



2014
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



2014 County Sales Verification Report

According to Colorado Revised Statutes:

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

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

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

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

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

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

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

In 2014 WRA reviewed the sales verification procedures for all sixty-four Colorado counties. This study was conducted by checking selected sales from the master sales list for the valuation period. Specifically WRA reviewed a sample of each county's disqualified sales. A county received an "Excellent" rating if WRA agreed with the reasoning for every disqualified sale. A "Good" rating was obtained if WRA agreed with



WILDROSE
APPRAISAL, INCORPORATED

Audit Division

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

Fifty-one counties (80%) received an "Excellent" rating

Ten (16%) received a "Good" rating

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

No county received an "Inadequate" rating

Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	01	ADAMS	
R0164691	0100	70 Other	<input checked="" type="checkbox"/> Bulk of five lots sold individually
R0180309	0100	70 Other	<input checked="" type="checkbox"/> Bulk sale of multiple lots deeded separately
R0161042	0100	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Resold in 8-12 for \$150k
R0024083	0200	63 Property Trade	<input checked="" type="checkbox"/> Acquired as partial compensation by government
R0160880	1112	70 Other	<input checked="" type="checkbox"/> Allocated portion of an improved sale
R0164680	1112	70 Other	<input checked="" type="checkbox"/> Amount financed was \$249,301, this appears to be allocation
R0006295	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection
R0058267	1212	70 Other	<input checked="" type="checkbox"/> Structural problems with foundation and exterior brick
R0058201	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fair condition per TD, in the process of being rehabbed
R0054597	1212	70 Other	<input checked="" type="checkbox"/> Sold to a neighbor who paid \$7,000 cash and paid the back taxes
R0050042	1212	70 Other	<input checked="" type="checkbox"/> Purchased as a commercial operation and converted to a sales office
R0047278	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection
R0035029	1212	01 Doc Fee \$500 or Less	<input checked="" type="checkbox"/> Clerical error by transfer clerk, this is a good sale
R0034622	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection
R0033427	1212	70 Other	<input checked="" type="checkbox"/> Seller was forced to sell, protested and reduced
R0062372	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Poor condition per TD, fixed and flipped in 11-12 for \$195k
R0031671	1212	70 Other	<input checked="" type="checkbox"/> Fixed and flipped on 3-3-13 for \$330k, fair condition
R0066678	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Excessive deferred maintenance, subsequent remodeling
R0005258	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection
R0004854	1212	70 Other	<input checked="" type="checkbox"/> Poor condition per TD
R0002700	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection, backs to railroad tracks

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0001749	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped 11-12 for \$255,000
R0032945	1212	70 Other	<input checked="" type="checkbox"/> Zero days on market, remodeled after sale
R0125961	1212	70 Other	<input checked="" type="checkbox"/> Relocation, sold three months later for same price, qualified
R0152139	1212	70 Other	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0144499	1212	70 Other	<input checked="" type="checkbox"/> Fixed and Flipped
R0142685	1212	70 Other	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0136225	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Special financing available to military personnel only
R0136213	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0134116	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fair condition per MLS and field inspection
R0132620	1212	70 Other	<input checked="" type="checkbox"/> Added \$38k over sales price for repairs
R0131862	1212	59 Title Correction	<input checked="" type="checkbox"/> Correction deed added a block number to the legal
R0128910	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fixed and flipped
R0060388	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Poor condition per TD
R0128296	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Declared \$17k in PP, excessive personal property
R0112502	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fair condition per TD
R0121427	1212	70 Other	<input checked="" type="checkbox"/> Listed for \$975k, sold for \$529k, second sale not exposed to market
R0112588	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fair condition per field inspection
R0112381	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Poor condition per field inspection
R0108064	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per field inspection
R0106998	1212	07 Correction Deed	<input checked="" type="checkbox"/> Corrected the legal description
R0105083	1212	70 Other	<input checked="" type="checkbox"/> LLC to LLC sale, fair condition per field inspection
R0093218	1212	70 Other	<input checked="" type="checkbox"/> \$90k balloon financing in 90 days- atypical financing
R0083081	1212	70 Other	<input checked="" type="checkbox"/> TD was on a property in Arapahoe County, fair condition
R0067748	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Poor condition per TD, excessive deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0128392	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0113836	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Fixed and flipped on 11-12-12
R0118987	1212	67 Franchise Value Unknown	<input type="checkbox"/> Disagreed with the justification for disqualification
R0005224	1212	70 Other	<input type="checkbox"/> Disagreed with the justification for disqualification
R0127343	1212	67 Franchise Value Unknown	<input type="checkbox"/> Disagreed with the justification for disqualification
R0139184	1212	70 Other	<input type="checkbox"/> Disagreed with the justification for disqualification
R0097734	1225	63 Property Trade	<input checked="" type="checkbox"/> Trade involved another property out of county
R0175862	2212	68 Remodel or Addition	<input checked="" type="checkbox"/> \$2,800,000 spent on remodeling to new Wal-Mart
R0056569	2212	67 Franchise Value Unknown	<input checked="" type="checkbox"/> Subway restaurant with non-realty franchise amounts included
R0088356	2212	67 Franchise Value Unknown	<input checked="" type="checkbox"/> Franchise fees and non-realty items included in Advance Auto Parts
R0179615	2212	59 Title Correction	<input checked="" type="checkbox"/> Correction deed adding one acre m/l to original deed
R0093872	2212	68 Remodel or Addition	<input type="checkbox"/> Disagreed with the justification for disqualification
R0103544	2215	66 Personal Property	<input checked="" type="checkbox"/> Part of a multi-property liquidation, no FFE
R0112602	2215	66 Personal Property	<input checked="" type="checkbox"/> Part of a multi-property liquidation, no FFE
R0059377	2230	54 Religious Organization	<input checked="" type="checkbox"/> Two exempt entities as grantor/grantee, no MLS

Accounts Audited: 60 Auditor Agrees: -55 Auditor Disagrees: -5 Auditor Disagrees: -8.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
541304219007	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> According to building permit information the vacant property was improved after purchase with a residence. This is a change in use from vacant land. This verified information is contained in County files.
528332201002	1112	35 FORECLOSURE	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation. The unqualified status is supported by the confirmation deed the special warranty deed. Verified County notes are located in County files.
541303308002	1112	35 FORECLOSURE	<input checked="" type="checkbox"/> this is a first sale after foreclosure from Fannie Mae a.k.a. Federal National Mortgage Association. The deed contains the restrictions which is not typical. Verify information is located in the County files.
528532405006	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> According to building permit information the vacant property was improved after purchase with a residence. This is a change in use from vacant land. This verified information is contained in County files.
541304203029	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> According to building permit information the vacant property was improved after purchase with a residence. This is a change in use from vacant land. This verified information is contained in County files.
541304203009	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> According to building permit information the vacant property was improved after purchase with a residence. This is a change in use from vacant land. This verified information is contained in County files.
541303102013	1112	21 SOLD AGAIN AT A LATER DATE	<input checked="" type="checkbox"/> This is a first sale in the time period. After the subsequent sale this sale was unqualified.
541310403008	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> verified County information indicate that a permit for an addition was applied for immediately after purchase. Based on permit inspection the kitchen had been gutted and other remodeling work is progressing
541303102020	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> According to building permit information the vacant property was improved after purchase with a residence. This is a change in use from vacant land. This verified information is contained in County files.
541304305012	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> Verified County information indicate a permit for new construction was applied for shortly after purchase. Based on field inspection the improvements were 50% complete at the end of 2012.
541124402010	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> this transaction was between related parties as indicated by needs on the deed information on the TD and verified information within the County files.
500913200150	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this sale included a second parcel and a mobile home. The sent verified information is included in the County files.
541310410022	1115	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> The sale property was one parcel which contained two homes. This verified information is contained in County files. This is also a multiple property sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541304313001	1125	60 SETTLE AN ESTATE	☑ this property was transferred via personal representative deed . Verified information within County files indicates this was a sale to settle an estate.
541304308002	1125	60 SETTLE AN ESTATE	☑ this property was transferred via personal representative deed . Verified information within County files indicates this was a sale to settle an estate.
541309006009	2120	24 COMBINATION/SPLIT OF PARCELS	☑ After purchase the property was split, combined and split again. This is according to verified county records. There was also an 1031 exchange involved in this transaction.
541310107006	2120	64 MULTIPLE PROPERTIES	☑ This is a multiple property sale as indicated on the deed and in verified County files.
541305400026	2120	17 USE CHANGE	☑ Verified information within the County files indicates a use change from 100% residential to a mixed-use of residential and commercial.
541310229009	2120	68 REMODEL/NC BEFORE INSPECTION	☑ Improvements on this parcel were remodeled after purchase but before inspection. This is according to verified County information located in County files
541310222012	2120	16 MIXED-USE	☑ This is a mixed-use property with a combination of commercial/residential. Verified information within the County files supports the unqualified status.
541310110005	2135	28 NOT TYPICAL TO CHG LIKE PROPERTIES	☑ The improvement on the sale property was in very poor condition and is inferior to other type properties in this marketplace. The contributory value of this improvement was not able to be determined.
541304408003	2245	64 MULTIPLE PROPERTIES	☑ Multiple properties were transferred thru this transaction. The information is stated on the deed on the TD and verified County records. The transaction was seller financed at nontypical market rates.
541304406004	2245	24 COMBINATION/SPLIT OF PARCELS	☑ After purchase the parcel was split into four parcels. As verified information is contained in the County notes.
541309200057	5300	64 MULTIPLE PROPERTIES	☑ This a multiple property sale that also included a mobile home. After purchase the owner split the two parcels into six parcels this is according to verified county information located in the County files.
541715401002	5300	64 MULTIPLE PROPERTIES	☑ This is a multiple property sale as indicated on the deed, TD and in verified County files.
541706100061	5400	22 PURCHASED SITE UNSEEN	☑ This property was marketed on the Internet and was not exposed to the open market. Verified information within the County files supports the unqualified status.
513920400304	5500	06 CONTRACT SALE	☑ Negotiations for the purchase of this property began in 2000 aa an installment contract. This is not typical to this market. Verified information is stated on the TD and County notes.
513502100164	5500	22 PURCHASED SITE UNSEEN	☑ This property was marketed on the Internet and was not exposed to the open market Verified information within the County files supports the unqualified status.
513930200300	5500	06 CONTRACT SALE	☑ Negotiations for the purchase of this property began in 2000 as an installment contract. This is not typical to this market. Verified information is stated on the TD and County notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541720100205	5500	22 PURCHASED SITE UNSEEN	<input checked="" type="checkbox"/> This property was marketed on the Internet and was not exposed to the open market Verified information within the County files supports the unqualified status.
528333100215	5500	22 PURCHASED SITE UNSEEN	<input checked="" type="checkbox"/> This property was marketed on the Internet and was not exposed to the open market Verified information within the County files supports the unqualified status.
528306300245	5500	62 DOUBTFUL TITLE E.G. QC DEED	<input checked="" type="checkbox"/> This property was transferred via Quit Claim deed. The property was going to foreclosure. Verified information is contained on the notice on the quit claim deed and within County verified notes.
513914100257	5500	06 CONTRACT SALE	<input checked="" type="checkbox"/> Negotiations for the purchase of this property began in 1998 as an installment contract. This is not typical to this market. Verified information is stated on the TD and County notes.
541715300173	5500	07 CORRECTION DEED	<input checked="" type="checkbox"/> This is merely a correction deed of the prior transaction. The correction was for tenancy . This information is contained in verified County files and on the face of the deed.
513909100324	5500	24 COMBINATION/SPLIT OF PARCELS	<input checked="" type="checkbox"/> After the purchase of this property the owner split the parcel into two parcels. This verified information is contained in the County files.
513929400254	5500	06 CONTRACT SALE	<input checked="" type="checkbox"/> Negotiations for the purchase of this property began in 2000 as an installment contract. This is not typical in this market. Verified information is stated on the TD and County notes.
528307300191	5500	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a first sale in the time period. This sale included multiple properties and also a 1031 exchange. The verify information is located on the face the deed on the TD and the end verified County notes.
528122400163	5500	20 OTHER	<input checked="" type="checkbox"/> This transaction was seller financed at unknown rates. This verified information is contained in County notes.

Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	03	ARAPAHOE	
2073-27-1-03-017	100	9	<input checked="" type="checkbox"/> Parcel with foundation that had to be removed, relisted at \$250k
2077-30-3-01-004	1112	9	<input checked="" type="checkbox"/> Interior gutted on 8-22-12 and remodeled in 2012/2013
2077-02-4-11-001	1112	9	<input checked="" type="checkbox"/> House demolished on 7-8-10 and resold on 9-16-13 for \$5.3 M
2077-03-2-22-018	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-10-1-13-003	1112	9	<input checked="" type="checkbox"/> Fixed and flipped on 7-20-12 for \$254,900
2077-10-3-28-003	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-17-2-02-013	1112	9	<input checked="" type="checkbox"/> Fixed and flipped on 11-5-12 for \$229,900
2075-29-4-21-020	1112	9	<input checked="" type="checkbox"/> Interior remodeled after sale, resold for \$610k in 2013
2077-30-2-22-002	1112	9	<input checked="" type="checkbox"/> Vacant land sale, subsequently improved for \$1.1 M
2077-25-3-06-004	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-22-2-01-033	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1973-26-1-41-020	1112	3	<input checked="" type="checkbox"/> Multi-parcel sale, apartment land
2077-19-2-05-027	1112	9	<input checked="" type="checkbox"/> Remodeled after sale , kitchen and bath gutted
1973-35-2-07-073	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2075-18-2-13-001	1112	9	<input checked="" type="checkbox"/> Listed on and off for five years, seller compulsion
1971-34-2-15-015	1112	9	<input checked="" type="checkbox"/> Foundation issues on field inspection, 434 DOM
1973-01-1-28-010	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1973-01-4-23-009	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1973-02-3-03-030	1112	9	<input checked="" type="checkbox"/> Updated and resold for \$175,000 on 11-6-12
1973-03-1-14-009	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1973-03-4-07-020	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1973-12-1-23-013	1112	9	<input checked="" type="checkbox"/> Fixed and flipped on 9-12-12 for \$183,000
1975-17-4-20-004	1112	9	<input checked="" type="checkbox"/> Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1973-14-1-25-009	1112	9	<input checked="" type="checkbox"/> Fixed and flipped on 7-31-12 for \$1136,000
2075-17-1-03-014	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
1975-22-3-21-027	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2073-10-4-14-001	1112	9	<input checked="" type="checkbox"/> 241 DOM, MLS stated "Priced below market" short sale
2075-10-2-08-017	1112	9	<input checked="" type="checkbox"/> Work done after sale: two permits
2075-06-4-03-026	1112	9	<input checked="" type="checkbox"/> Permit for \$93k interior remodel after sale
2073-22-2-04-018	1112	9	<input checked="" type="checkbox"/> Three year loan at \$265k
2073-14-2-17-013	1112	9	<input checked="" type="checkbox"/> Inter-familial sale
1975-31-4-27-021	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2073-07-4-35-022	1112	1	<input checked="" type="checkbox"/> Minor improvements made after sale, qualified
2073-05-4-20-025	1112	9	<input checked="" type="checkbox"/> Fixed and flipped on 7-23-12 for \$130,400
2073-04-1-10-019	1112	9	<input checked="" type="checkbox"/> Fair condition per TD
2073-02-4-03-010	1112	9	<input checked="" type="checkbox"/> Basement finished on 3-22-12
2071-31-1-08-017	1112	1	<input checked="" type="checkbox"/> Minor improvements made after sale, qualified
1981-14-4-02-021	1112	9	<input checked="" type="checkbox"/> Purchased from father at same price as 12/16/10 sale
1975-34-1-60-004	1112	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-17-1-21-028	1130	9	<input checked="" type="checkbox"/> Inter familial sale
1975-07-3-09-019	1130	9	<input checked="" type="checkbox"/> Fixed and flipped on 12-28-12 for \$75,000
1975-19-3-23-033	1130	9	<input checked="" type="checkbox"/> Fair condition per TD
2073-09-3-37-097	1130	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-35-4-45-007	1130	9	<input checked="" type="checkbox"/> Fixed and flipped on 7-24-12 for \$205,000
1973-11-3-27-034	1130	9	<input checked="" type="checkbox"/> Poor condition per TD
2073-04-3-28-010	1130	9	<input checked="" type="checkbox"/> Poor condition per TD
2077-10-3-01-013	1620	9	<input checked="" type="checkbox"/> Mixed use property: residential and commercial

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1973-14-3-02-016	200	9	<input checked="" type="checkbox"/> Sold to adjacent property owner at 50% of list price
1973-03-1-07-029	2112	9	<input checked="" type="checkbox"/> Not listed on the open market- seller located particular buyer
2075-23-4-32-002	2130	9	<input checked="" type="checkbox"/> Related parties per TD
2075-29-2-12-004	2130	9	<input checked="" type="checkbox"/> Not listed on the open market- sold for cash
1973-15-4-01-017	2130	9	<input checked="" type="checkbox"/> Looked at as a vacant land sale- imp at end of economic life
2073-29-3-13-001	2135	9	<input checked="" type="checkbox"/> Purchased by tenant
2077-10-2-16-015	2140	9	<input checked="" type="checkbox"/> Strip shopette in poor condition per TD
2075-21-1-32-001	2145	9	<input checked="" type="checkbox"/> Purchaser bought two condos that affected the sales price
2075-35-2-26-004	2145	9	<input checked="" type="checkbox"/> Purchaser bought two condos that affected the sales price
2075-18-3-13-010	400	9	<input checked="" type="checkbox"/> Listed for \$795k, extended marketing time
2075-21-3-40-001	400	9	<input checked="" type="checkbox"/> Non-tangibles included in sales price; planning and development
2077-01-2-11-005	400	9	<input checked="" type="checkbox"/> Listed at \$995k, seller was under compulsion to sell

Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	04	ARCHULETA	
R008334	0100	13 UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> The adjacent property owner purchased this property to add to his ownership. He stated he paid more than market value so the lot next door would not be developed. Notes on the TD and in the County computer system support this finding.
R001207	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was purchased via a Treas.'s deed and was not exposed to the open market. The deed and the County computer notes support the unqualified status
R015591	0100	13 UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> The adjacent property owner purchased this property to add to his ownership. The property was never offered on the open market. County confirmation computer notes support the unqualified status.
R000868	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> According to the County computer notes and the land supplemental questionnaire submitted by the buyer stated the property was not made available on the open market was not listed with a realtor.
R000850	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> This property was foreclosed upon by J.P. Morgan Chase Bank. The property was listed through an MLS but was pulled off when there was no interest. The property was eventually sold at an auction, which is not open market.
R009283	0100	44 ATYPICAL OF MARKET	<input checked="" type="checkbox"/> This sale was considered in the county valuation, but it proved to be an outlier at final analysis. The per unit sales price stated was much less than market value of competing properties. This information was filed in the county files.
R018680	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The sale included multiple parcels. Not available open the open market, purchased by the adjainer, computer notes.
R001512	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was purchased via a Treas.'s deed and was not exposed to the open market. The deed and the County computer notes support the unqualified status
R001105	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was purchased via a Treas.'s deed and was not exposed to the open market. The deed and the County computer notes support the unqualified status
R000962	0100	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was purchased via a Treas.'s deed and was not exposed to the open market. The deed and the County computer notes support the unqualified status
R014572	0520	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> County notes indicate this property was not available on the open market and had many topographical problems. The price stated on the deed versus the price stated in the County records are different.
R017541	0530	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> County confirmation and file notes indicate that the buyer approached the seller and asked to buy the parcel. The property was never offered on the open market this is an unqualified sale
R016286	0560	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The adjacent property owner purchased this property to add to his ownership. The property was never offered on the open market. County confirmation and computer notes support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002615	0600	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The adjacent property owner purchased this property to add to his ownership. The property was never offered on the open market. County confirmation computer notes support the unqualified status.
R011102	1112	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was sold via Treasures deed and was not available on the open market. The Treas.'s deed and County computer notes support the unqualified status.
R012148	1112	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The adjacent property owner purchased this property to add to his ownership. He stated he paid more than market value so the lot next door would not be developed. Notes on the TD and in the County computer system support this finding.
R006005	1212	28 ABNORMAL PHYSICAL PROBLEMS	<input checked="" type="checkbox"/> According to the County appraiser's inspection this structure was approximately 50% completed and in poor condition at the time of sale. The existing shell was repaired and the entire structure was completed after the purchase. The value of the incomplete improvement was not known or estimated. Based on the poor condition of the improvement and their unknown value to the sale was unqualified by the County.
R008381	1212	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> According to the supplemental questionnaire sent out by the county and county computer notes this property was not offered on the open market. This is an unqualified sale.
R012103	1212	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> The property was a short sale to avoid foreclosure, The sale was verified by county staff and memorialized in the computer notes.
R013495	1212	15 REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> This sale was a result of a foreclosure by Federal National Mortgage Association. The property was listed for sale, did not sale, and was finally auctioned. The property was not exposed to the open market and is considered unqualified
R013624	1212	15 REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> The property sold from the Bank of New York, which had possession from a foreclosure. The property was not exposed to the open market and was sold as a result of a bid. County notes and appraiser confirmation support the U status.
R010997	1212	29 NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> According to County computer notes the sale property was not available on the open market and was result of duress on the part of the seller as stated on a supplemental letter contained in the county file. This is an unqualified sale.
R009518	1212	70 OTHER (SEE NOTES)	<input checked="" type="checkbox"/> Poor condition and unknown value of improvements located on the parcel. County notes support the Unqualified status of this sale.
R000246	1212	12 UNKNOWN PERSONAL PROP INCL	<input checked="" type="checkbox"/> An unknown amount of personal property was included in the sale price in this transaction. The unknown dollar amount for the personal property puts a cloud on the sales price in this transaction. The County has researched this and confirmed the facts and have included them in their computer notes.
R013711	1212	12 UNKNOWN PERSONAL PROP INCL	<input checked="" type="checkbox"/> An unknown amount of personal property was included in the sale price in this transaction. The unknown dollar amount for the personal property puts a cloud on the sales price in this transaction. The County has researched this and confirmed the facts and have included them in their computer notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007489	1212	13 UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> This sale was offered for sale by Fannie Mae. The property sold at auction and was not exposed to the open market.
R008308	1212	13 UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> At the time of sale the house was 50% complete and was foreclosed on. The bank of the San Juan's sold the property based on a bid. The property was never exposed to the open market. This is an unqualified sale
R014668	1212	15 REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> This sale was a result of a foreclosure from the U.S. Bank national Association. This property was not exposed to the open market and sold far below market value because of the non-exposure. County computer notes and facts on the deed support the unqualified status.
R012215	1212	44 ATYPICAL OF MARKET	<input checked="" type="checkbox"/> After analysis of the sales in Archuleta County this sale was determined to be an outlier. The grantee trade paid approximately \$27,000 more than the market at that time. All this is documented in the County computer files and personally verified by the County staff.
R007449	1212	13 UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> This property was owned by Fannie Mae through a foreclosure but was listed with a realtor. According to the MLS and County notes the improvements have a significant mold problem and remediation would have to be undertaken. The amount of remediation and cleaning/rebuilding is unknown and a value or price was not determined. The sale was determined to be unqualified.
R006521	2212	64 SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> The deed and county computer notes indicate multiple properties were purchased thru this transaction. Unqualified sale.
R006970	2212	69 SALE OF A PARTIAL INTEREST	<input checked="" type="checkbox"/> The auditor agrees with unqualified status due to a foreclosure and subsequent sale by the First Southwest bank of Pagosa Springs. The property was not listed with an MLS. and not exposed to the open market. There was no evidence to conclude the unqualified status was from a partial interest.
R018147	2212	69 SALE OF A PARTIAL INTEREST	<input checked="" type="checkbox"/> The deed and county computer notes support the partial interest sale. Unqualified
R013139	2230	50 CHANGE IN USE	<input checked="" type="checkbox"/> This property was bank owned and was not exposed to the open market. Supplemental to the purchase and improvement was constructed and a change in use is eminent. Unqualified status supported by County confirmation and computer notes
R006389	2245	64 SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> The deed and county computer notes indicate multiple properties were purchased thru this transaction. Unqualified sale.
<hr/>			
Accounts Audited:	35	Auditor Agrees:	-35
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	05	BACA	
R014184	1000	58 SALE-BUSINESS AFFILATES	<input checked="" type="checkbox"/> combined with parcel 0073835
R008604	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R002019	1112	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> fin institution-low by comps
R002196	1112	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R002480	1112	58 SALE- BUSINESS AFFIL	<input checked="" type="checkbox"/>
R007641	1112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R001950	1112	74 OTHER-FORCED SALE	<input checked="" type="checkbox"/> not on open mkt-low by comps
R009473	1112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/>
R002196	1112	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R002019	1112	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> low by comps
R002480	1112	58 SALE- BUSINESS AFFIL	<input checked="" type="checkbox"/>
R006181	1112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> not on open mkt-low by comps
R008604	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R007641	1112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R001950	1112	74 OTHER-FORCED SALE	<input checked="" type="checkbox"/> not on open mkt-low by comps
R009473	1112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/>
R006181	1112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> not on open mkt-low by comps
R012374	1135	80 OTHER-INCL MH	<input checked="" type="checkbox"/>
R012374	1135	80 OTHER-INCL MH	<input checked="" type="checkbox"/>
R001901	1135	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R014108	1135	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/> 10320 new schedule number
R012389	1135	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R002051	1135	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/> not on open mkt-low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001901	1135	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R012249	2112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> not on open mkt-low by comps
R002133	2112	3 GIFT OR FAMILY	<input checked="" type="checkbox"/>
R006190	2112	73 OTHER-USE CHANGE	<input checked="" type="checkbox"/>
R001837	2112	70 OTHER-AUCTION	<input checked="" type="checkbox"/> not on open mkt-low by comps
R009498	2112	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/>
R002032	2130	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R008173	2135	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/>
R007527	2135	57 SALE- RELATED PARTIES	<input checked="" type="checkbox"/> not on open mkt-low by comps

