R1002949	1135	64 SALE INVOLVES MULTIPLE PROPERTIES multiple properties	✓ Multiple parcels and a mobile home of unknown value was purchased. County documentation supports the status.
R1002535	1135	64 SALE INVOLVES MULTIPLE PROPERTIES multiple properties	✓ The sale is unqualified based on multiple properties being sold on the same deed. County documentation is adequate.
R1000096	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY The new owner converted the garage to a rec room according to County documentation.	✓ Improvements on this property were improved after the sale but before the physical inspection. County computer notes support the unqualified status.
R0504479	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY OREO-not market-Improvements	✓ This was a bank sale that was not offered on the open market. The sale price was far below market value. Documentation included in County files.
R1002035	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY garage built after purchase	✓ A garage was built on the property after sale but before physical inspection according to County notes.
R1002961	1212	56 SALE INV FINANCIAL INST AS BUYER foreclosure sale	✓ HUDS sale, far below market value, improvements were in poor condition. County documentation is adequate
R0502390	1212	56 SALE INV FINANCIAL INST AS BUYER Foreclosure-bought at sale	✓ This was a public trustee foreclosure sale. Documentation is included in the file. Personal property was included in the sale, amount unknown.
R0304493	1212	72 NOT OFFERED ON OPEN MARKET offered bank sale amount and they took it prior to FCL	✓ Citibank offered this sale to anyone prior to foreclosure. The property was not on offered to the open market, not listed with a realtor.
R0300325	1212	70 OTHER/NON-ARM'S LENGTH owner stated not market as FLC also needed repairs and very dirty	✓ Federal National Mortgage Association sold this foreclosed property for under market value. An appraisal conducted for the owner estimated the value at \$290,000.
R0101895	1212	56 SALE INV FINANCIAL INST AS BUYER foreclosure sale-purkey bought at sale	✓ Foreclosure sale, county notes support the status.
R0100780	1212	51 SALE INVOLVES A GOV'T AGENCY AS BUYER Sec of Housing Dumped	✓ This property was sold through the courts based on foreclosure by the public trustee. Documentation included in file.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0200006	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY paid cash-improvmt after sale-remodel	✓ The property was sold as a mere shell of a house, walls, roof and windows. The purchaser finished the house after purchase. Pictures and written documentation included in County files
R0100526	1212	56 SALE INV FINANCIAL INST AS BUYER OREO Appraisal \$190,00-buyer states worth more	✓ This special warranty deed indicates HUD is the seller. This is a sale by HUD after foreclosure. County notes indicate the property was sold far below market value.
R1200600	1212	70 OTHER/NON-ARM'S LENGTH House condemned, property accessed through neighbors property	✓ Fannie Mae sold the property after foreclosure. The property had less than decent access and all improvements on the property were torn down due to condition. County notes support this determination
R1003517	1212	69 SALE OF PART INT, <100% FEE SIMPLE INT. Boundary adjustment	✓ The property was purchased by the adjacent property owner merely for a property line or boundary line adjustment. TD 1000 and County notes support the determination.
R0100035	1212	56 SALE INV FINANCIAL INST AS BUYER OREO Trucking Co moved in -	✓ The Federal home loan mortgage Corporation sold this property after foreclosure. Documentation in file
R1204374	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY no water source, home remodel	✓ Sold with no water source, building remodeled after purchase, cistern to be added later. County note support the unqual determination.
R1100185	1212	70 OTHER/NON-ARM'S LENGTH Purchase from friend at lower than market value	✓ County notes indicate property is purchased from a friend after renting the property for two years. Not available to the open market.
R0103775	1215	70 OTHER/NON-ARM'S LENGTH Deed in lieu	✓ The property was sold via deed in lieu of foreclosure. Documentation in file.
R1000495	1215	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY sale included duplexes, etc.	✓ The property included four duplexes and were remodeled after sale according to county documentation.
R1000220	1235	70 OTHER/NON-ARM'S LENGTH Sale involved mobile home	✓ According to County computer notes the sale included a mobile home of undetermined value.
R1000095	2112	70 OTHER/NON-ARM'S LENGTH they purchased the lease, they could not come up with value other than the value estimated by the last County assessment.	✓ The sale price for the property was based on the income which will be produced by the business. Computer notes, support this unqualified status
R1002932	2115	64 SALE INVOLVES MULTIPLE PROPERTIES sale price includes several lots	✓ The deed and computer notes indicate multiple property purchase.
R0103806	2130	65 SALE/UNFULLFIL AGRMT-NO MKT VAL DETERMIN Daycare FLC purchased gave offer	✓ The property had been foreclosed upon and was purchased when an offer was given. Computer notes support the unqual status given by the appraiser.
R0100260	2130	56 SALE INV FINANCIAL INST AS BUYER bank had to take back	✓ This special purpose improvement property was sold through the courts. Documentation contained in file
R0100400	2130	69 SALE OF PART INT, <100% FEE SIMPLE INT. not 100% price was 2007	✓ The sale price included personal property of unknown value. The price paid was set in 2007
R1001920	2130	70 OTHER/NON-ARM'S LENGTH the sale price was the final payment for property	✓ County notes indicate this was the final payment for the property in a series of payments. Support for unqualified status is included in the file.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0103992	2220	72 NOT OFFERED ON OPEN MARKET was a FLC 3 million was listed as original principal	<input checked="" type="checkbox"/> The property was sold through the courts after default, documents contained in file.
R0103345	2230	70 OTHER/NON-ARM'S LENGTH gave offer they took it	<input checked="" type="checkbox"/> This was an after foreclosure sale from the bank to an individual and not exposed to the open market appropriate, notes in file.
R1003284	2230	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY new bldg added	<input checked="" type="checkbox"/> This vacant sale was improved after the sale, appropriate notes in file.
<hr/>			
Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	53	RIO GRANDE	
1930201025	0100	Z see comments ***DOC FEE INCL 1930201005/1930201016/1930201023	✓ This is a multiple property sale that was combined with his existing ownership. Appraiser confirmation and County notes support the unqualified status.
1930428003	0100	B multiple properties INCLUDES 1930428004	✓ This property was purchased by the adjoiner to combine with their existing ownership. Appraiser confirmation and County notes support the unqualified status.
1920101009	0100	B multiple properties ***DOC FEE INCL 2,3,4,7,8, & 9	✓ This is a multi-property purchase as indicated on the deed and the TD. The deed TD and the appraisers confirmation support the unqualified status.
1531067056	0100	Z see comments OWENS LOTS NEXT TO THIS ONE BOUGHT TO COMBINE PROPERTIES	✓ The adjoining property owner purchase the property for an assemblage. A single lot in this area is not sufficient for building purposes. The seller was in distress to sell the property. Unqualified supported by county file data and appraiser confirmation.
1930217025	0100	C family/estate/in house	✓ This single parcel is not adequate to support residential improvements by County regulation. The size of an allowable residential site in this area is two lots. County file notes and appraiser confirmation support the unqualified status.
1530445003	0100	Z see comments VACANT WITH MINOR STRUCTURE	✓ The property sale included a minor structure on the site. The County determined as a use change from residential to vacant. File notes and appraiser confirmation support the unqualified status.
2121403007	0100	Z see comments THE ORIGIENAL GRANTOR THAT SOLD TO THE PHILLIPS REPURCHASED THIS PROPERTY AFTER SCOTT-BILT BOUGHT IT. THE SAME GRANTEE ALSO HOLDS A CONTRACT TO SELL OTHER PROPERTY FOR PHILLIPS.	✓ This is an in-house transfer after foreclosure by the bank. Scott-Built development is an agent of the bank. Computer notes and appraiser confirmation supports the unqualified status
1930225007	0100	Z see comments TRADED PROPERTIES WITH GRANTOR 1930201025	✓ This was a property trade between the grantor and grantee, appraisers notes and file notes support the status of unqualified. The TD does indicate that is not related parties. The property was transferred by Quit claim deed.
1930133009	0100	Z see comments BOUGHT TO ADJACENT LOTS ALREADY OWNED	✓ This property was transferred via quit claim deed, the grantee over the adjacent property. The property was never exposed to the open market. Appraisers notes and confirmation support status.
2127302032	0100	B multiple properties ALSO BOUGHT 2121403007 IN SAME TIME FRAME IN A BANK FORECLOSURE	✓ The transaction was between business affiliates. This sale was first sale after foreclosure from High Plains bank. A more appropriate coding for this may be C in-house transfer. County notes and appraiser confirmation support the unqualified status.
5529087002	0100	Z see comments PROPERTY WAS IN BANCRIPTCY AND SOLD IN A TRUSTEE DEED	✓ PROPERTY WAS IN BANCRIPTCY AND SOLD IN A TRUSTEE DEED, Appraiser confirmation and county notes support the U status.
5529031004	0100	Z see comments QUIT CLAIM DEED	✓ A quit claim deed was used to convey the property it also appears at this a multi-property sale. Appraisers confirmation and County notes support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2936001019	0100	Z see comments STMT OF AUTH BK 554 PG 1347 PURCHASED IT TO HAVE WITH ADJACENT LOT	✓ County notes and appraiser confirmation supports the sale to the adjacent property owner. Unqualified status.