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	06	BENT	
0001008200	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure - sold for 76000 in 2006
0008000455	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001002850	1212	70 OTHER	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001008700	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001004570	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure - 20% of mkt by comps
0008006420	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001009360	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0008004390	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/>
0001011770	1212	70 OTHER	<input checked="" type="checkbox"/> Sold in foreclosure for 50% mkt and is in foreclosure again
0001001270	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> out of town bank dumped to get it out of inventory - livable home
0001011200	1212	70 OTHER	<input checked="" type="checkbox"/> foreclosure at about 20% of mkt
0001008240	1212	70 OTHER	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001010030	1212	70 OTHER	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001011340	1212	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps
0001000930	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001011735	1212	73 DURESS SALE	<input checked="" type="checkbox"/> problems working at bank,
0001005755	1212	60 ESTATE	<input checked="" type="checkbox"/> settle estate
0023005240	1212	73 DURESS SALE	<input checked="" type="checkbox"/> husband died, Rec #2010256 is his death certificate sold to settle and get out of town
0001009030	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> grandmother to grandson
0008004280	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> mobile home park, other houses
9500001012	1212	76 MOBILE HOME TITLE	<input checked="" type="checkbox"/>
0001004079	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001010531	1212	70 OTHER	<input checked="" type="checkbox"/> Foreclosure- out of town bank 50 % of mkt value by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurrency - Notes
0001013170	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001001810	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001004550	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001009150	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001012410	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0014001120	1212	70 OTHER	<input checked="" type="checkbox"/> Above mkt by comps
0001007660	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0008004460	1212	73 DURESS SALE	<input checked="" type="checkbox"/> sold low by comps
0001001260	1212	56 FINANCIAL INSTITUTION	<input type="checkbox"/> Should be qualified sale
0031000901	1212	22 QUIT CLAIM DEED	<input type="checkbox"/> Should be qualified sale

Accounts Audited: 33 Auditor Agrees: -31 Auditor Disagrees: -2 Auditor Disagrees: -6.06%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	07 BOULDER		
R0120341	0400	20 FORECLOSURE	<input checked="" type="checkbox"/> New construction placed on site, now disqualified
R0069413	0520	20 FORECLOSURE	<input checked="" type="checkbox"/> Transferred by bargain and sale deed
R0053994	1112	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Purchased to secure easement to his two other properties
R0601021	1112	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Not in MLS, buyer was contiguous parcel owner
R0105053	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0034019	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Shared septic system, needs new septic, sold as land sale
R0600512	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Grantor was Boulder County, affected by bats, mice, salamanders
R0130300	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Marketed for three years, electrical and heating torn out
R0054234	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD
R0022460	1212	61 SHORT SALE	<input checked="" type="checkbox"/> Had to replace septic system, structural issues
R0057813	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Illegal split, no septic, could not rebuild cabin, life estate
R0012962	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Structural issues, poor condition per TD
R0014872	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Fair condition per TD,
R0020449	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD
R0020481	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0106821	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Seller under compulsion to sell quickly
R0054606	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Functional under-adequacy: poor floor layout
R0020927	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD, zoned commercial, value in land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0020776	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Auction sale
R0013309	1212	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Total remodel and addition- went from exempt to taxable
R0050129	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Duplicate deed, earlier sale qualified
R0045805	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD,
R0043960	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD,
R0043190	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Fair condition per TD,
R0038255	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD
R0056004	1212	41 FLIP/SUBSEQUENT BASE YR SALES	<input checked="" type="checkbox"/> Poor condition per TD
R0097568	1212	61 SHORT SALE	<input checked="" type="checkbox"/> Fair condition per TD,
R0117240	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> External obsolescence from highway and power lines
R0116914	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> External obsolescence from highway and poor per TD
R0113213	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD
R0109303	1212	61 SHORT SALE	<input checked="" type="checkbox"/> Poor condition per TD, major structural issues in basement
R0033863	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0021355	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD, potential scraper
R0030181	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Plumbing issues, drywall damage, entry via basement
R0061076	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per TD, former meth house, not mitigated
R0035844	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> House demolished and new improvement built
R0067783	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> House in mid-remodel at time of sale
R0092369	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD
R0080792	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Horse barn gutted by previous owner
R0071390	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Sold before it was listed, not exposed in open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0070283	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Fair condition per TD,
R0069858	1212	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Poor condition per listing agent, plumbing issues
R0022955	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per listing agent, fair per TD
R0128850	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Resold 10-29-12 , permit to finish basement
R0025350	1212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD and listing broker
R0008008	1212	60 ESTATE SALE	<input type="checkbox"/> Disagree with justification for disqualification
R0502084	1220	61 SHORT SALE	<input checked="" type="checkbox"/> Fair condition per TD, seller purchased two properties from same seller
R0600810	1225	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> \$1.6 million of sale was attributed to intangibles, mobile home park converted to apts.
R0083543	1230	12 ABERRANT MUST HAVE DETAILED EXPLANAT	<input checked="" type="checkbox"/> Fair condition per TD
R0148117	1230	61 SHORT SALE	<input checked="" type="checkbox"/> Fair condition per TD
R0512560	1230	20 FORECLOSURE	<input type="checkbox"/> Disagree with justification for disqualification
R0600415	2212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Buildings torn down and mixed use built
R0055870	2212	20 FORECLOSURE	<input checked="" type="checkbox"/> Poor condition per TD
R0119242	2212	20 FORECLOSURE	<input checked="" type="checkbox"/> Multiple break-ins of property during listing period and vandalism
R0097723	2230	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Converted from industrial warehouse to church
R0103915	2234	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Inter-business sale involving a TIF and urban renewal
R0021055	2234	20 FORECLOSURE	<input checked="" type="checkbox"/> Salvage condition at time of sale, owner busted for bad behavior
R0029516	2235	18 DOCUMENTARY FEE ERROR	<input checked="" type="checkbox"/> Correction deed, prior sale qualified
R0052192	2235	29 MIXED USE SALE	<input checked="" type="checkbox"/> Commercial land with a residence and commercial storage building
R0600540	2235	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Purchased by CDOT

Accounts Audited: 60 Auditor Agrees: -58 Auditor Disagrees: -2 Auditor Disagrees: -3.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	64	BROOMFIELD	
R8868610	0200	70 Other	<input checked="" type="checkbox"/> Liquidated assets, bulk sale
R8868609	0200	70 Other	<input checked="" type="checkbox"/> Surface restrictions, Liquidated assets, bulk sale
R8867042	0200	70 Other	<input checked="" type="checkbox"/> Multi-parcel contiguous lots, subject is non-buildable
R1018410	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Structural damage per MLS
R1093432	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Fixed and flipped for \$318,000 on 9-14-12
R1093431	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Structural issues per MLS
R1093356	1212	1 Short Sale	<input checked="" type="checkbox"/> Poor condition per TD
R1076505	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> New interior and exterior, resold on 3-15-13 for \$478k
R1073306	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Excessive personal property declared on TD
R1062201	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> House was remodeled after sale
R1060137	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Poor condition, deferred maintenance
R1018967	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Structural issues and excessive deferred maintenance, poor condition
R1112923	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Addition built after sale, 425 sf with bedroom and bathroom
R1018479	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Gutted to studs, former meth house, sold \$240k in 10-31-12
R1017710	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Poor condition, fixed and flipped on 2-13 for \$263,000.
R1018206	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Kitchen had no cabinets, atypical condition
R1017212	1212	70 Other	<input checked="" type="checkbox"/> Structural problems with foundation
R1016416	1212	70 Other	<input checked="" type="checkbox"/> Interpersonal sale: seller to maintain and pay taxes after sale
R1016366	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Fixed and flipped for \$242,500 on 9-1-12
R1016313	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Two car detached garage added, complete remodel
R1016251	1212	66 Excessive PP	<input checked="" type="checkbox"/> Excessive personal property declared on TD (\$15k)
R0115719	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished (1562 sf) one month after sale
R0023381	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Completely remodeled after sale, resold 10-12 for \$225,000

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0022204	1212	70 Other	<input checked="" type="checkbox"/> Water damage per MLS
R1018827	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Major structural problems and poor interior finish, flipped on 11-14-12 for \$223K
R1144559	1212	66 Excessive PP	<input checked="" type="checkbox"/> \$45k in personal property
R2095265	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Heaving slabs, completely remodeled and listed for \$196,800
R2095428	1212	66 Excessive PP	<input checked="" type="checkbox"/> Excessive personal property (45k)
R8866679	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished (850 sf) after sale
R8866759	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished (900 SF) after sale
R8866796	1212	50 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished (975 sf) after sale
R8869276	1212	66 Excessive PP	<input checked="" type="checkbox"/> Excessive personal property (\$20k)
R1016509	1212	70 Other	<input checked="" type="checkbox"/> Former grow house- completely remodeled after sale and sold
R1113790	1212	2 Post Foreclosure	<input checked="" type="checkbox"/> Poor condition, pool not operable, excessive deferred maintenance
R0022101	1212	1 Short Sale	<input type="checkbox"/> No basis for disqualification
R8867031	2215	70 Other	<input checked="" type="checkbox"/> No brokers involved- 100% financing- not on open market