2303301007	0100	Z see comments COMP TO 2303301012 & 2303301002	✓ This property sold for approximately \$50,000 less than sales in the neighborhood. This is so far away for market value the County unqualified the sale for that reason. Appraiser confirmation and County notes support the unqualified status
2135211025	0100	O land and mh DOC FEE INCL 2135211024 MH	✓ A mobile home of unknown value was included in the sale price of the property. Unqualified supported by County notes and appraiser confirmation.
2134102002	0100	X land use change OUT OF SUBDIVISION DISCOUNTING TO MARKET AS OF 01/01/2013	✓ The property was in a discounted subdivision and subdivision discounting is no longer applied. The change was from discounting to non-discounting appraiser confirmation and file notes.
2134101009	0100	X land use change USE CHANGE FROM SUBDIVISION DISCOUNTED TO MARKET	✓ The property was in a discounted subdivision and subdivision discounting is no longer applied. The change was from discounting to non-discounting appraiser confirmation and file notes.
1930444026	0100	Z see comments PROPERTY EXCHANGE	✓ The use of the property changed after the sale from vacant to residential. File notes and appraiser confirmation support the unqualified status
2128301032	0100	B multiple properties ***DOC FEE INCL 2128302009/008/007 & 2128301030/031/032/033	✓ This is a multi-property sale as indicated on the deed and on the TD. Appraisers confirmation and County notes support the unqualified status. This also is a first sale after foreclosure.
1930428004	0100	B multiple properties INCLUDES 1930428003	✓ This property was purchased by the adjoiner to combine with their existing ownership. Appraiser confirmation and County notes support the unqualified status.
2125306001	0100	C family/estate/in house ***DOC FEE INCL 2125306001	✓ The buyer of this property is the president of the fitness ministries, grantor. The property was never exposed to the open market and is a multiple property sale. Unqualified supported by county file data and appraiser confirmation.
2125013011	0100	Z see comments UNIFORMED BUYER DID NOT NOT KNOW NEEDED4 OR MORE LOTS TO BUILD.	✓ This single parcel is not adequate to support residential improvements by County regulation. The size of a residential site in this area is four lots. County file notes and appraiser confirmation support the unqualified status.
2125004013	0100	Z see comments UNIFORMED BUYER DID NOT KNOW HE COULD NOT BUILD ON ONLY ONE LOT.	✓ This single parcel is not adequate to support residential improvements by County regulation. The size of an allowable residential site in this area is two lots. County file notes and appraiser confirmation support the unqualified status.
2125233022	0100	E new construction	✓ This vacant land sale property was improved after purchase, new construction. File notes and appraiser confirmation support the status.
2121402004	0100	Z see comments BOUGHT THIS LOT ADJACENT TO LOT 61	✓ The adjacent property owner purchased the lot. The property was never exposed to the open market, County notes and appraiser confirmation support the unqualified status.
1930431016	0100	Z see comments COMBINED WITH OTHER PROPERTIES	✓ The Joiner purchases property to assemble with his current ownership. Not offered on the open market, County notes appraiser confirmation.
1930431008	0100	Z see comments COMBINED WITH OTHER LOTS	✓ This property was purchased by the Joiner and combine with his existing ownership. Appraiser confirmation and County notes support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2134101006	0100	X land use change OUTOF SUBDIVISION DISCOUNTING TO MARKET AS OF 01/01/2013	✓ The property was in a discounted subdivision and subdivision discounting is no longer applied. The change was from discounting to non-discounting appraiser confirmation and file notes.
1930422005	0100	B multiple properties ***DOC FEE INCL 1930422006/007/009	✓ This sale included multiple properties and is indicated on the deed and on the TD. Appraisers confirmation and notes in the County file support the unqualified status.
2125204013	0100	C family/estate/in house	✓ County computer notes indicate this was a sale from brother to brother. This was a single lot not suitable for building and was sold at below market value. Not exposed to the open market.
2125204009	0100	C family/estate/in house	✓ County computer notes indicate this was a sale from brother to brother. This was a single lot not suitable for building and was sold at below market value. Not exposed to the open market.
1930418011	0100	B multiple properties ***DOC FEE INCL 1930418011 GOING TO COMBINE WITH A RESIDENTIAL PROPERTY	✓ This a multi-parcel sale acquired by the adjoiner. Multiple parcels were shown on the deed and in County notes. Appraiser confirmation supports the unqualified status.
1930316001	0100	X land use change GOING FROM VACANT TO RESIDENTIAL	✓ The property was transferred via quit claim deed. The property changed use from vacant to residential. Appraiser confirmation in County file notes support the unqualified status.
5529090003	0100	B multiple properties SALE INCLUDES 5529084003	✓ The deed indicates multiple properties. The TD indicates multiple properties. The property was transferred via quit claim deed. Unqualified supported by county file data and appraiser confirmation.
2135218006	0100	PZ vac land w/minor structure	✓ The sale property is an RV lot with minor structures of unknown value upon it. Appraiser confirmation and County notes support the unqualified status.
5529029004	0100	C family/estate/in house	✓ The deed and the TD indicate this was a and in family transaction. Unqualified sale.
2133004055	1112	Z see comments SALES CONFIRMATION HOUSE WAS BEING REMODELED ON THE INSIDE NO BUILDING PERMIT	✓ Information confirmed by the appraiser and shown in County notes indicates the improvements were remodeled after purchase. Changing condition of the improvements unqualified.
2119400005	1112	Z see comments OWNER SENT IN AN APPRAISAL IT IS FOR \$210, 000 UNKNOWN REASON FOR THE EXTRA AMOUNT PAID TRIED CONTACTING THE OWNER AND THERE WAS NO RESPONSE. SPOKE WITH THE ASSOCIATION AND STILL WILL NOT GIVE REASON FOR THE EXTRA AMOUNT SHOWN FOR THE SALE.	✓ The sale price includes approximately \$400,000 in common area rights according to confirmation by the County appraiser. Unqualified sale. Unqualified supported by county file data and appraiser confirmation.
3531312003	1112	Z see comments REMODELED INTERIOR NEW PLUMBING	✓ According to County visual inspection and discussion with the owner the improvements were remodeled, including plumbing and other major items. County notes and appraiser confirmation support the unqualified status.
3327300611	1112	Z see comments BOUGHT HOME TO KEEP ANYONE ELSE FROM BUYING NEXT TO THE MAIN RESIDENCE.	✓ Be the adjacent property owner purchased this property to keep anyone else from buying next to his main residence. A higher than market price was paid for this convenience. Appraiser confirmation with the owner and County files supports the unqualified st

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3336445011	1112	Z see comments GOVERNMENT BOUGHT/DEED IN LIEU OF FORECLOSURE.	✓ The property was purchased by the community resources and housing development Corporation, a nonprofit group. Notes on the TD indicate that the property was transferred rather than have a foreclosure. Computer notes and appraiser confirmation.
3336445016	1112	Z see comments REMODEL	✓ The computer notes and appraiser confirmation notes indicate the property improvements were remodeled after purchase. Unqualified sale.
3531304011	1112	Z see comments OWNS HOUSE ADJACENT	✓ The adjacent property owner purchased this property. Appraiser confirmation and notes on the TD support the unqualified status.
2123101031	1112	Z see comments REMODEL IN PROGRESS	✓ Information confirmed by the appraiser and shown in County notes indicates the improvements were remodeled after purchase. Changing condition of the improvements unqualified.
1531011007	1112	Z see comments SEWER LINE GOES INTO NEIGHBORS AND BACKS UP	✓ The on-site improvements specifically the sewer line was in disrepair. Therefore the condition of the on-site improvements were not useable and thus the house was not habitable. Appraiser confirmation and file notes.
2121401005	1112	Z see comments FIRST SALE IN TIME FRAME	✓ This sale included an improved property and an adjacent lot, a multiple sale. Notes in the file and the deed and appraiser confirmation support status.
3706110005	1112	Z see comments GOVERNMENT AGENCY	✓ The property was purchased by the community resources and housing development Corporation, a nonprofit group. Notes on the TD indicate that the property was transferred rather than have a foreclosure. Computer notes and appraiser confirmation.
1530440002	1112	Z see comments BULK SALE	✓ This was part of a bulk sale, transfer/donation. Grantor was a bank that foreclosed on property and donated property to grantee via quit claim deed. The doc fee indicates 19K whereas the TD indicates 15k county relies on recorded information. Unqualified
1529407004	1112	Z see comments COMBINED 1529407001 & 1529407003	✓ County notes indicate that the Joiner purchases property and combined it with his current ownership. This was also a multiple parcels sale. County confirmation and notes support the unqualified status.
1530446008	1112	Z see comments WENT FOR PROPERTY INSPECTION 1/23/2012 TEARING OFF PORCH	✓ The computer notes and appraiser confirmation notes indicate the property improvements were remodeled after purchase. Unqualified sale.
3336419004	2130	V bought in poor condition	✓ The sale included a building in salvage condition, the property has no parking. Unqualified sale due to the condition of the improvements. Electrical plumbing, it's all low-quality built in 1898. Unqualified supported by county file data and appraiser con
2135231007	2130	X land use change	✓ One of the buildings on this commercial property was changed to a residential use thus the change in use of the property is. Appraiser confirmation and County file notes support the unqualified status.
3325400044	2130	B multiple properties	✓ The sale was a mixed-use property with multiple outbuildings of unknown value. Notes on the TD and in the County files and appraiser confirmation support the unqualified status.
2135207002	2130	E new construction	✓ After purchase the improvements were remodeled, County notes and appraiser confirmation support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3531303042	2130	E new construction AFF-SCRIVENERS ERROR BK 557 PG 711	✓ This particular deed did not transfer title because an incorrect legal description a correction deed had to be filed later. After purchase the warehouse was remodeled into office space, appraiser confirmation and file notes.
3705100078	2130	Z see comments USE CHANGE	✓ The sale property changed use from service garage to office space. Appraiser confirmation and County file notes support the unqualified status.
3336433011	2130	Z see comments MIXED USE COMMERCIAL/RESIDENTIAL	✓ This is a mixed-use property of commercial and residential uses. County file data and appraiser confirmation supports the unqualified status. This was also a result of an auction.
3336419010	2130	Z see comments TOOK OUT THE GAS PUMPS AND DEMOLISHED BUILDING.	✓ The improved commercial properties improvements were demolished after purchase, appraiser confirmation in file notes support the unqualified status
2135207009	2130	B multiple properties ***DOC FEE INCL 2135207009 DOC FEE ONLY IS FOR THE REAL PROPERTY STATED ON TD-1000 THAT SALE WAS FOR 979,910 LESS 59,910 PERSONAL PROPERTY	✓ The recorded special warranty deed indicates multiple parcels. Unqualified sale. Unqualified supported by county file data and appraiser confirmation.
1530469011	2135	V bought in poor condition	✓ The improvements were in poor condition at time of sale, value unknown. The price included the improvements and the land. Appraiser confirmation and County notes support the unqualified status
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	54	ROUTT	
R0155329	0100	71 NOT ON OPEN MARKET	✓ Not open market, adjacent property owner approached the seller concerning sale. The buyer was highly motivated to purchase this tract. Unqualified sale.
R8171167	0100	56 FINANCIAL INSTITUTION AS BUYER	✓ This transfer occurred in lieu of foreclosure and was sold back to the bank. The sale was never exposed to the open market and was not listed on the MLS. Confirmed county notes support the unqualified status.
R8167422	0100	50 DISTRESSED SALE/BANKRUPTCY	✓ This was a sale under duress as the seller was needing to get rid of debt. The low price was indicative of a distressed sale. County confirmed notes support the unqualified status.
R8170479	0100	71 NOT ON OPEN MARKET	✓ First sale after foreclosure, was not exposed to the open market. The bank sold the property for what was owed on the loan. According to county notes. Unqualified determined by the county.
R8165824	0100	71 NOT ON OPEN MARKET	✓ It was confirmed by the County appraiser that this sale property was purchased by the adjacent property owner and was not ever exposed to the open market. It was not listed on the MLS and the buyer stated he would pay what he needed to acquire the property. This and unqualified sale as supported by the county documentation.
R6552239	0100	71 NOT ON OPEN MARKET	✓ Related parties as indicated on TD and county notes. Confirmation of the sale and the facts learned support the U status.
R6552173	0100	71 NOT ON OPEN MARKET	✓ Sale to the adjoiner who is assembling properties. Confirmed information located in county documents support the Unqualified status.
R4556478	0100	71 NOT ON OPEN MARKET	✓ Notes in the county documentation indicate a trade was involved in this transaction. Although the TD does not indicate this. Unqualified sale based on county documentation.
R6172958	0100	71 NOT ON OPEN MARKET	✓ Quit Claim deed transferred property. Not exposed to open market as the adjoiner approached his neighbor to purchase the property. Based on confirmation notes located in county files.
R8165347	0200	58 BETWEEN BUSINESS AFFILIATES	✓ Confirmed notes and information on the TD indicate this sale was between business affiliates and was never exposed to the open market. This is an unqualified sale.
R8173947	0200	57 BETWEEN RELATED PARTIES	✓ This sale was from a father to a son. Deed, TD and confirmed county notes support the unqualified status.
R8172004	0200	64 INVOLVES MULTIPLE PROPERTIES	✓ The deed, TD and confirmed county notes support the determination of multiple parcels involved in this transaction. Unable to allocate values. Unqualified sale.
R4779717	0200	58 BETWEEN BUSINESS AFFILIATES	✓ Confirmed notes and information located on the TD 1000 indicate this is a sale between business affiliates and was not offered on the open market. This is an unqualified sale as determined by the county.
R8163399	0400	71 NOT ON OPEN MARKET	✓ The property was never exposed to the open market, the sale was a basic flip flop between the grantor and the grantee. Confirmed notes support the U status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8173485	0600	71 NOT ON OPEN MARKET	✓ This involved a trade as stated on the TD and was confirmed by the county staff. Unqualified sale.
R6818968	1111	64 INVOLVES MULTIPLE PROPERTIES	✓ County notes, legal description on the deed indicates multi-property sale. In addition the vacant portion has a deed restriction. Unqualified by these facts.
R8163338	1212	71 NOT ON OPEN MARKET	✓ First sale after foreclosure. The bank sold the property at a discount price to get the property back on the market. Confirmed notes in county files.
R0015586	1212	71 NOT ON OPEN MARKET	✓ Not listed on the local MLS service. Not exposed to the entire marketplace. The improvement on the property was only partially complete at the time of sale. Unqualified sale.
R8171449	1212	50 DISTRESSED SALE/BANKRUPTCY	✓ This sale included multiple properties and was sold from the bank to an individual. There is no allocation for individual lots prices. This sales unqualified due to the transfer of multiple properties on one deed.
R8173581	1212	50 DISTRESSED SALE/BANKRUPTCY	✓ The county confirmed this sale with the buyer, Dave Jorgenson, he stated his company specifically purchases distress property. This entire subdivision was purchased from the bank and included a developer discount and was multi-property. County confirmation and notes support the status of unqualified.
R3178082	1212	70 OTHER	✓ The condition of the improvements were not typical of the market. Broken water pipes damaged portions of the interior. The improvements were remodeled after sale. County appraiser confirmation supports the Unqualified status.
R8169707	1212	70 OTHER	✓ Location was the motivating factor for the buyer, he stated he would have paid most anything for this particular property. Extreme buyer motivation is the unqualified.
R8166866	1212	70 OTHER	✓ The buyer was unusually motivated to purchase this particular property due to location and the common area maintenance in the complex, single mom. Notes stated on the county documentation support the U status.
R8166268	1212	71 NOT ON OPEN MARKET	✓ First sale after foreclosure. The bank sold the property at a discount price to get the property back on the market. Confirmed notes in county files.
R6171621	1212	70 OTHER	✓ The improvements located on this property were in poor condition including furnace, plumbing and wiring. The improvements were remodeled after purchase. Confirmed County information support you unqualified status.
R6835074	1212	71 NOT ON OPEN MARKET	✓ According to county documentation the sale was never exposed to the open market. The buyer approached the seller. Unqualified sale.
R6208037	1212	71 NOT ON OPEN MARKET	✓ This is a multiple property sale as stated on the deed. The improvements located on the property were demolished after the sale according to county notes.
R6207986	1212	71 NOT ON OPEN MARKET	✓ There was estimated to be approximately+-\$50000 worth of personal property included in the sale price, this was stated on the TD. Unqualified sale due to the unknown true value of the real estate involved in the transfer.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6206800	1212	71 NOT ON OPEN MARKET	✓ The sale was from a bank and was not marketed to the open public. Supported by notes and appraiser knowledge of details of sale.
R4202993	1212	71 NOT ON OPEN MARKET	✓ Not exposed to the open market, first sale after foreclosure from a bank to an individual. Staff notes and knowledge of the appraiser support the unqualified determination.
R3551876	1212	71 NOT ON OPEN MARKET	✓ Improvements to the property were made after the purchase in the form of a garage. The bank sold the property to an individual shortly after foreclosure. Supported by notes and appraiser knowledge of details of sale.
R3524469	1212	71 NOT ON OPEN MARKET	✓ The property was transferred by Warranty Deed, this deed actually served as a Deed in Lieu of Foreclosure. The price paid for the property was negotiated in 2008, and not representative of this market.
R0355391	1212	71 NOT ON OPEN MARKET	✓ This property was sold from a bank to an individual shortly after foreclosure. The house was not completely finished at the time of sale. The improvements were completely remodeled after purchase.
R0164680	1212	71 NOT ON OPEN MARKET	✓ According to county documentation the sale was never exposed to the open market. The buyer approached the seller. Unqualified sale.
R8168733	1212	71 NOT ON OPEN MARKET	✓ This property was never offered on the open market as an individual approached the bank to purchase the property. This information is stated in county notes and also included seller concessions of approximately \$6400 to repair broken pipes. The improvements were in poor condition.
R8165930	1230	69 SALE OF PARTIAL INTEREST	✓ The County confirmed the sale and it was learned the transfer was for 1/4 interest in the property. This unqualified sale is supported by county notes.
R8172013	1230	70 OTHER	✓ The condition changed after purchase from deed restricted to non-deed restricted. The change in use unqualified the sale.
R8339440	2212	70 OTHER	✓ The price paid for this property was based on the possibility of ground contamination from leaking underground storage tanks. The property was not listed on the MLS therefore not exposed to the open market. The documentation supports the status of unqualified.