Accounts Audited: 36 Auditor Agrees: -35 Auditor Disagrees: -1 Auditor Disagrees: -2.78%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R380511300125	0100	117 Not Arms Length Transaction	<input checked="" type="checkbox"/> this was a bank owned sale that was not offered on the open market and was priced for quick sale according to verified information confirmed by County staff
R380511300144	0100	131 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> the adjacent property owner confirmed that they purchases property which is adjacent to their current ownership. They felt they paid way over market value because they did not want another home next to them.
R327123400006	0520	116 Bank Repossession	<input checked="" type="checkbox"/> this was first sale after foreclosure from the bank and was not offered on the open market.
R327116100012	0520	131 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> County maps and verified County information indicates that the Joiner purchases property to add to his present ownership.
R300935300005	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and assessor's notes indicate a detached garage was built after purchase.
R368132409023	1112	140 Demolition After Sale	<input checked="" type="checkbox"/> after purchase the original house was demolished and changed in use to vacant land. This confirmed information is located in the County files.
R342327400114	1112	140 Demolition After Sale	<input checked="" type="checkbox"/> improvements located on the sale property were demolished after purchase. This information was verified by County staff and is contained in file notes.
R368132313033	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the garage was built after the purchase and the main structure was completely remodeled. This information was verified by County staff and is included in the County files.
R368132409013	1112	140 Demolition After Sale	<input checked="" type="checkbox"/> after purchase the original house was demolished and a new modular was built in its place. This confirmed information is located in the County files.
R380301100001	1112	138 Non residential Use	<input checked="" type="checkbox"/> the improvements were uninhabitable and were demolished after purchase. Verified information is contained within the County files
R368132403355	1112	115 Mixed Use	<input checked="" type="checkbox"/> The mixed use is commercial day care facility, preschool, and apts. Confirmed by staff.
R327108406051	1112	115 Mixed Use	<input checked="" type="checkbox"/> this property was mixed-use with a combination of residential and commercial. Verified County notes support the unqualified status.
R368314300300	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and assessor's notes indicate a detached garage was built after purchase.
R342133400077	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the sale property changed in character after purchase as a permanent storage building was placed on the property.
R368131300035	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> according to verified information a metal building was added after the sale.
R380705103425	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information within the County files indicates the main improvement was remodeled after sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368333200181	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information by the County indicates that the attached garage was converted into living space after sale.
R327107200148	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and in assessor's notes indicate a detached garage was built after purchase. There were some seller concessions in this transaction.
R368132435296	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information within the County files indicates the main improvement was remodeled after purchase. The remodeling and construction included 494 ft. ² of new living area.
R380706100081	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information within the County files indicate that the improvements were remodeled and a detached garage was added after sale.
R316131300084	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> based on verified information within the County file system the structure was 50% complete at the time of purchase. After purchase the improvement was completed.
R327106200016	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and assessor's notes indicate a detached garage was built after purchase.
R327116203035	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the assessor's office has confirmed and verified there was a change use in the property as the garage was converted to living space. There was seller concessions as stated on the TD.
R380501300109	1112	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and assessor's notes indicate a detached garage was built after purchase.
R380706300334	1115	53 Involves charitable institution	<input checked="" type="checkbox"/> this property was purchased from Habitat for Humanity. The property was not on the open market as buyer is chosen using financial criteria. The sale also included sweat equity on the part of the buyer. The purchase was also seller financed.
R380706300335	1115	53 Involves charitable institution	<input checked="" type="checkbox"/> this property was purchased from Habitat for Humanity. The property was not on the open market as buyer is chosen using financial criteria. The sale also included sweat equity on the part of the buyer. The purchase was also seller financed.
R327107200134	1135	113 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> verified information in the form of a building permit and assessor's notes indicate a detached garage was built after purchase.
R327122300087	1212	53 Involves charitable institution	<input checked="" type="checkbox"/> this property was purchased from Habitat for Humanity. The property was not on the open market as buyer is chosen using financial criteria. The sale also included sweat equity on the part of the buyer. The purchase was also seller financed.
R380705425058	2112	115 Mixed Use	<input checked="" type="checkbox"/> County appraisers verified this mixed-use property and was seller financed at unknown rates. The property included multiple improvements with multiple uses.
R327108402249	2112	118 Change of Use	<input checked="" type="checkbox"/> okay there is a change in use of this property from my exercise studio to distillery. There was no construction after purchase as verified by County staff.
R380706300005	2112	111 Trade Involved	<input checked="" type="checkbox"/> information contained in the County files and information on the TD indicates a trade. The property was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368132405106	2112	111 Trade Involved	<input checked="" type="checkbox"/> information contained in the County files and information on the TD indicates a trade. The property was not exposed to the open market.
R342114400001	2115	125 Multi Imps on Land	<input checked="" type="checkbox"/> there are multiple improvements located on this property of time of sale. Also included in the sales price was good will and blue sky. The value of these items are not known and skew the sales price of the transaction.
R380706300045	2120	122 Imps Razed after Sale	<input checked="" type="checkbox"/> the improvements located on this property were razed after purchase. As verified information is located in the County electronic files
R368132302184	2130	125 Multi Imps on Land	<input checked="" type="checkbox"/> this transaction was seller financed an unknown terms and included multiple improvements. After purchase the same improvements were remodeled and there was some new construction on the property. This information is contained in the Chaffee County files an
R327108404417	2140	130 Property Split	<input checked="" type="checkbox"/> Subdivided and sold as two tracts after purchase. Remodeled after purchase.
R327121200611	2235	111 Trade Involved	<input checked="" type="checkbox"/> information contained in the County files and information on the TD indicates a trade. The property was transferred for the reduction of the debt was not open market.
R327116400046	2235	64 Multi Parcels in Sale	<input checked="" type="checkbox"/> The adjacent property owner purchased multiple properties in this transaction. Verified Information in county files and information is included on the TD and on the deed.
R327116300207	2245	116 Bank Repossession	<input checked="" type="checkbox"/> verified County information states this sale was first sale after foreclosure from a bank. The buyer offered price and the bank accepted..
<hr/>			
Accounts Audited:	39	Auditor Agrees:	-39
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	09	CHEYENNE	
336104311001	0200	16 doubtful title QCD	<input checked="" type="checkbox"/>
334112221008	1112	18 multiple properties	<input checked="" type="checkbox"/>
336104302003	1112	22 extensive remodel-addition	<input checked="" type="checkbox"/>
333920114004	1112	23 partial int	<input checked="" type="checkbox"/> 50% int
336104304012	1112	22 extensive remodel-addition	<input checked="" type="checkbox"/>
336104303007	1112	22 extensive remodel-addition	<input checked="" type="checkbox"/>
336104310009	1112	5 govt agency as buyer	<input checked="" type="checkbox"/>
333921324012	1112	34 correction deed	<input checked="" type="checkbox"/> two recorded deeds one for 19200 the other for 0
333920119006	1112	18 PR added	<input checked="" type="checkbox"/> multiole titles
334320100002	1112	25 Ag property	<input checked="" type="checkbox"/>
336104302007	1112	23 partial int	<input checked="" type="checkbox"/>
333921216008	1112	24 other	<input checked="" type="checkbox"/> change use to storage shed
336109207001	1112	5 govt agency as buyer	<input checked="" type="checkbox"/>
333920121007	1112	23 partial int	<input checked="" type="checkbox"/>
334112223003	1112	22 extensive remodel-addition	<input checked="" type="checkbox"/>
333920131008	1112	22 extensive remodel-addition	<input checked="" type="checkbox"/>
336105407017	1112	23 partial int	<input checked="" type="checkbox"/>
333921227010	1112	18 multiple properties	<input checked="" type="checkbox"/>
333921207004	1112	16 other	<input checked="" type="checkbox"/> change use to storage shed
333920435003	1112	11 related parties	<input checked="" type="checkbox"/>
333920119003	1112	11 related parties	<input checked="" type="checkbox"/>
333920113004	1112	11 related parties	<input checked="" type="checkbox"/>
309326200047	1112	11 related parties	<input checked="" type="checkbox"/> parcel was deleted in combination with another parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921203003	1112	24 other	<input checked="" type="checkbox"/> on ext period of time property is rented and owner lives by it
333920160002	1112	16 doubtful title QCD	<input type="checkbox"/>
<hr/>			
Accounts Audited:	25	Auditor Agrees: -24	Auditor Disagrees: -1
			Auditor Disagrees: -4.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	10	CLEAR CREEK	
R013962	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two parcel sale, no access- only from improved parcel
R000682	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market- purchased adjacent owner
R004593	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Transferred to wrong owner- corrected deed
R012566	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sale out of bankruptcy, trustee's deed
R005821	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Under contract 4-13-10, pre-base year sale
R001449	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two county parcel, now improved
R017454	0530	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Partial interest (50%)
R012762	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased from neighbor- not on open market
R014638	1212	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Included vacant one acre to a poor quality home
R010855	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition, remodeled after sale
R161029	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Finished basement and driveway
R017293	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Mobile home not livable
R016329	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Water damage, vacant for six years, remodeled
R014633	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition; stripped to studs, including vacant lot
R014237	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> 4 years on market, three permits for remodel
R013887	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive repairs needed after sale, fair per TD
R013349	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Renovation in progress after sale
R012896	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition, being remodeled, adding third bedroom
R012821	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition at time of sale, half of house gutted
R012543	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> New well, electrical and repaired septic
R012516	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Seller bought at tax sale and sold back to prior owner
R012477	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Two car garage completed after sale and combined lots
R014457	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Habitat for Humanity house

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011821	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition, remodeled after sale
R004737	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor at time of sale, remodeled
R004193	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive remodel, changed from average to good
R005062	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition at time of sale
R012242	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition, remodeled after sale
R004337	2112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Tore out gas station, built Cum & Go on this and another parcel
R003166	2225	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multi-parcel sale including a vacant parcel

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
598718401001	0100	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this is a related parties sale and was not exposed to the open market.
587102201009	0100	50 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> This transfer was to help the seller with a financial problem. Not exposed to the open market. County notes support the unqualified determination.
598329401004	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> multiple properties were transferred in this conveyance based on verified information from the County staff. Information on the deed and the TD also indicate multiple properties were transferred in this sale.
598106203003	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> multiple properties were transferred in this conveyance based on verified information from the County staff. Information on the deed and the TD also indicate multiple properties were transferred in this sale.
586532200148	0510	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this a multiple property sale was transferred via Quit Claim Deed. Information is contained on the face the deed and in County records.
571909300035	0510	43 PERSONAL REPRESENTATIVE	<input checked="" type="checkbox"/> this property was transferred by personal representative deed was not exposed to the open market. This information is contained on the deed and within County records
586532200146	0520	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this a multiple property sale which was transferred via quit claim deed. Information is contained on the face the deed and in County records.
586532200150	0530	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this a multiple property sale which was transferred via quit claim deed. Information is contained on the face the deed and in County records.
586514200002	0530	25 CORRECTION DEED	<input checked="" type="checkbox"/> this is a quit claim correction deed. Information is contained on the deed and within County files.
571919200099	0540	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> verified County information indicates this is a multiple property sale.
572516200023	0540	38 RECORDED DUPLICATE DEED	<input checked="" type="checkbox"/> this is a duplicate deed which by itself passes no title. This information is located within the County files and stated on the deed of conveyance.
556313400020	0550	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> information on the deed and notes in the County files indicates this a multiple property sale.
571724100066	0550	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> verified County information indicates this is a multiple property sale.
598534200021	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> according to a field inspection by the County staff the improvements property were in very poor condition on the date of purchase. The improvements have been remodeled since the purchase based on a staff field inspection.
572114326013	1000	23 TREASURER'S DEED	<input checked="" type="checkbox"/> this property was transferred by public trustee's deed based on an order from the bankruptcy court. Information is contained in the County records and on the deed.