R8179049	2212	70 OTHER	✓ This transaction was between the landlord and the tenant was not exposed to the open market. The improvements are at the end of the economic life and were in very poor condition. The condition of the improvements and the failure to expose the property to the open market unqualified this sale.
R6817248	2212	71 NOT ON OPEN MARKET	✓ Confirmed information from the buyer's agent indicates the transaction was not open market and also included an amount for a pre-paid long-term lease on adjacent railroad ground. The sale price does not indicate value of the industrial portion of the property. The documentation in the County files supports the status of unqualified.
R6831132	2220	71 NOT ON OPEN MARKET	✓ This property was foreclosed by the bank prior to this transaction. The buyer approached the bank and purchased the property. No exposure to the open market. Documentation is in the form of confirmed county notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R7713750	2220	70 OTHER	✓ The improvements located on this property were in poor condition including roof, plumbing what are damage and was remodeled sold after purchase. Confirmed County information support you unqualified status.
R7716132	2220	71 NOT ON OPEN MARKET	✓ According to sales confirmation this property was not available on the open market because of the business relationship between the grantor the grantee. This is not open market and is unqualified sale.
R3773799	2230	69 SALE OF PARTIAL INTEREST	✓ The county notes indicate a 1/4 interest conveyed, even though the deed did not state the interest conveyed. Supported by county notes. Unqualified sale.
R3528400	2230	53 INVOLVES A CHARITABLE INSTITUTION	✓ This was purchased by a non-profit for the expansion of a museum. The seller stated thru confirmation of the sale a special low price was given to the museum owners. Not open market.
R0816570	2230	71 NOT ON OPEN MARKET	✓ Not offered on the open market, no MLS. Buyer approached seller, made a deal. Mixed use property, commercial and industrial. County confirmation support the U status.
R8112285	2235	70 OTHER	✓ The buyer was leasing the property from the seller. The property was not offered on the open market per county appraiser confirmation. Unqualified sale.
R8171279	2245	71 NOT ON OPEN MARKET	✓ According to sales confirmation this property was not available on the open market. This is not open market transaction and is an unqualified sale.
R0677221	2245	71 NOT ON OPEN MARKET	✓ The adjacent property owner purchased the property. The sale was not exposed to the open market. Confirmed information in the form of file notes support the U status.
R8170086	2245	71 NOT ON OPEN MARKET	✓ This was special deal between buyer and seller. The property was never exposed to the open market according to confirmed information documented by the county.
R8167292	9135	51 INVOLVES A GOVERNMENT AGENCY	✓ This parcel was purchased by the city under the threat of eminent domain. Property was never exposed to the open market and was being purchased to build new bathrooms at fairgrounds. This is a remnant parcel and is non buildable by itself. This is an unqualified sale supported by county documentation.
R8173945	9141	71 NOT ON OPEN MARKET	✓ County confirmed notes state this property was not available to the open market. The city, adjacent property owner purchased the property to add to their trail system. Unqualified sale.
R6507582	9142	55 INVOLVES AN EDUCATIONAL INSTITUTION	✓ The contract for this sale was signed on May 23, 2001. The date of closing for this sale was March 24, 2011. Purchase price is not reflective of the current market this disqualifies the sale. In addition this is a lease purchase transaction it was not offered on the open market. Confirm County documentation and information on the TD support the unqualified status.
R8173737	9242	55 INVOLVES AN EDUCATIONAL INSTITUTION	✓ The grantor gave a very low price due to the buyer being the school district. The sale was essentially a grant or gift to the district based on county confirmation with the seller.
R8173896	9298	64 INVOLVES MULTIPLE PROPERTIES	✓ This sale and involved multiple properties and was confirmed with the seller. The confirmation notes appear on the property card on the TD and on the deed. This is an unqualified sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 55	Auditor Agrees: -55	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	SAGUACHE	
460505000382	0100	69 PARTIAL INTEREST	✓ Not 100% interest conveyed, the deed, assessor confirmation supports the unqualified status. Quit claim deed.
460508100379	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Unqualified
460209300320	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Unqualified
460505000774	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Unqualified
460516300605	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Paid above mkt value to save view. Unqualified
460521300726	0100	69 PARTIAL INTEREST	✓ Multiple properties, not 100% interest conveyed, assessor confirmation and deeds support the unqualified status.
460508100308	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Not exposed to the open market. Unqualified
460508100314	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Not exposed to the open market. Unqualified
460517100012	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Not exposed to the open market. Unqualified
395924400065	0100	Z SEE COMMENT	✓ Limited access, only a few months a year. Computer notes support the unqualified status.
459908100016	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Not exposed to the open market. Unqualified
460209300035	0100	24 CONTIGUOUS PARCEL	✓ Computer notes show the grantee owns the adjacent property. Unqualified
395924400050	0100	Z SEE COMMENT	✓ Not 100% interest conveyed, assessor confirmation supports the unqualified status.
448707228020	1112	29 OTHER	✓ The property is adjacent to their current ownership and has changed in use. Computer notes and file data.
485733324008	1112	Z SEE COMMENT	✓ The value the county has on this improved property is \$60,000. The property has a house and other improvements located on it. Supported by computer niter and file data.
460209300442	1112	19 TD NOT FILED	✓ Documents indicate a MH on property of unknown value, foreclosure from credit union. Deed info supports unqualified.
486133499008	1112	12 QUIT CLAIM	✓ Quit claim deed was utilized to convey title. Deed and computer notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
460105325002	1112	12 QUIT CLAIM	✓ A quit claim deed was utilized to convey the property. Multiple properties shown on deed. Deed and computer notes support the unqualified status.
460407321005	1112	28 SALE OCCURED EARLY IN DATA COLLECTION	✓ This the first sale in the data collection period, Computer notes and file data support unqualified. Quit claim deed.
485733317009	1112	Z SEE COMMENT	✓ The TD and the deed differ on the amount paid for the property. Deed and TD information support the unqualified status.
460504200043	1112	14 MULTIPLE PROPERTIES	✓ Multiple properties shown on the deed and computer files.
460508100766	1112	26 PARCEL BEEN VACATED SINCE SALE	✓ Parcel consolidation, assemblage, computer notes, assessor confirmation.
460506100491	1112	26 PARCEL BEEN VACATED SINCE SALE	✓ Parcel consolidation, assemblage, computer notes, assessor confirmation.
460407337002	2112	14 MULTIPLE PROPERTIES	✓ Mixed use and multiple properties shown in notes and on deed. Unqualified
485733013005	2120	12 QUIT CLAIM	✓ Quit claim deed was utilized to convey title. Deed and computer notes.
460407341003	2120	14 MULTIPLE PROPERTIES	✓ The deed indicates multiple properties. Unqualified.
422111308009	2130	14 MULTIPLE PROPERTIES	✓ The deed indicates multiple properties. Unqualified.
448707228019	2130	63 PROPERTY TRADES	✓ Personal confirmation by the assessor indicates the transaction included a trade. Unqualified status supported.
422111300011	2130	66 INVOLVES PERSONAL PROPERTY	✓ A flip-flop of ownership basically in lieu of foreclosure. Not exposed to the open market
485309400004	2130	14 MULTIPLE PROPERTIES	✓ Multiple properties indicated on deed and in computer notes. Unqualified
422111300011	2130	28 SALE OCCURED EARLY IN DATA COLLECTION	✓ First sale in the data collection period. A second sale occurred later in the period. Computer notes, deed information.
422111300011	2130	66 INVOLVES PERSONAL PROPERTY	✓ Personal property MH of unknown value. Unqualified
460407344008	2135	14 MULTIPLE PROPERTIES	✓ Mixed use based on computer notes, deed indicates multiple properties, unqualified status supported.
433329400033	2140	29 OTHER	✓ Mixed use and multiple properties. Computer notes support the unqualified status.
433329400032	2140	29 OTHER	✓ Mixed use and multiple properties. Computer notes support the unqualified status.

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	56	SAN JUAN	
48291910920002	1112	C FAMILY/ESTATE/IN HOUSE TRANSFER	✓ This was an in-house transfer between two associated companies. The property was never exposed to the open market and in addition, is a mixed-use property. All these factors and county documentation support the unqualified status given by the county.
48290100010002	1112	C FAMILY/ESTATE/IN HOUSE TRANSFER	✓ The grantor in the grantee in this transfer where one time business partners with a third person. This sale is the final buyout of the partnership of the Associates. This unqualified sale is supported by computer notes and personal knowledge and confirmation of the appraiser.
48291730510002	1112	D FORECLOSURE OR 1ST AFTER REPO	✓ This transfer was a first sale after foreclosure and was transferred by a public trustee's deed. This transfer was not an open market transaction and is supported by file documents and computer notes.
4829174090005	1135	U MOBILE ONLY	✓ This was an in-family transfer between closely related family members. The assessor personally confirmed the sale and learned of the family relationship. A special deal was made for the family member. Assessor personal confirmation of the sale along with computer notes support the U status.
47730080050008	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ An exhibit to the Special Warranty Deed shows that multiple parcels were transferred. The deed, and computer notes support the unqualified status.
45690240060002	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
45690250060004	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730060050008	5140	C FAMILY/ESTATE/IN HOUSE TRANSFER	✓ This property was transferred via quit claim deed between family members. This sale also included multiple parcels. The assessor confirmation, computer notes and file notes all support the unqualified status of the sale.