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
572320364177	1000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this was an in-family transaction and was not exposed to the open market.
598729302010	1000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this was an in-family transaction and was not exposed to the open market.
572114300024	1000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this was an in-family transaction and was not exposed to the open market.
598106201103	1000	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this transaction included multiple properties as indicated on the TD and on the warranty deed.
572114305006	1000	22 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> this property was transferred from the Housing and Urban Development and was not exposed to the open market. Verified information contained on the deed and in the County files support the unqualified determination.
571911400034	1000	22 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> there were many issues in the subject property as far as boundary line disputes and resurvey's. This is a first sale after foreclosure from the Veterans Affairs and was not exposed to the open market.
572317400072	1000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this was an in-family transaction and was not exposed to the open market.
572113200006	1000	22 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> multiple properties were transferred in this conveyance based on verified information from the County staff.
598329400025	1000	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> multiple properties were transferred in this conveyance based on verified information from the County staff.
598531100002	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> after purchase a garage and a porch were added . This verified information from appraisal staff is located within County files.
572114314020	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> after purchase the residence was completely remodeled. This is according to verified information contained in County files.
586724434088	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> before purchase there was a fire. The improvements have been repaired and the structures were remodeled. The verified information is located within County files
598729137003	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> after purchase the residence was completely remodeled. The verified information is contained in County files.
572114205016	1000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> after purchase the residence was completely remodeled. The verified information is contained in County files.
586724205019	1000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD and deed indicate this was an in-family transaction and was not exposed to the open market.
572320344105	1000	22 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> this first sale after foreclosure from Valley Educators Credit Union the prior transfer was by public trustee deed. This property was not offered on the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
572320212022	1000	22 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> multiple properties were transferred in this conveyance based on verified information from the County staff.
586724222041	1200	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> verified County information indicates that a mobile home was included in the sale with its' own schedule number. Thus the determination of multiple properties and unqualified status.
586721416001	1200	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this transaction included multiple properties as indicated on the TD and in county files.
000000050933	1200	07 RELATED PARTIES	<input checked="" type="checkbox"/> This sale was for a MH only, no real estate transfer.
572123200010	2000	07 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates related parties sale which was not exposed to the open market.
571917100004	2000	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> information on the deed and in County files indicates this a multiple property sale.

Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
70322980	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71543960	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This sale was marketed through the Internet, was not inspected by the buyer, and was not exposed to the open market. The sale was seller financed at higher than market rates. The purchase price also included an installment land contract .This is based on
70396380	0100	I -Treasurers Deed	<input checked="" type="checkbox"/> This property was transferred via Treasurer's deed after foreclosure. The information is stated on the deed and within county files.
70236270	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71536561	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71552260	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet The sale was seller financed at higher than market rates. The purchase price also involved in installment land contract .This is based on County verification and note
71558690	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. This is based on County verification and notes within the County files. The seller provided financing which is not typical the rates are not typical.
71201000	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71539370	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
70353920	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This sale was marketed through the Internet, was not inspected by the buyer, and was not exposed to the open market. The sale was seller financed at higher than market rates. The purchase price also involved an installment land contract. This is based on
70380610	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
72000230	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
73100080	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71545600	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The purchase price also included an installment land contract .This is based on County verification and notes within the County files.
71539990	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was marketed through the Internet, was not exposed to the open market. This is based on County verification and notes within the County files. The seller provided financing which is not typical the rates are not typical.
71537862	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was marketed through the Internet, was not inspected by the buyer, and was not exposed to the open market. This is based on County verification and notes within the County files. The seller provided financing which is not typical the rate
70386370	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
70219240	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. This is based on County verification and notes within the County files. The seller provided higher than market financing, 8% for 4 years, which is not typical in t
70400020	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
70125890	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71507370	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71503600	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71533330	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70405761	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> The property transferred via Quit Claim Deed was not inspected before purchase. The sale is marketed via the Internet and was not exposed to the open market. This is based on County verification and notes within the County files. The seller financed the t
70106600	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> The adjacent property owner purchased this property. Property was not marketed or exposed to the open market. This is based on County verification and notes within the County files.
70363770	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
71561280	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
70405600	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
70801500	0100	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer. This is based on County verification and notes within the County files.
30004223	0550	Z - see comment - Uninformed buyer	<input checked="" type="checkbox"/> This property was not exposed to the open market as it was marketed through the Internet. The property was not inspected by the buyer, and was not exposed to the open market. This is based on County verification and notes within the County files.
<hr/>			
Accounts Audited:	30	Auditor Agrees:	-30
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Carl	13	CROWLEY	
10100821	0100	51 Sale Involves Gov't Agency	<input checked="" type="checkbox"/> sold to town of Ordway-use changed
10801975	0540	70 Other	<input checked="" type="checkbox"/> split-rural site with water meter
10100807	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100541	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100523	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100494	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100481	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100344	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100249	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100228	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100180	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10400175	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10300022	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100531	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100150	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10300302	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10300060	1212	68 Remodel-New Construction	<input checked="" type="checkbox"/>
10200016	1212	71 In Lieu of foreclosure	<input checked="" type="checkbox"/> low by comps
10100220	1212	68 Remodel-New Construction	<input checked="" type="checkbox"/>
10100943	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10100384	1212	57 Sale between related Parties	<input checked="" type="checkbox"/> Sharp to Sharp father to son
10300056	1212	78 Poor Condition	<input checked="" type="checkbox"/> deferred maintenance
10300133	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
10300089	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10300036	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10300007	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10200229	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10200136	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10200129	1212	56 Sale Involves Financial Inst.	<input checked="" type="checkbox"/> low by comps
10801926	2130	66 Undetermined Personal Property	<input checked="" type="checkbox"/>

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	14	CUSTER	
0010229898	0100	62 Doubtful title	<input checked="" type="checkbox"/> this property was transferred via quit claim deed and is unqualified.
0010026516	0100	53 Charitable Institution	<input checked="" type="checkbox"/> a nonprofit organizations sold these properties. The sale included three lots in Cameron Meadows. This sale was not available to the open market.
0010074005	0100	64 Multiple properties	<input checked="" type="checkbox"/> this a multiproperty sale as indicated on the TD and the deed.
0010147425	0510	64 Multiple properties	<input checked="" type="checkbox"/> this is a multiproperty sale as indicated on the deed and on the TD also in the County electronic files.
0010052002	0510	64 Multiple properties	<input checked="" type="checkbox"/> this is a multiproperty sale as indicated on the deed, TD and also in the County electronic files.
0010147189	0510	64 Multiple properties	<input checked="" type="checkbox"/> this a multiproperty sale as indicated on the TD and the deed.
0010216952	0520	57 Related parties	<input checked="" type="checkbox"/> information contained on the TD indicates this is a sale between related parties and was not exposed to the open market.
0010222350	0530	64 Multiple properties	<input checked="" type="checkbox"/> this transaction included multiple properties as indicated on the deed and in the County notes.
0010173600	0530	62 Doubtful title	<input checked="" type="checkbox"/> this property was transferred via quit claim deed and is unqualified.
0010086809	1212	64 Multiple properties	<input checked="" type="checkbox"/> the adjoining property owner purchased this property to add to his existing ownership. The deed indicates restrictions as far as water and sewage are concerned. These are not typical conditions.
0010221225	1212	64 Multiple properties	<input checked="" type="checkbox"/> this is a multi-property transaction as indicated on the deed and in County notes.
0010111321	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this sale was from the Federal Home Loan Mortgage Corporation as the first sale after foreclosure.
0010147555	1212	64 Multiple properties	<input checked="" type="checkbox"/> and this a multiproperty sale as indicated on the deed. The sale was seller financed at unknown rates.
0010155750	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this is a first sale after foreclosure from Sunflower Bank to an individual. Sunflower Bank acquired the property in a foreclosure sale in May 2010.
0010106000	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this was a multi-property sale from the Federal Home Loan Mortgage Corporation. This the first sale after foreclosure and was not exposed to the open market.
0010126200	1212	62 Doubtful title	<input checked="" type="checkbox"/> this property was transferred by quit claim deed. At the time of sale the improvement was approximately 60% complete.
0010137404	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from the U.S. Bank national Association after a foreclosure, verified information is contained in the County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010134500	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from Fannie Mae to an individual after a foreclosure. Notes the County files indicate the improvements on this property were in very poor condition.
0010204650	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Bank of America to an individual. The bank acquired the property approximately six months earlier. According information in the County notes the improvements were in fair condition.
0010143550	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from the Housing and Urban Development and contains deed restrictions. These are not typical in this market. This property was taken back by approximately 8 months before the sale.
0010140100	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this sale was from the Federal Home Loan Mortgage Corporation as the first sale after foreclosure.
0010120751	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this sale was from the Federal Home Loan Mortgage Corporation as the first sale after foreclosure.
0010112132	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from the U.S. Bank National Association after a foreclosure. Verified information is contained in the County files.
0010112133	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> One West Bank acquired this property through foreclosure and held the property for one month and sold to an individual, verified information related to this sale is contained in the County files.
0010199950	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this sale was from the Federal Home Loan Mortgage Corporation to an individual as the first sale after foreclosure.
0010184310	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from Fannie Mae to an individual after a foreclosure.
0010111312	1212	56 Seller is financial inst.	<input checked="" type="checkbox"/> this property was transferred from the Housing and Urban Development and contains deed restrictions. These are not typical in this market. This property was taken back by the bank approximately 8 months before the sale.
0010106600	2225	64 Multiple properties	<input checked="" type="checkbox"/> this property was split between two tax districts and has two schedule numbers thus the determination of an unqualified sale. The information is contained in County notes.
0010229258	2230	64 Multiple properties	<input checked="" type="checkbox"/> is a multiproperty sale as indicated on the TD and the deed. The sale also included veterinarian equipment ,the name of the company and goodwill.
<hr/>			
Accounts Audited:	29	Auditor Agrees: -29	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	15	DELTA	
R014918	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale included multiple properties.
R021810	0200	51 INVOLVES A GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/> this this was a right-of-way purchase by the city of Delta under threat of condemnation.
R008191	0200	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> this transfer was between business affiliates was not exposed to the open market.
R009936	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale included multiple properties and included a trade.
R020120	0200	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> sale included multiple properties and was transferred between related parties. The property was never exposed to the open market.
R010380	0400	70 OTHER	<input checked="" type="checkbox"/> this is a vacant land sale with a minor structure, airplane hangar.
R023706	0520	70 OTHER	<input checked="" type="checkbox"/> the adjoiner purchased this property for better access to his property. The sale was not exposed to the open market.
R010774	0550	70 OTHER	<input checked="" type="checkbox"/> after final analysis of this market the price paid for this property was far below the market value.
R022903	1112	70 OTHER	<input checked="" type="checkbox"/> this property was never offered on the open market.
R012160	1112	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this was the first sale after foreclosure from the Secretary of Housing and Urban Development and contained multiple properties.
R015705	1112	70 OTHER	<input checked="" type="checkbox"/> a highly motivated adjoiner paid higher than market value so his son could purchase the house next door to this lot.
R016399	1112	70 OTHER	<input checked="" type="checkbox"/> this was the first sale after foreclosure from Fannie Mae to an individual, was not offered on the open market. After final analysis of this market the price paid was far below the market value.
R011963	1112	70 OTHER	<input checked="" type="checkbox"/> this sale was the first sale after foreclosure from Fannie Mae to an individual and was not offered on the open market. After final analysis of this market the price paid was far below the market value.
R013297	1112	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Federal National Mortgage Association. The property was never offered to the open market.
R019112	1112	70 OTHER	<input checked="" type="checkbox"/> this was a sale after foreclosure from the Sec. of Housing and Urban Development to an individual. Not an open market transaction.
R015239	1112	70 OTHER	<input checked="" type="checkbox"/> there was \$5000 seller concessions, this property was never offered on the open market
R018610	1112	70 OTHER	<input checked="" type="checkbox"/> this was a sale after foreclosure from Fannie Mae to an individual was not offered on the open market. After final analysis of this market the price paid was approximately 40% below the market value.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R022956	1112	70 OTHER	<input checked="" type="checkbox"/> there were multiple single-family residences located on the property at the time of sale.
R015801	1112	70 OTHER	<input checked="" type="checkbox"/> this sale involved multiple properties and was not offered to the open market.
R021939	1112	70 OTHER	<input checked="" type="checkbox"/> distress sale from the Credit Union to an individual, not exposed to the open market
R012265	1112	70 OTHER	<input checked="" type="checkbox"/> this is a mixed-use property with commercial and residential uses.
R012861	1112	70 OTHER	<input checked="" type="checkbox"/> distressed sale from HUD, low price after final analysis
R011858	1112	70 OTHER	<input checked="" type="checkbox"/> this sale was the first sale after foreclosure from Wells Fargo Bank to an individual, it was not offered on the open market. After final analysis of this market the price paid was far below the market value.
R021323	1112	70 OTHER	<input checked="" type="checkbox"/> this sale was the first sale after foreclosure from Fannie Mae to an individual, was not offered on the open market. After final analysis of this market the price paid was far below the market value.
R011515	1112	70 OTHER	<input checked="" type="checkbox"/> this sale was the first sale after foreclosure from Federal Home Loan Mortgage to an individual, was not offered on the open market. After final analysis of this market the price paid was far below the market value.
R020792	1112	70 OTHER	<input checked="" type="checkbox"/> there were multiple single family structures located on the property at the time of sale.
R016101	1135	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the US bank national Association. The property was not exposed to the open market.
R002431	1135	70 OTHER	<input checked="" type="checkbox"/> the sale included a mobile home.
R005462	1135	61 RESULTS FROM JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> the property was transferred via a Conservators Deed for a protected person. This a distress sale was not exposed to the open market.
R014334	1716	70 OTHER	<input checked="" type="checkbox"/> this was a mixed-use property which had third-party financing and a balloon payment. This property was never offered on the open market.
R018451	2235	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale included multiple properties.
R022022	2235	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> a new warehouse was built after purchase.
R013464	2235	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale included multiple properties. The sale involved a 1031 exchange.
R015288	2235	51 INVOLVES A GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/> the property was purchased by the city of Delta for a potential bypass. The property was not available to the open market
R021246	2235	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale included a manufactured home, was a mixed-use property, contained multiple parcels and included a trade.
R015261	2235	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this was a sale between related parties and was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R023545	2235	51 INVOLVES A GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/> the property was purchased by the city of Delta for a potential bypass. The property was not available to the open market
R022774	2245	53 INVOLVES CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> the sale included multiple properties.
<hr/>			
Accounts Audited:	38	Auditor Agrees: -38	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	DENVER	
05182-01-030-000	0100	WY IMPS NOT SIGNIFICANT	<input checked="" type="checkbox"/> Multi-parcel residential sale with an improved parcel
06102-04-004-000	0200	8N TD 1000 NOT MARKET	<input checked="" type="checkbox"/> Vacant parcel bought by friend of adjacent property owner
02234-00-046-000	0300	N NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Subject to demolition of improvements, deed in lieu
05254-09-015-000	1112	C\$ CONDITION AND CASH SALE	<input checked="" type="checkbox"/> Sold to adjacent homeowner, possible land sale
05015-32-005-000	1112	VW IMPS NOT SIGNIFICANT	<input checked="" type="checkbox"/> Poor condition per TD
05103-06-016-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Fix and flipped on 10-12 for \$303,000
05104-21-008-000	1112	D8 DISPOSAL TD 1000	<input checked="" type="checkbox"/> Permits for remodel after sale
05121-32-004-000	1112	DH DISPOSAL ECONOMIC OBSOL	<input checked="" type="checkbox"/> On Colorado Blvd.: fixed and flipped 5-12 for \$437,500
05135-04-004-000	1112	MS MLS PHYSICAL CHANGE AFTER SALE	<input checked="" type="checkbox"/> 8-10:permits for remodel. Sold 5-13 for \$2,350,000
05141-10-002-000	1112	M8 MLS TD 1000	<input checked="" type="checkbox"/> Resold on 9-11 for \$530,000, updated basement finish& kitchen
05141-30-010-000	1112	M8 MLS TD 1000	<input checked="" type="checkbox"/> Fixed and flipped on 5-12 for \$691,500
02312-05-015-000	1112	C\$ CONDITION AND CASH SALE	<input checked="" type="checkbox"/> Poor condition per TD
05301-19-004-000	1112	M\$ MLS CASH	<input checked="" type="checkbox"/> Fixed and flipped on 10-12 for \$234,900
06054-32-012-000	1112	D DISPOSAL	<input checked="" type="checkbox"/> 895 DOM, Not arm's length
06062-11-029-000	1112	D DISPOSAL	<input checked="" type="checkbox"/> 6459 sf improvement, permit 10-12 to remove 2nd kitchen
06173-16-020-000	1112	C7 CONDITION SELLER CONCESSIONS	<input checked="" type="checkbox"/> Poor condition per TD
08071-09-036-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> No MLS, sold by owner
09102-01-039-000	1112	DC DISPOSAL GOVERNMENT	<input checked="" type="checkbox"/> NO TD, No MLS
05302-09-029-000	1112	MD MLS DISPOSAL	<input checked="" type="checkbox"/> Fair condition per TD, quit-claim deed
05141-27-024-000	1112	M8 MLS TD 1000	<input checked="" type="checkbox"/> Poor condition per TD, sold by exempt
02253-03-012-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> 50% partial interest, inter-familial sale
00154-16-019-000	1112	DN DISPOSAL NOT REFLECTIVE	<input checked="" type="checkbox"/> Fixed and flipped on 7-5-13 for \$186,500
01293-07-014-000	1112	DN DISPOSAL NOT REFLECTIVE	<input checked="" type="checkbox"/> No MLS, No sales Verification, financed for more than sale