47730070050092	5140	G PARTIAL INTEREST	✓ Partial interest in mining claim, surface rights only, Deed facts, assessor notes and personal knowledge of the appraiser support the unqualified status given the sale by the county.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
48290000010261	5140	K PATENTED MINING CLAIM	✓ Unqualified in Master sales list, after further review, Qualified by Assessor
47730170050021	5140	G PARTIAL INTEREST	✓ Unqualified in Master sales list, after further review, Qualified by Assessor
48310070010016	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ The documents contained in the County files, deed and notes, show that multiple parcels were transferred in this sale. The documentation and appraiser confirmation support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
48290100010012	5140	C FAMILY/ESTATE/IN HOUSE TRANSFER	✓ This property was transferred by Quit Claim deed and was for a less than, 100% interest. The grantor and grantee are related as business affiliates. County documentation assessor knowledge and confirmation support the unqualified status applied by the county.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47750270050007	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status. Additionally, the date of the meeting of the minds was 10/2009 the sale occurred in 6/7/2011.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47750340010001	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050008	5140	K PATENTED MINING CLAIM	✓ This property was advertised on the internet. This property was not listed on the local MLS and was not available to the open market. Assessor knowledge and confirmation support the unqualified status applied by the county
47730180050001	5140	B MULTIPLE PROPERTIES (O.P.I.)	✓ This sale includes multiple parcels as shown on the deed TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
48290020010013	5140	K PATENTED MINING CLAIM	✓ This property was transferred by Quit Claim deed which does not guarantee title. In my opinion the unqualified status applied by the county is supported and reasonable.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
48290020010002	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This multiple parcels sale was transferred via Quit Claim deed. County documents and county computer notes support the unqualified status.
47770000040113	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This sale includes multiple parcels as shown on the deed TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47770000040028	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This sale includes multiple parcels as shown on the deed TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
47730300050009	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This sale includes multiple parcels as shown on the deed, TD 1000 and computer notes. Assessor confirmation and the County documentation support the unqualified status.
<hr/>			
Accounts Audited:	33	Auditor Agrees: -33	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	57	SAN MIGUEL	
456536403018	0100	2 Involves Financial Inst 2 Involves Financial Inst	<input checked="" type="checkbox"/> This is the first sale after foreclosure from community bank to an individual. The sale is not exposed to the open market and was priced for quick purchase. Unqualified sale.
456536403019	0100	2 Involves Financial Inst 2 Involves Financial Inst	<input checked="" type="checkbox"/> This is the first sale after foreclosure from community bank to an individual. The sale is not exposed to the open market and was priced for quick purchase. Unqualified sale.
477935318001	0100	20 Involves Govt Agency 20 Involves Govt Agency	<input checked="" type="checkbox"/> The grantor of the sale property approached the town of over to consider purchasing this property. Sale was never exposed to the open market. County information suggests this partial is used for access to a trailhead. Unqualified sale
452334400002	0100	20 Involves Govt Agency 20 Involves Govt Agency	<input checked="" type="checkbox"/> The file data and deed show the Colorado highways purchased this property for a bridge project. It was a partial acquisition from the larger parcel and was under the threat of eminent domain. Not exposed to market, unqualified sale
477904307005	0100	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> This property was sold through a 1031 exchange. The price stated on the deed is far below market value due to the trade. The TD 1000 and the County computer notes support the unqualified 10 31 exchange
477902202018	0400	2 Involves Financial Inst 2 Involves Financial Inst	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Bank of America Bank to an individual. The sale was not exposed to the open market and was priced for quick purchase. Unqualified sale.
456531407010	0400	31 Imp Value equ Partial Compl 31 Imp Value equ Partial Compl	<input checked="" type="checkbox"/> At the time of sale the improvement was only partially complete. This was the last lot in a subdivision was a presale and was not on the MLS. This property was not available on the open market and supported by county documentation. Unqualified
456529420065	0400	29 Partial Interest 29 Partial Interest	<input checked="" type="checkbox"/> This sale was for 40% interest in a property and was a sale between related parties. County documentation and appraiser confirmation support the unqualified status.
456533328006	0400	18 Not Listed 18 Not Listed	<input checked="" type="checkbox"/> This property was purchased by the adjoining owner and was highly motivated to assemble properties. An above market price was paid for this property due to the assemblage. Computer notes and appraiser confirmation supports the unqualified status.
477904307005	0400	18 Not Listed 18 Not Listed	<input checked="" type="checkbox"/> This property was not available or listed on the open market. The adjacent property owner paid additional money over market value to ensure his views. Attorney fees and 1/2 transfer taxes were also included. Computer computer notes and appraiser confirmation support the unqualified status.
477933206002	0530	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> This is an atypical sale due to the cooperation of the buyer and seller on a multi-year environmental project. The consideration for the rights were not reflective of market value of the real estate. This is according to appraiser confirmation and computer notes, unqualified sale.
429527220034	0540	18 Not Listed 18 Not Listed	<input checked="" type="checkbox"/> This property was never exposed to the open market. It was purchased by the town of Norwood. A higher than market price was paid for the property. Computer notes and appraiser verification support the non-exposure to the market. Unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
430131203003	0550	18 Not Listed 18 Not Listed	✓ This property was not listed on the local MLS. No exposure to the open market. Unqualified.
429519300018	0550	25 Sale Was Unverifiable 25 Sale Was Unverifiable	✓ The auditor agrees with the unqualified status due to no market exposure, and not being listed with an MLS service. County notes and documentation support the unqualified status of this sale.
477903401010	1112	6 Involves Trades 6 Involves Trades	✓ This sale involved in a trade within the organization. Another code would be business affiliates shown on the TD 1000. Appraiser confirmation and County computer notes support the unqualified status.
477903432003	1130	18 Not Listed 18 Not Listed	✓ This property was not available or listed on the open market. The adjacent property owner paid additional money over market value to ensure his views. Computer notes and appraiser confirmation support the unqualified status.
477903101179	1130	36 Fractional Interest 36 Fractional Interest	✓ This sale was for fractional interest 1/36. The deed the TD and the County computer notes all support the unqualified status.
456533305003	1212	16 Atypical 16 Atypical	✓ This is a typical sale due to the builder selling the house for 30% less than listed due to a construction loan coming due. The documentation is contained in the computer County computer and was personally confirmed by County appraiser.
456533402516	1212	MAJOR REMODEL MAJOR REMODEL	✓ County computer notes, photos and appraiser verification all support the major remodel of the improvements on the sale property after purchase. Unqualified sale
477903306019	1212	MAJOR REMODEL MAJOR REMODEL	✓ At the time of sale the entire first floor was unfinished. After sale the property was remodeled thus the unqualified status. Supported by notes, pictures and appraiser knowledge.
429525200015	1212	MAJOR REMODEL MAJOR REMODEL	✓ At the time of the sale the improvements were damaged by fire and were almost completely remodeled after the purchase. File notes computer notes and appraiser knowledge of the property support the unqualified status.
477903206064	1212	8 Distress 8 Distress	✓ This is the first sale after foreclosure from JP Morgan Chase Bank to an individual. This is considered a distress sale because the property was not available on the open market and was sold far below comparable market properties. County notes and appraiser confirmation support the unqualified status
477903214016	1230	18 Not Listed 18 Not Listed	✓ This property was not offered on the open market. Additionally the TD indicates a trade of about \$150,000. This is unqualified sale based on these facts contained in county documentation.
456534403313	1230	16 Atypical 16 Atypical	✓ The sale is affected by deed restrictions stated on the deed. Additionally, part of the purchase price included two ski passes estimated with the value of between two and \$3000, non-realty items. Unqualified sale
477903203105	1230	16 Atypical 16 Atypical	✓ The grantor wanted out of this property and sold it for approximately \$200,000 less than comparable properties. County notes and appraiser confirmation support the unqualified sale.
477903201518	1230	Please refer to notes Please refer to notes	✓ At the time of sale they were two parcels in the transaction. County file notes and letters support the unqualified status of multiple properties.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
456535211017	1230	8 Distress 8 Distress	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo bank to an individual. This is considered a distress sale because the property was not available on the open market and was sold far below comparable market properties. County notes appraiser confirmation support the unqualified status
477903201504	1230	8 Distress 8 Distress	<input checked="" type="checkbox"/> This sale is part a the part of a bulk foreclosure sale considered a distress sale from the bank. Also included in the purchase price was \$75,000 of personal property. The price stated on the deed includes that \$75,000 of personal property. County notes, county letters all support the unqualified status.
477903107050	2130	40 parking space 40 parking space	<input checked="" type="checkbox"/> This sale was for a parking space only, all the County documentation indicates this is the case for the sale. Unqualified sale.
429522308008	2212	2 Involves Financial Inst 2 Involves Financial Inst	<input checked="" type="checkbox"/> This purchase was from Wells Fargo Bank NA. This is the first sale after foreclosure. The purchase price was approximately \$100,000 less than market at the time of sale indicating a distress sale from the bank. County notes and appraiser verification, and file documentation support the unqualified status.
429524302003	2212	7 Involves Multiple Propertys (properties??) 7 Involves Multiple Propertys (properties??)	<input checked="" type="checkbox"/> This is a multiple unit sale as shown on the deed, computer notes and personal confirmation by the appraiser. The unqualified status placed on the sale is reasonable and supported by documentation. this sale is unqualified.
477903101036	2212	24 Other 24 Other	<input type="checkbox"/> The documentation provided by the county on my day of examination does not support an unqualified classification. There were no notes to support the unqualified finding. Based on the documentation provided, during my examination, I believe the sale should be qualified. Information was received from the county later the same day.
456530306042	2245	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> The property was purchased by the Regional Airport authority to create a clear zone for the runways. This property was never exposed to the open market. Computer notes and appraiser confirmation support this unqualified status.
429522307135	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> This is a multiple unit sale as shown on the deed computer notes and personal confirmation by the appraiser. This sale is unqualified.
456530401004	2245	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> According to county computer notes the property was not listed and was not an open market, arms length transaction. These computer notes help support the status of an atypical, unqualified sale.
456530306040	2245	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> The property was purchased by the Regional Airport authority to create a clear zone for the runways. This property was never exposed to the open market. Computer notes and appraiser confirmation support this unqualified status.
477901124016	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> This a multiple parcel sale as indicated by the deed and other county documentation. Unqualified sale.□□
456530306038	2245	16 Atypical 16 Atypical	<input checked="" type="checkbox"/> The property was purchased by the Regional Airport authority to create a clear zone for the runways. This property was never exposed to the open market. Computer notes and appraiser confirmation support this unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
456536316075	2245	commercial to residential commercial to residential	<input checked="" type="checkbox"/> The use of the property changed following the sale from commercial to residential. Property card notes and computer notes support the unqualified status.
477901119010	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> This is a multiple parcel sale as indicated by the deed and other county documentation. Unqualified sale. <input type="checkbox"/>
477901123026	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> This sale involved multiple properties and a trade was involved according to appraiser confirmation. The confirmation along with county file documents support the U status.
477903107106	2245	7 Involves Multiple Property 7 Involves Multiple Property	<input checked="" type="checkbox"/> This is a multiple property sale as shown on the deed, computer notes and personal confirmation by the appraiser this sale is unqualified.
477901121036	2245	7 Involves Multiple Property 7 Involves Multiple Property	<input checked="" type="checkbox"/> The deed and the county records indicate a multiple property sale. This information supports the unqualified status.
477901121024	2245	7 Involves Multiple Property 7 Involves Multiple Property	<input checked="" type="checkbox"/> County computer notes, appraiser verification, and information on the deed all support the multi-parcel sale. Unqualified
456530306041	2245	18 Not Listed 18 Not Listed	<input checked="" type="checkbox"/> The property was purchased by the Regional Airport authority to create a clear zone for the runways. This property was never exposed to the open market. Computer notes and appraiser confirmation support this unqualified status.
477903107080	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> The interest transferred in this sale was 50%. Additionally, this is a multi-unit transaction County computer notes and file data along with the TD support the unqualified status.
477901124022	2245	7 Involves Multiple Propertys 7 Involves Multiple Propertys	<input checked="" type="checkbox"/> They were two properties contained in the one transfer deed. The TD computer notes and information on a commercial sales confirmation questionnaire all support the unqualified status.
477901121048	2245	7 Involves Multiple Property 7 Involves Multiple Property	<input type="checkbox"/> The documentation provided by the county on my day of examination does not support an unqualified classification. There were no notes to support the unqualified finding. Based on the documentation provided, during my examination, I believe the sale should be qualified. Information was received from the county later the same day.
Accounts Audited: 48 Auditor Agrees: -46 Auditor Disagrees: -2 Auditor Disagrees: -4.17%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	SEDGWICK	
R0013020030	1112	24 foreclosure	<input checked="" type="checkbox"/> poor condition/trashed
R0011014050	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0013042070	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0013010010	1112	65 distress sale/low by comps	<input checked="" type="checkbox"/> went to nursing home/distress sale
R0013010020	1112	65 distress sale/low by comps	<input checked="" type="checkbox"/> purchased by realtor no mkt exposure/low by comps
R0071005050	1112	0	<input checked="" type="checkbox"/> qualified
R0015000110	1112	60 settle estate	<input checked="" type="checkbox"/>
R0011035020	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0012054010	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0014088070	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0013024030	1112	65 distress sale/low by comps	<input checked="" type="checkbox"/>
R0011014110	1112	57 related parties	<input checked="" type="checkbox"/>
R0010009070	1112	57 related parties	<input checked="" type="checkbox"/>
R0014086080	1112	56 fin institute as buyer	<input checked="" type="checkbox"/>
R0013047050	1112	57 related parties	<input checked="" type="checkbox"/>
R0014088080	1112	57 related parties	<input checked="" type="checkbox"/>
R0020001030	1112	48 fin institute as seller	<input checked="" type="checkbox"/> co housing & fin authority
R0011033060	1112	48 fin institute as seller	<input checked="" type="checkbox"/> fed nat mort
R0071236140	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0010004090	1115	65 distress sale/low by comps	<input checked="" type="checkbox"/> duplex/non livable
R0010002010	2112	9 contract sale	<input checked="" type="checkbox"/> multi parcel
R0071236193	2130	64 multi parcels	<input checked="" type="checkbox"/>
R0061233062	2130	67 franchise	<input checked="" type="checkbox"/> subway

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0071225060	2130	68 change of use	<input checked="" type="checkbox"/>
R0010004050	2130	64 multi parcels	<input checked="" type="checkbox"/>
R0020014080	2130	48 fin institute as seller	<input checked="" type="checkbox"/> co-ne fed credit union as seller
R0020011070	2130	68 change of use	<input checked="" type="checkbox"/>
R0020003030	2135	66 non realty ittems of unkwn value	<input checked="" type="checkbox"/> multi parcel/inc vacant land
R0020008140	2135	64 multi parcels	<input checked="" type="checkbox"/> change of use/res
<hr/>			
Accounts Audited:	29	Auditor Agrees: -29	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
2801218	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold to pay off IRS lien, not exposed to open market
6511216	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not on open market, bought by adjacent owner
2801484	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Topography atypical, very steep, well and septic in place
2800616	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Indy Mac was the grantor, pre-foreclosure
2800935	1112	50 TRADE	<input checked="" type="checkbox"/> Trade for a house in Keystone that involved additional cash and furniture.
101096	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Extensive mold and smoke damage, sold in the middle of a renovation
2803435	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> 93% Complete, missing flooring
2800100	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Half story unfinished at time of sale finished half story in 2011, listed for sale
2801189	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Mold mitigation occurring at time of sale, fixtures removed prior to sale
100142	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Improvement sold as partially complete, water damage from snow
1700251	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Water rights purchased, no land purchased
1300005	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Salvage value per TD, gutted to studs, \$500k financed
6500777	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not exposed in open market, no appraisal, sold in office
6500061	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Fair per TD, no heat,
4400194	1112	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% interest in one unit
2802272	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Partially completed house
1406102	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Remodeled after sale: \$60k permit
302512	1112	89 STATISTICAL OUTLIER	<input type="checkbox"/> No
303485	1113	10 RELATED PARTIES	<input checked="" type="checkbox"/> Re-recording of a deed from the previous month
6514996	1113	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold at 60% complete
600874	1113	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Interior gutted at time of sale, permit taken out on 12-11-12, 40% remodel
6514995	1113	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold at 60% complete
6505022	1114	86 PROBLEM DEED	<input checked="" type="checkbox"/> Title company recorded he incorrect deed, should have been \$405k

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4400117	1230	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not listed in MLS, sold through HOA input
900556	1230	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold one day for same amount after previous sale
1500982	1230	11 RELATED BIZ PARTIES	<input checked="" type="checkbox"/> Not listed on open market, related trust to individual
6514448	1230	11 RELATED BIZ PARTIES	<input checked="" type="checkbox"/> Buyback of unit by developer to facilitate another purchase
303297	1230	88 REFERENCE ONLY	<input checked="" type="checkbox"/> Re-recording of a deed to fix town transfer tax stamp
6504527	2245	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% interest in one unit
6511793	2245	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> Partial Interest in multiple units

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	TELLER	
R0011426	0100	103 Cash sale	<input checked="" type="checkbox"/> Adjacent property owner purchased this property as part of an assemblage. Buyer approaches sellers, not open market.
R0006206	0100	103 Cash sale	<input checked="" type="checkbox"/> Quit Claim Deed. No MLS listing for the property. Not open market.
R0009388	0100	103 Cash Transaction	<input checked="" type="checkbox"/> Quit Claim Deed. No MLS listing for the property. Not open market. Liquidation of estate.
R0008044	0100	916 RPTD and Sales Q under rec #627485 which is the 2nd deed for the same sale. 	<input checked="" type="checkbox"/> NO MLS, not on open market. County notes, remodeled after sale. Change in use from vacant land to residential.
R0011465	0100	916 RECP 629035, 629036 FOR TOTAL SALES PRICE \$2,000. BUYER OWNS PROPERTY ACROSS THE STREET.	<input checked="" type="checkbox"/> Adjacent property owner purchased this property as part of an assemblage. Buyer approaches sellers, not open market.
R0016296	0100	916 NEW CONSTRUCTION HOME AFTER SALE. per owner & SQ: bldg res, purchase thru realtor, seller pd 1/2 cc & bldr pd 1/2 cc. Financing thru federal HUD program to include construction. Total financed was \$159,700.	<input checked="" type="checkbox"/> Vacant land has now changed to an improved residential property. Appraiser notes and confirmation, pictures.