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
01304-08-022-000	1112	DN DISPOSAL NOT REFLECTIVE	<input checked="" type="checkbox"/> Fair condition per TD, added new garage
01304-09-019-000	1112	DN DISPOSAL NOT REFLECTIVE	<input checked="" type="checkbox"/> Poor condition per TD
01314-16-007-000	1112	C CONDITION	<input checked="" type="checkbox"/> 2-12: permits for interior remodel, fixed and flipped
02154-06-005-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Mo MLS
05015-30-008-000	1112	MD MLS BANK DISPOSAL	<input checked="" type="checkbox"/> Fair condition per TD
02231-15-018-000	1112	8* DISPOSAL NOT REFLECTIVE	<input checked="" type="checkbox"/> Sale between LLC's, Balloon payment more than sales price
02352-04-009-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Uninhabitable per owner
02253-16-008-000	1112	\$M CASH MLS	<input checked="" type="checkbox"/> Fixed and flipped on 2-13 for \$309,900
02254-07-014-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Poor condition per TD 1000, resold 4-12
02262-27-023-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> No MLS, nine month balloon loan
02263-27-004-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Poor condition per TD, not in MLS
02265-20-014-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> Excessive deferred maintenance
02266-18-025-000	1112	8* TD 1000 MORE EXPLANATION	<input checked="" type="checkbox"/> LLC to LLC, not exposed to market, no MLS
02304-12-003-000	1112	DC DISPOSAL CONDITION	<input checked="" type="checkbox"/> Poor condition, permits for interior finish, 5500 sf imp
02213-42-006-000	1112	DC DISPOSAL CONDITION	<input checked="" type="checkbox"/> Poor condition per TD, new garage added
05294-15-042-000	1112	DM DISPOSAL	<input checked="" type="checkbox"/> Salvage per TD, major settling with walls and floors
06334-16-011-000	1112	M7 MLS CONCESSIONS	<input type="checkbox"/> Disagreed with basis for disqualification
07061-05-011-000	1112	DM DISPOSAL MLS	<input type="checkbox"/> Disagreed with basis for disqualification
06073-24-008-000	1112	F FORECLOSURE TRUSTEE'S	<input type="checkbox"/> Private trustee sale to third party, good sale
01301-25-034-000	1112	DN DISPOSAL NOT REFLECTIVE	<input type="checkbox"/> Disagreed with basis for disqualification
05121-23-050-000	1114	DC DISPOSAL CONDITION	<input checked="" type="checkbox"/> Poor condition per TD and MLS
02355-11-064-000	1114	D\$ DISPOSAL CASH	<input checked="" type="checkbox"/> Requalified as a valid sale
07094-14-264-264	1130	D\$ DISPOSAL CASH	<input checked="" type="checkbox"/> Lawsuit against developer restricted sales, four HOA's sued
05133-01-164-164	1130	\$M CASH MLS	<input checked="" type="checkbox"/> 6114 sf, developer's home, functionally super-adequate,

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
02335-13-076-076	1130	DM DISPOSAL MLS	<input checked="" type="checkbox"/> Requalified as a valid sale
02363-03-158-158	1130	M\$ MLS CASH	<input checked="" type="checkbox"/> Larger than typical size at 2127 sf,
05034-09-150-150	1130	DM DISPOSAL MLS	<input checked="" type="checkbox"/> Multi-parcel included three garage spaces
05125-17-007-007	1130	D@ DISPOSAL	<input checked="" type="checkbox"/> Two sales in base period, second sale qualified
02363-03-168-168	1130	D7 DISPOSAL	<input type="checkbox"/> Disagreed with basis for disqualification
05083-39-010-000	2112	D DISPOSAL	<input checked="" type="checkbox"/> Sold from bank to tenant, not exposed to open market
06052-03-017-000	2112	V SALES VERIFICATION LETTER	<input checked="" type="checkbox"/> Walgreen's purchase
02276-11-013-000	2125	Y? FUNCTIONAL OBSOLESCENCE	<input checked="" type="checkbox"/> Remodeled community center after sale
05174-08-004-000	2125	8N TD 1000 NOT REFLECTIVE OF MARKET	<input checked="" type="checkbox"/> Church sold and used as another church
02345-10-066-066	2125	D DISPOSAL	<input checked="" type="checkbox"/> Ritz-Carlton foreclosure- this is the spa
01252-00-079-000	2130	8 TD 1000	<input checked="" type="checkbox"/> Unmanned fueling station in warehouse district
02342-23-019-000	2130	8R TD 1000	<input checked="" type="checkbox"/> This is the combination of three parent parcels, related parties
01202-00-075-000	2130	VM SALES VERIFICATION MLS	<input checked="" type="checkbox"/> Purchased by railroad, will be state assessed