R0002876	0530	918 Cash sale	<input checked="" type="checkbox"/> This is a court sale, not open market. Related parties form information on TD. Liquation of property . Outbuildings were located on property.
R0015458	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Not on open market, sold thru Habitat for Humanity.
R0019630	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> The buyer approached the seller about selling the property. Not available to the open market. County notes and appraiser confirmation. PR deed.
R0021267	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Remodeled after sale. Photos and personal confirmation by appraisal staff. Buyer and seller were friends. Not on market. Meth house needs to be cleaned up at an estimated cost of \$70,000.
R0051512	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Buyer owns adjacent property. County computer notes support the U status. Seller financed, personal property of unknown value was included in the purchase price.
R0005073	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Seller financed at atypical rate and payback period. Seller approached seller about the sale of the property. Not on open market.
R0021272	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Multiple parcels, seller financing, county notes
R0031907	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Seller financing . Not available on the open market. Purchased from a friend. County notes support the U status. Furniture included in sales price.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0008114	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> A building was added after purchase. Not open market, supported by county notes.
R0005053	1112	918 per SQ: poor condition.	<input checked="" type="checkbox"/> Liquidation of estate, PR deed, remodeled after sale. County notes support the U status.
R0022730	1112	918 RPTD: no pp, not related, cash trans. Owner: On market for 2 yrs, property in incomplete condition, will take a lot to bring it to liveable. No kitchen cupboards, no flooring or wall finish in addition, one bathroom not functional, liquidation of estate. Remodeled/chged after sale.&edsp;	<input checked="" type="checkbox"/> PR deed as a result of a death. Remodeled after sale. County notes and appraiser confirmation.
R0014787	1112	919 no rptd - mailed w/questionnaire More than one improvement,&edsp;	<input checked="" type="checkbox"/> Transfer between financial institutions. First sale in time period. Not on open market.
R0024633	1112	919 Not listed with a realtor, Cash Sale, PP included in sale were all furniture, dishes, silverware, pots and pans, TV, radio, etc.&edsp;&edsp;Home was in average condition per home owner, however this home was just remodeled in 2006 and has only had limited use.&edsp;&edsp;Property was purchased as an Investment for either resale or rental, they may or may not use it for their own personal use.	<input checked="" type="checkbox"/> Not offered on the open market according to county notes. Furniture included in sales price. County notes.
R0022401	1112	950 First sale after foreclosure	<input checked="" type="checkbox"/> Transfer between financial institutions. Not on open market. They quite often buy these properties from the bank they work for.
R0022405	1112	950 First sale after foreclosure	<input checked="" type="checkbox"/> First sale after foreclosure Deutsche Bank. County computer notes and knowledge of the appraiser. Not available to the open market. Remodeled after purchase. Auction.
R0017348	1112	950 SC= \$546 from FHA for water damage repairs, total 4230 remainder was closing costs.	<input checked="" type="checkbox"/> Trade or exchange on a 1031. First sale after foreclosure. Remodeled after purchase, county notes.
R0021165	1112	103 Not available on the open market.	<input checked="" type="checkbox"/> Seller financed at atypical rate and payback period. Buyer approached seller about the sale of the property. Not on open market. Buyer renting from owner.
R0053978	2112	56 Brown Financial (Allen Brown) took the property in order to forgive several debts owed by Village at Woodland Park (colligan). Not an arms length transaction. RPTD- No PP, unrelated, average condition, assumed loan.&edsp;&edsp;No Sales Q Recvd.	<input checked="" type="checkbox"/> Loan assumption on part of buyer to forgive several debts.
R0000471	2112	64 Buyer owns adj (R472 purchaed in Dec 2007)Not sold through Realtor. Major repairs done after sale on R471. 2 fixture bath added on R470.	<input checked="" type="checkbox"/> Multiple properties purchased on one deed. Major remodeling after purchase, county notes and appraiser confirmation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0047656	2112	68 Change in condition to average after the sale.RPTD- No PP, unrelated, Fair condition per buyer, no financing terms. No Sales Q Recvd	✓ Remodeled after sale. Photos and personal confirmation by appraisal staff.
R0051212	2112	63 Grantor Purchased R0039345 from Grantee	✓ This transaction was part of a trade and was not exposed to the open market. These facts were confirmed by the County appraiser
R0020865	2112	68 Mixed use res/commercial. Checked RPTD and Sales Q. No PP, Unrelated, Seller Financed, Sold thru realtor, aware of market.	✓ Mixed use, residential and commercial. Remodeled after sale.
R0000300	2127	68 DELETED ACCOUNT. New Acct is R54725. RPTD- No PP, unrelated Pd Cash. Sales Q- Primary businessm=, plans remodel in 2008, Sold thru realtor, Buyer owns adjacent, No Leasehold.	✓ Buyer owns adjacent property. Properties combined after sale. County computer notes support the U status.
R0000249	2130	970 More than one improvement	✓ This parcel is a mixed use property according to appraiser confirmation. A mix of rresidential and veterinarian shop.
R0000642	2130	973 Purchase price was the cancellation of debt. Original principale plus accrued interest. See account notes for remodel and changes, now listed for 375K thru REMAX	✓ Purchase price was the cancellation of debt. Original principale plus accrued interest. Remodeled after sale. Confirmation of appraiser.
R0053220	2130	68 Paid Cash. Change in condition, and account Type. Commercial vacant to commercial. recvd cod, with legal description, rec # 632626 transferred rg PROBLEM DEED - DID NOT TRANSFER- NO LEGAL DESCRIPTION ATTACHED. CALLED LAUNA WALTER @TITLE AMERICA AND SHE IS GOING TO RE-RECORD DOCUMENT.	✓ Complete remodeling of a shell located on the property. County notes and field confirmation support the U satatus.
R0000752	2130	57 Related parties	✓ The sale from FRY to FRY. Deed information and appraiser confirmation. Not exposed to the open market, stated on county questionnaire.
R0000706	2130	68 Remodeled/changed after sale	✓ County confirmation at the site supports the major remodeling to the improvements after sale. The use changed after sale from tire store to brewery.
R0000709	2130	950 First after foreclosure	✓ This sale involved multiple properties and was remodeled after the sale. County notes and deed information. After the remodeling the property became mixed use.
R0000508	2130	64 INVOLVES MULTIPLE PROPERTIES. SHORT SALE. NO PERSONAL PROPERTY OF ANY VALUE. No PP, unrelated, no fin terms disclosed, good condition. No Sales Q Recvd.	✓ Multiple properties transferred on one deed. Deed in lieu of foreclosure according to county notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000691	2130	102 Sales price adjust	<input checked="" type="checkbox"/> Not exposed to the open market per county questionnaire. Base on confirmation , the interior was remodeled to accommodate an ice cream shop. Price adjustment not accounted for in county notes.
R0000812	2130	64 Seller Financed. Property not listed or sold through realtor. Dentist purchased the building he was leasing from the owner. RPTD and Sales Q recieved. No PP, unrelated, no amount of financing disclosed, needed minor repairs/paint at time of purchase.	<input checked="" type="checkbox"/> The sale was financed by the seller. Multiple parcels as stated in county notes. Renter purchased from the owner. Closed market sale.
R0053951	2130	64 Remodeled/changed after sale. Was not sold through a Realtor. Purchased for Primary Business. Moving the Big O tire store to this location. Grantor also financed purchase. Purchased included only real property.	<input checked="" type="checkbox"/> First sale after foreclosure, Multiple properties transferred through one deed. County computer notes and knowledge of the appraiser. Not available to the open market. Part of building was not finished at the time of sale.
R0000144	2130	8 RPTD- No PP, unrelated, Pd cash, 2nd page of RPTD not recorded. mail for this account is sent 51 CR 5 (R17745) which was also owned by sellers, previously.	<input checked="" type="checkbox"/> Cemetary lot, buyer approached the seller to purchase property. Business affiliates, not exposed to the open market.
R0000623	2135	57 Daniel approched Carl with an interest to buy and they made a deal. Property was not listed for sale to the open market. They know each other. RPTD No PP, unrelated, pd cash, salvage condition. No Sales Q Recvd.	<input checked="" type="checkbox"/> Related parties, business and liquidation of estate. The computer notes support the U status.
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Accounts Audited:	41	Auditor Agrees: -41	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	WASHINGTON	
92038001016	0100	09 INVOLVES MULTIPLE PROPERTIES	✓
98041001011	0100	50 CHANGE IN USE	✓
98040009006	0100	09 INVOLVES MULTIPLE PROPERTIES	✓
98060003002	0100	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92032008007	0100	01 RELATED PARTIES	✓
06032400048	0200	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92032007005	1112	34 MOTIVATED SELLER	✓ low by comps
92037001004	1112	34 MOTIVATED SELLER	✓ low by comps
92062001003	1112	50 CHANGE IN USE	✓
92002010002	1112	70 VANDALIZED UNABLE TO CONFIRM	✓ low by comps
02304200047	1114	70 VANDALIZED UNABLE TO CONFIRM	✓ low by comps
01529100386	1114	33 NOW EXEMPT PROPERTY	✓ change in use
03003200084	1114	16 SALE INCLUDES MOBILE HOME	✓
94754011003	1135	01 RELATED PARTIES	✓
98046002003	1135	16 SALE INCLUDES MOBILE HOME	✓
98042008008	1135	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92002013010	2120	56 MIXED USE	✓
94754014006	2212	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92001014024	2212	06 REMODEL AFTER PURCHASE	✓
92001015018	2230	15 NON ARM'S LENGTH;ADJACENT PROP	✓
94754011002	2230	01 RELATED PARTIES	✓
02710400039	2230	01 RELATED PARTIES	✓
92001014005	2230	14 ADDED BLDG AFTER SALE	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
94754017007	2230	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/>
92001015016	2230	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> multiple properties
92064001001	2230	01 RELATED PARTIES	<input checked="" type="checkbox"/>
92001015018	2230	21 UNABLE TO CONFIRM PERSONAL \$\$\$	<input checked="" type="checkbox"/> bar sale
06803000121	2235	29 AG SALE	<input checked="" type="checkbox"/>
98048002005	2235	01 RELATED PARTIES	<input checked="" type="checkbox"/>
92001015003	2235	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
06032400129	2235	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/>
92001013011	2235	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/>
92009501003	2235	08 INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/>
03101000180	2236	01 RELATED PARTIES	<input checked="" type="checkbox"/>
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Accounts Audited: 34	Auditor Agrees: -34	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R1877002	1212	Property Changed After Sale	✓ Basement was finished after sale
R1899202	1212	Property Changed After Sale	✓ Basement was finished after sale
R2053103	1212	Family/Related Parties	✓ Transfer between family members
R2426803	1212	Property Changed After Sale	✓ \$48k detached garage added after sale
R2888586	1212	Property Changed After Sale	✓ Excessive deferred maintenance per field inspection
R3290186	1212	Property Changed After Sale	✓ Three car garage converted to GLA and loft
R3387905	1212	Trade	✓ Property traded for three lots: one good and two bad
R1720402	1212	Property Changed After Sale	✓ Basement finished after sale
R8482200	1212	Property Changed After Sale	✓ Basement was finished after sale
R3572786	1212	Property Changed After Sale	✓ Listing agent stated fair overall condition
R3778105	1212	Property Changed After Sale	✓ House 75% complete at time of sale
R5681686	1212	Property Changed After Sale	✓ Remodeled after sale
R5352008	1212	Property Changed After Sale	✓ Basement was finished after sale
R4598186	1212	Property Changed After Sale	✓ Fixed and flipped
R4166086	1212	Property Changed After Sale	✓ Kitchen gutted and updated after sale
R3900305	1212	Property Changed After Sale	✓ Basement was finished after sale
R3779305	1212	Property Changed After Sale	✓ Fair condition per TD
R0022401	1212	NONE Property Changed After Sale	✓ Basement was finished after sale
R5702386	1212	Property Changed After Sale	✓ Addition and utility building added
R0133395	1212	Property Changed After Sale	✓ 1200 SF building added after sale
R5675486	1212	Property Changed After Sale	✓ Poor condition per TD, mold issues
R8343800	1212	Property Changed After Sale	✓ Basement was finished after sale
R0151195	1212	Property Changed After Sale	✓ Fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1490086	1212	Property Changed After Sale	✓ Remodeled after sale and sold 7/13 for \$215,000
R8002999	1212	Property Changed After Sale	✓ Remodeled kitchen, added functionally super-adequate items
R0157101	1212	Property Changed After Sale	✓ 1824 sf building added after sale
R7487098	1212	Sale in lieu of foreclosure	✓ Sale included mortgage due, past interest, penalties
R7009498	1212	Property Changed After Sale	✓ Fair condition per TD, remodeled
R0036892	1212	Property Changed After Sale	✓ Field inspection stated below typical condition
R0937201	1212	Property Changed After Sale	✓ Added two buildings and finished basement
R1406186	1212	Property Changed After Sale	✓ Living area in garage was converted back to garage
R1263302	1212	Property Changed After Sale	✓ Poor condition per TD, added 366 sf deck
R1081302	1212	Property Changed After Sale	✓ Copper removed, drywall removed, etc
R1066102	1212	Property Changed After Sale	✓ Interior remodeled
R1016096	1212	Property Changed After Sale	✓ House remodeled after sale, fair per TD
R0955286	1212	Property Changed After Sale	✓ Converted funeral home to house
R4700007	1212	Property Changed After Sale	✓ Excessive deferred maintenance
R0938086	1212	Property Changed After Sale	✓ New kitchen and cured deferred maintenance
R5832586	1212	Property Changed After Sale	✓ Salvage per TD, poor per field inspection, rehabbed
R0381194	1212	Property Changed After Sale	✓ Poor condition per TD
R6363086	1212	Property Changed After Sale	✓ Poor condition per TD
R0792201	1212	Duplicate Recording	✓ Duplicated deed
R0731501	1212	Duplicate Recording	✓ Re-recorded to correct spelling
R0657086	1212	Property Changed After Sale	✓ Fair condition per TD
R0613186	1212	Property Changed After Sale	✓ 600 SF building added after sale
R6817797	1212	Property Changed After Sale	✓ Basement was finished after sale
R0890601	1212	Property Changed After Sale	✓ House is gutted no floors or walls

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0914986	1212	Property Changed After Sale	<input type="checkbox"/> Not persuaded as to disqualification
R1151802	1212	Property Changed After Sale	<input type="checkbox"/> AC was added, not persuaded as to disqualification
R3184886	1215	Property Changed After Sale	<input checked="" type="checkbox"/> Fair condition per TD, being remodeled
R3487686	1215	Property Changed After Sale	<input checked="" type="checkbox"/> Water damage and poor condition per TD
R4327586	1220	Duplicate Recording	<input checked="" type="checkbox"/> Correction deed
R1750386	1220	Non-Typical Financing	<input checked="" type="checkbox"/> Not exposed to open market, owner financed
R3592586	2212	Property Changed After Sale	<input checked="" type="checkbox"/> 7-11 to State Farm Insurance building, took out pumps and tanks
R4056886	2212	Property Changed After Sale	<input checked="" type="checkbox"/> 4000 sf addition to 5000 sf retail store after sale
R3251686	2212	Property Changed After Sale	<input checked="" type="checkbox"/> Change from dry cleaner to office use
R3630886	2212	Property Changed After Sale	<input checked="" type="checkbox"/> Car wash converted to convenience store
R2806986	2220	Property Changed After Sale	<input checked="" type="checkbox"/> Changed from commercial to mixed use and owner financing
Accounts Audited: 58 Auditor Agrees: -56 Auditor Disagrees: -2 Auditor Disagrees: -3.45%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	YUMA	
Y004423	0100	18 Not a fair Mkt value-see sale packet	<input checked="" type="checkbox"/> low by comps - showed 3 comps
R113253	0540	7 Related Parties	<input checked="" type="checkbox"/>
W000684	1112	39 EXPAND EXISTING PROP	<input checked="" type="checkbox"/> reviewed appraisal record
W000374	1112	18 Not a fair Mkt value-see sale packet	<input checked="" type="checkbox"/> Related Parties
W000067	1112	39 EXPAND EXISTING PROP	<input checked="" type="checkbox"/>
Y003903	1112	7 Related Parties	<input checked="" type="checkbox"/>
Y003598	1112	18 Not a fair Mkt value-see sale packet	<input checked="" type="checkbox"/> MH involved
W000414	1112	51	<input checked="" type="checkbox"/> involved installment contract on land
Y003248	1112	7 Related Parties	<input checked="" type="checkbox"/>
Y003660	1112	7 Related Parties	<input checked="" type="checkbox"/>
R218323	1112	39 EXPAND EXISTING PROP	<input checked="" type="checkbox"/> reviewed appraisal record
T007171	1112	18 Not a fair Mkt value-see sale packet	<input checked="" type="checkbox"/> low by comps - showed 3 comps
Y004433	1112	7 Related Parties	<input checked="" type="checkbox"/>
Y003195	1112	7 Related Parties	<input checked="" type="checkbox"/>
T007030	1135	18 Not a fair Mkt value-see sale packet	<input checked="" type="checkbox"/> Multiple properties
W000284	2112	0 DEMOLISHED IMPS	<input checked="" type="checkbox"/>
Y003067	2112	0 PRD-RELATED PARTIES	<input checked="" type="checkbox"/>
Y004742	2130	0 ASSEMBLAGE	<input checked="" type="checkbox"/>
R424192	2130	0 BUSINESS AFFL	<input checked="" type="checkbox"/>
W001375	2130	0 TD & DEED SHOWS 2007 SALE	<input checked="" type="checkbox"/>
Y003369	2130	0 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
Y004172	2130	0 TD & DEED SHOWS 2007 SALE	<input checked="" type="checkbox"/>
R114004	2130	0 RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R217220	2135	0 AG RELATED	<input checked="" type="checkbox"/>
R218230	2135	0 AG RELATED	<input checked="" type="checkbox"/>
W001099	2135	0 EXPAND EXISTING PROP	<input checked="" type="checkbox"/>
W000329	2135	0 PARTIAL INTEREST	<input checked="" type="checkbox"/>
Y003100	2135	0 REMODELED	<input checked="" type="checkbox"/>
R217229	2135	0 TRADE W/0 SALE PRICE ON TD	<input checked="" type="checkbox"/>
W000011	2135	0 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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