Accounts Audited: 60 Auditor Agrees: -55 Auditor Disagrees: -5 Auditor Disagrees: -8.33%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	17	DOLORES	
R 504736226001	0100	27 not an arm's length	<input checked="" type="checkbox"/> this property was transferred by quit claim deed and was an and was transferred between business affiliates.
R 506301200015	0510	2 related parties	<input checked="" type="checkbox"/> this multi-properties partial interest transaction was between family members.
R 504725300159	1212	26 purchased by an Joiner	<input checked="" type="checkbox"/> the property was transferred by quit claim deed and purchased by the adjacent owner in an assemblage.
R 506301200016	1212	2 related parties	<input checked="" type="checkbox"/> this multi-properties partial interest transaction was between family members.
R 480711200078	1212	26 purchased by an Joiner	<input checked="" type="checkbox"/> the property was transferred by quit claim deed and purchased by the adjacent owner in an assemblage.
Accounts Audited: 5	Auditor Agrees: -5	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	DOUGLAS	
223334101192		Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, water leaks
235129412001		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, deferred maintenance
235502104088		Foreclosure	<input checked="" type="checkbox"/> Salvage value per TD, atypical exposure
250512311014		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD
250510205007		Foreclosure	<input checked="" type="checkbox"/> Resold 10-22-2010 for \$319,900, fixed and flipped
235121101019		Short Fix w/ PT#	<input checked="" type="checkbox"/> Vacant for two years, water damage, poor construction quality, settling
223304206016		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, 408 DOM, no updating in thirty years
250304202005		Short Influence Fix no PT#	<input checked="" type="checkbox"/> Poor condition per TD, vermin infestation, deferred maintenance
250512406005		Foreclosure	<input checked="" type="checkbox"/> Excessive deferred maintenance, siding damage, drywall damage
222902212060		Foreclosure	<input checked="" type="checkbox"/> Fair condition, appliances removed, deferred maintenance
223108313037		Foreclosure	<input checked="" type="checkbox"/> Water damage, deferred maintenance
223322104078		Foreclosure	<input checked="" type="checkbox"/> Resold for \$213k, poor condition per TD, repair escrow
235511105016		Foreclosure	<input checked="" type="checkbox"/> Three year fix and flip, deferred maintenance
250503407104		Foreclosure	<input checked="" type="checkbox"/> Interior finish stripped, no fixtures, carpet
223322104114		Foreclosure	<input checked="" type="checkbox"/> List price was \$105k, needs mold mitigation, poor condition per TD
235104413006		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, relisted for \$269k, remodeled
222914206020		Foreclosure	<input checked="" type="checkbox"/> Interior stripped by former owner
235109207008		Foreclosure	<input checked="" type="checkbox"/> Post sale structural damage of \$130k, basement slab sunk five inches
250503404002		Foreclosure	<input checked="" type="checkbox"/> Land value sale, improvements removed, resold in 2013 for \$650k
276729000014		Foreclosure	<input checked="" type="checkbox"/> Fair per TD, damaged by prior owner
235523103010		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, unstable decking
222902303001		Foreclosure	<input checked="" type="checkbox"/> Fair condition, listed at \$284k, deferred maintenance
250708301086		Foreclosure	<input checked="" type="checkbox"/> Fixed and flipped on 7-27-12 for \$239,900

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
235501206007		Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, evidence of water damage
222735419008		Foreclosure	<input checked="" type="checkbox"/> Extensive water damage from broken pipes on first and second floors
250513204045		Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, smoke damage
222724300013		Foreclosure	<input checked="" type="checkbox"/> Lease/purchase with 50% of rent going to purchase, no MLS, no exposure
234912310035		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, resold For \$305k in 2011.
250717201008		Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, sold to a non-profit rehab company, resold for \$145k in 4/12
235117104099		Foreclosure	<input checked="" type="checkbox"/> Bird infestation, exterior wall rot, not habitable per inspector, rehabbed, re-sold for \$710k
260309200003		Foreclosure	<input checked="" type="checkbox"/> Home gutted in 2013, subsequent remodeling
250512212012		Foreclosure	<input checked="" type="checkbox"/> Poor per TD, resold in 11-12 for \$268k
250512406001		Foreclosure	<input checked="" type="checkbox"/> Broken pipes in the basement ceiling
250511142006		Foreclosure	<input checked="" type="checkbox"/> Buyer rehab in progress, needs furnace, re-sold for \$225k
222903306006		Foreclosure	<input checked="" type="checkbox"/> Permit taken for \$200k to remediate deferred maintenance after sale
223104203068		Foreclosure	<input checked="" type="checkbox"/> 58% occupancy at time of sale in an area of 100% occupancy
234935000007		Foreclosure	<input checked="" type="checkbox"/> Change in use from residential to commercial
250502311004		Sale includes business value	<input checked="" type="checkbox"/> Sale of Burger King with non-tangibles, portfolio sale
250502302026		Review by Commercial	<input checked="" type="checkbox"/> Partial interest and related parties
235105113001		Auction	<input checked="" type="checkbox"/> Resold in the study period for \$75k
250314000013		Foreclosure	<input checked="" type="checkbox"/> House sold without furnaces or AC units, interior stripped
234911203035		Foreclosure	<input checked="" type="checkbox"/> Excessive deferred maintenance, vermin in interior
234731001004		Foreclosure	<input checked="" type="checkbox"/> Resold for \$430k on 8-12-12, fixed and flipped
250513203014		Foreclosure	<input checked="" type="checkbox"/> Interior gutted to studs, salvage per TD, mold mitigation
223322102036		Foreclosure	<input checked="" type="checkbox"/> Sold to a non-profit remodeler, resold three months later for \$127,400
222910410034		Foreclosure	<input checked="" type="checkbox"/> Fair per TD, HOA lien for exterior maintenance affected sales price
223329305008		Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, basement finish removed due to poor workmanship

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
223308127001		Foreclosure	<input checked="" type="checkbox"/> Fixed and flipped on 10-3-11 for \$117k
250511124008		Foreclosure	<input checked="" type="checkbox"/> Former commercial use converted to residential use
222901159002		Foreclosure	<input checked="" type="checkbox"/> Settlement issues with the builder, functional obsolescence, resold 8-2-13 for \$179,900
223106413006		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD
235105113030		Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD, interior fixtures removed by prior owner
223104419001		Foreclosure	<input checked="" type="checkbox"/> Poor per TD
223305106022		Foreclosure	<input checked="" type="checkbox"/> Mold, excessive deferred maintenance
222934002012		Foreclosure	<input checked="" type="checkbox"/> Zoned industrial, excessive deferred maintenance
223107203017		Foreclosure	<input checked="" type="checkbox"/> Basement not to code , affected sales price
235117401031		Foreclosure	<input checked="" type="checkbox"/> Fair condition, expansive soils
223133308002		Foreclosure	<input checked="" type="checkbox"/> Fixed and flipped on 7-23-12 for \$447,500
235120101039		Foreclosure	<input type="checkbox"/> Disagree with the justification for disqualification
234911211003		Foreclosure	<input type="checkbox"/> Disagree with the justification for disqualification

Accounts Audited: 60 Auditor Agrees: -58 Auditor Disagrees: -2 Auditor Disagrees: -3.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	19	EAGLE	
R013980	0100	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> this sale was not exposed to the open market and it was between related parties. The transfer was for 7% of the fee ownership. Verified information is contained in County electronic files, deed and TD.
R050299	0100	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this is an in-family sale and was not exposed to the open market. Confirmed supporting evidence is located on the TD and within the County electronic files.
R040690	0100	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the information to confirm this as a multiple property sale is located on the deed, within the County electronic file notes and TD.
R064842	0200	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information stated on the TD and verified information within the County files indicate this as an in-family transaction. The property was never exposed to the open market.
R058464	0200	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the information to confirm this as a multiple property sale is located on the deed, and comments in County electronic files and TD.
R052811	0200	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> information on the deed and verified information by County appraisers indicate this as a multiple property sale.
R018388	0550	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> according to information on the TD and deed this sale was for multiple properties.
R029212	0550	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the information to confirm this as a multiple property sale is located on the deed, and comments in County electronic files and TD.
R055696	1112	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates this as an in-family transaction. The property was not exposed to the open market. Additionally this is a sale of multiple properties according to the deed and County electronic notes.
R051799	1112	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the information to confirm this as a multiple property sale is located on the deed within the County electronic files and on the TD.
R064349	1212	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> verified information from the buyer indicates they were highly motivated to purchase this property and paid more than market value due to its location. Atypical motivation is one of the reasons for the unqualified status as well as the multiple properties in this transaction. One of the lots was improved, the second lot was vacant based on verified county information.
R064990	1212	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> verified information contained on the deed, TD and stated in County electronic files indicate a multiple property sale.
R010546	1212	73 SEE REMARKS	<input checked="" type="checkbox"/> information verified by County personnel indicates this sale, 1 parcel, was spread over two deeds and involved an estate. The sale also included 1031 exchange and is considered an unqualified sale. The sale was transferred by Personal Representative's Deed.

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
R064905	1212	51 SALE INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> this transfer was from Habitat for Humanity Homes to an individual. Then transfer was not an open market transfer as it involves sweat equity on the part of the buyer. The amount of sweat equity helps determine selling price. The sale was subject to deed restrictions. These restrictions are atypical and helps to support the unqualified status determined by the County.
R053621	1212	73 SEE REMARKS	<input checked="" type="checkbox"/> this is the first sale of the property after foreclosure from Fannie Mae to an individual. The property was not exposed to the open market. This is the first of two sales in the valuation period and is considered unqualified. Verified information in the County files indicates that the improvements were in poor condition and will require remodeling after purchase. The transaction was third-party financed at nonmarket rates.
R057640	1212	73 SEE REMARKS	<input checked="" type="checkbox"/> information contained in County files indicate the improvements were approximately 25% complete. Unknown value of existing incomplete improvement in sales price.
R050687	1212	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> the grantor was headed toward bankruptcy and foreclosure before he got an offer on the property. This was not an open market transaction according to verified information. The improvements were remodeled after purchase.
R005822	1230	56 SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> this is a first sale after foreclosure from the U.S. Bank and was not exposed to the open market. The improvements were completely remodeled after purchase.
R008878	1230	56 SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> according to verified information this property was in foreclosure at the time of sale and included all furnishings and a garage parking space.
R047083	1230	52 SALE INVOLVES A PUBLIC UTILITY	<input checked="" type="checkbox"/> this property was not made available to the open market and was purchased from Eagle River water and Sanitation District. Information on the deed and verified County information support the unqualified determination.
R009565	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> this property was not exposed to the open market as indicated by verified information in County electronic files. After purchase this unit was completely remodeled.
R013755	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> according to information in the County electronic files, the unit sustained fire damage approximately one year ago. This unit was priced way below market for quick sale. It's totally in original condition and will need remodeling after purchase which is occurring. This information is memorialized in the County electronic files.
R010363	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> a resident of this complex approached the owner and made an offer on the property which the owner accepted. The sale was not exposed to the open market. The verified information is memorialized in the County electronic files.
R010860	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> this is the first sale after foreclosure from a bank to an individual and was sold with right of first refusal conditions which is not a typical transfer. According to information contained in the County electronic files this is a distress sale. Additionally, the buyer remodeled the improvements after purchase.
R046113	1230	73 SEE REMARKS	<input checked="" type="checkbox"/> this is the first sale of two sales in the valuation period. Information has been verified and is contained in the County electronic files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R020575	1230	73 SEE REMARKS	☑ verified and documented information within County files and deed information support the non-open market, unqualified status. This sale was from HUD was not offered to the open market and merely for housing purposes for people whom qualify. The County inspected the property and learned that the improvements are being remodeled after purchase.
R007081	1230	68 SALE INVOLVES PROP REMODELED AFTER SALE	☑ information verified by County staff and contained in the file County files indicate this property was in poor shape when purchased. The buyer started remodeling shortly after purchase, based on staff field inspection.
R057357	2212	57 SALE IS BETWEEN RELATED PARTIES	☑ this transaction was between business affiliates and was for multiple properties. The verified information is stated on the deed and in comments within County electronic files.
R057357	2212	64 SALE INVOLVES MULTI-PROPERTIES	☑ multiple properties are stated on the TD the deed and in comments within County electronic files, information has been verified.
R017690	2230	64 SALE INVOLVES MULTI-PROPERTIES	☑ the information to confirm this as a multiple property sale is located on the deed within the County electronic files and on the TD.
R063671	2230	64 SALE INVOLVES MULTI-PROPERTIES	☑ this is a multiple property sale supported by verified in the County electronic files and information on the face of the deed.
R063676	2230	64 SALE INVOLVES MULTI-PROPERTIES	☑ information stated on the deed on the TD and the County electronic files indicate a multi-parking space sale.
R059303	2245	69 SALE OF PARTIAL INTEREST IN PROPERTY	☑ information on the TD, deed and verified information in the County electronic files establishes support for a partial interest transaction. Unqualified sale.
R060096	2245	57 SALE IS BETWEEN RELATED PARTIES	☑ information on the TD and verified information within the County electronic files indicate this sale was in-family transaction and was seller financed.
R065042	2245	64 SALE INVOLVES MULTI-PROPERTIES	☑ multiple properties are stated on the TD, deed and verified information within County electronic files.
R063530	2245	64 SALE INVOLVES MULTI-PROPERTIES	☑ multiple properties are stated on the TD, deed and verified information within County electronic files.
R063887	2245	64 SALE INVOLVES MULTI-PROPERTIES	☑ information on the TD and verified information located within the County electronic files state this as a multi-parcel sale and determined to be unqualified.
R041619	2245	69 SALE OF PARTIAL INTEREST IN PROPERTY	☑ the transfer of the property via Quit claim deed was 50% interest according to the deed and county verified notes.

Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Harry	21	EL PASO	
7409101056	0100	GK Government owned vacant land	<input checked="" type="checkbox"/> Short sale in an area of \$220k-\$250K sales
5125402014	0100	GK Government owned vacant land	<input checked="" type="checkbox"/> Bankrupt lender (IndyMac) liquidated lot below value
6109002008	0100	GK Government owned vacant land	<input checked="" type="checkbox"/> List price of \$120k, sold at half price in 167 days
6208407042	0100	GK Government owned vacant land	<input checked="" type="checkbox"/> DOM: 601 for \$299,900, private road, small sub
6507409030	0100	GK Government owned vacant land	<input type="checkbox"/> No basis for disqualification
6123005017	0100	GK Government owned vacant land	<input type="checkbox"/> Part of a bulk sale from Compass Bank, 252 DOM
5136102001	1112	GK Government owned vacant land	<input checked="" type="checkbox"/> Area of \$200k site sales
6123004011	1112	GK Government owned vacant land	<input checked="" type="checkbox"/> Part of a bulk sale from Compass Bank, 252 DOM
7404313023	1112	GK Government owned vacant land	<input checked="" type="checkbox"/> Listed at \$120k for 502 DOM, liquidated
5136202006	1112	GK Government owned vacant land	<input checked="" type="checkbox"/> Builder bought site below market from bank
4428001008	1112	GK Government owned vacant land	<input type="checkbox"/> No basis for disqualification
6325306025	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 1-12-12 for \$240,000
6329217010	1212	W Below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 1-4-12 for \$203,000
6332207006	1212	GW Government below average condition	<input checked="" type="checkbox"/> House vandalized, copper pipes stolen
6402305014	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
6406109008	1212	GW Government below average condition	<input checked="" type="checkbox"/> Remodeled but no heat to kitchen and one bedroom
6409315008	1212	GW Government below average condition	<input checked="" type="checkbox"/> Sold at auction, not exposed in typical market
6321103028	1212	GW Government below average condition	<input checked="" type="checkbox"/> No disclosure on condition from any source
5735007001	1212	GW Government below average condition	<input checked="" type="checkbox"/> Not listed in MLS, sold directly from lender for cash
6410203036	1212	W Below average condition	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
6411106048	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fix and flipped on 7-6-11 for \$186,500, poor condition per TD
6427226003	1212	W Below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 1-31-12 for \$89,900, poor condition per TD
5605209003	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 12-22-10 for \$119,900, tested for meth

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6317110003	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped on 5-24-12 for \$175k
6105004003	1212	W Below average condition	<input checked="" type="checkbox"/> Water damage, frozen pipes, poor condition per TD
7310202001	1212	W Below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 8-25-11 for \$210,000
5609107018	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 8-16-12 for \$147,500. fair per TD
5531406003	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped on \$167k on 9-22-11, fair per TD
5519101084	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 3-9-11 for \$162k
5405313043	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped on 1-11-11 for \$150k
5405308018	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
4315002042	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 4-13-12 for \$169,000
4120001005	1212	GW Government below average condition	<input checked="" type="checkbox"/> Poor roof and water damaged areas
2200000436	1212	GW Government below average condition	<input checked="" type="checkbox"/> Sale recorded twice, No MLS, Not exposed on market
100000200	1212	G Government	<input checked="" type="checkbox"/> Fixed and flipped on 10-3-11 for \$189,900
6303405012	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 4-14-12 for \$178,500
5520313078	1212	GW Government below average condition	<input checked="" type="checkbox"/> Fixed and flipped on 12-26-12 for \$174,000, fair per TD
5236005043	1212	GW Government below average condition	<input type="checkbox"/> No basis for disqualification
6322219024	1220	G Government	<input checked="" type="checkbox"/> Fair condition per field inspection- 100% vacant
6505406025	1220	G Government	<input checked="" type="checkbox"/> Salvage condition per TD, flipped in October, 2012 for \$230k
6427111063	1220	G Government	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
6427111058	1220	G Government	<input checked="" type="checkbox"/> Fair condition per field inspection- 100% vacant
6422315001	1220	G Government	<input checked="" type="checkbox"/> Below average condition per field inspection
6422314213	1220	GT Government below average condition	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
7336403019	1220	G Government	<input checked="" type="checkbox"/> 100% vacant at time of sale
7413313037	1220	G Government	<input checked="" type="checkbox"/> Poor condition per TD, deferred maintenance
7115110006	1220	G Government	<input checked="" type="checkbox"/> Mold and water damage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
7402312080	1220	G Government	<input checked="" type="checkbox"/> Miss-length sales coded- arms-length
7336102011	1220	G Government	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
7325219006	1220	G Government	<input checked="" type="checkbox"/> Poor condition per TD, deferred maintenance
7402312103	1220	G Government	<input checked="" type="checkbox"/> Mold and water damage
5529416135	1230	GW Government below average condition	<input checked="" type="checkbox"/> Excessive deferred maintenance
6415209056	1230	GW Government below average condition	<input checked="" type="checkbox"/> Excessive deferred maintenance
7324402013	2212	G Government	<input checked="" type="checkbox"/> Quit-claim deed with no doc fee, purchased by adjacent owner
6428403002	2212	Z Other	<input checked="" type="checkbox"/> 7-11 Sale and leaseback
6318401018	2212	G Government	<input checked="" type="checkbox"/> Poor condition per TD, deferred maintenance
6331412016	2215	Z Other	<input checked="" type="checkbox"/> Motel not listed on open market, four year balloon on 93% financing
6316208012	2220	G Government	<input checked="" type="checkbox"/> Fair condition per TD, deferred maintenance
6419313001	2230	Z Other	<input checked="" type="checkbox"/> Old School converted to brewery, not listed in MLS, Exempt grantor
<hr/>			
Accounts Audited:	59	Auditor Agrees:	-55
		Auditor Disagrees:	-4
		Auditor Disagrees:	-6.78%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	20	ELBERT	
R118359	0100	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Two inter-related business entities involved in this sale
R107892	0100	33 DOUBTFUL TITLE (EX:QUITCLAIM)	<input checked="" type="checkbox"/> Related parties per TD
R118901	0100	55 VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> 59 vacant lots
R118363	0100	55 VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Two vacant land parcels
R118354	0100	55 VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Two vacant land parcels
R118366	0100	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Grantor/grantee are related
R118355	0100	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Grantor/grantee are related
R118360	0100	55 VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Two vacant land parcels
R118361	0100	55 VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Two vacant land parcels
R108650	0100	33 DOUBTFUL TITLE (EX:QUITCLAIM)	<input checked="" type="checkbox"/> Two properties sold via quit-claim deed
R103811	1112	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Purchased from mother-in-law
R109093	1112	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale from father to son
R105572	1112	18 POOR CONDITION AT TIME OF SALE	<input checked="" type="checkbox"/> Interviewed owner: house gutted to studs, remodeled
R107409	1112	65 SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Pizza parlor with separate residential structure
R106700	1112	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Sale involved vacant and improved parcel
R108005	1112	87 USE SECOND SALE IN PERIOD	<input checked="" type="checkbox"/> Two sales signed on same day, this first sale was unqualified
R104946	1112	59 NON-TYPICAL FINANCING	<input checked="" type="checkbox"/> Not exposed to open market, seller financed mortgage through his company
R116479	1112	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Three lot sale with one improved, two vacant lots
R107097	1112	33 DOUBTFUL TITLE (EX:QUITCLAIM)	<input checked="" type="checkbox"/> Quit-claim deed with a purged mobile home, seller financed
R103940	1112	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale involved an exchange deed for the note

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R110052	1112	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Multiple lot sale: 56 acre lot
R117188	1112	18 POOOR CONDITION AT TIME OF SALE	<input checked="" type="checkbox"/> Fair condition per TD
R112967	1112	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Entire mobile home park with multiple improvements
R112313	1112	4 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Purchased by tenant for amount owed on mortgage
R100345	1135	81 MOBILE HOME WITH LAND	<input checked="" type="checkbox"/> Un-purged mobile home sale with land
R117614	2130	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> This parcel and the next one were sold on the same deed
R117613	2130	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> This parcel and the next one were sold on the same deed
R100710	2130	13 NONGOVERNMENT TAX EXEMPT INSTITUTE	<input checked="" type="checkbox"/> Bought by Word of Grace Church, not in MLS
R100105	2130	2 MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Eight buildings remodeled into one business, \$125k to remodel
R106171	2130	5 SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Sale involved \$500k in PP: television equipment, sale from TV company to another

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	22	FREMONT	
78002650	0100	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
19004640	0100	34 MH included in sale	<input checked="" type="checkbox"/>
99924474	0100	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
98704302	0100	70 Minor structure on vacant land	<input checked="" type="checkbox"/> included travel trailer, shed, and deck
76006740	0100	58 Sale between business affiliates	<input checked="" type="checkbox"/> Low by Mkt Comps
77011990	0100	70 Minor structure on vacant land	<input checked="" type="checkbox"/>
11001680	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> poor condition-remodeled after sale-sold to son
11019790	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11021120	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11020920	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11020450	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11021920	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Deed restrictions concerning sales price for 3 months
11019850	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11009240	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11009090	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11007370	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11006960	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> poor condition-remodeled after sale
11001230	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> poor condition-remodeled after sale
11000660	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
99704072	1112	57 Related Parties	<input checked="" type="checkbox"/> TD 1000 confirms related parties
11022050	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> No TD-1000 no comments
11007150	1112	60 Pers Repres Deed (Estate Sale)	<input checked="" type="checkbox"/> Low by Mkt Comps
99704098	1112	59 Relocation Transaction	<input checked="" type="checkbox"/> Low by Mkt Comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
99704396	1112	64 Multiple Property Sale	<input checked="" type="checkbox"/> three schedule numbers transferred
11022400	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> remodeled after sale
12004810	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> poor condition-remodeled after sale
12004980	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
12002820	1112	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
99704117	1112	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
12003560	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
99704032	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11000040	1112	60 Pers Repres Deed (Estate Sale)	<input checked="" type="checkbox"/> includes water rights
99604643	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
12002760	1112	60 Pers Repres Deed (Estate Sale)	<input checked="" type="checkbox"/> Low by Mkt Comps
99604428	1112	60 Pers Repres Deed (Estate Sale)	<input checked="" type="checkbox"/>
11032728	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
99704152	1112	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
99604090	1140	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
99704367	2212	64 Multiple Property Sale	<input checked="" type="checkbox"/> two schedule numbers transferred
12006490	2212	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11031750	2212	18 First Sale after Foreclosure	<input checked="" type="checkbox"/> Low by Mkt Comps
11028020	2212	68 Addition or remodel after sale	<input checked="" type="checkbox"/> remodeled after sale
99928279	2235	69 Partial Interest	<input checked="" type="checkbox"/> 20% int in T hangars at airport

Accounts Audited: 43 Auditor Agrees: -43 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	23	GARFIELD	
R450047	0100	63 PROPERTY TRADES	<input checked="" type="checkbox"/> TD marked yes and no for trades, no private remarks. The staff has verified a trade for acct.# 450059
R450059	0100	63 PROPERTY TRADES	<input checked="" type="checkbox"/> TD marked trade involved. No computer remarks. Personally verified trade by staff.
R082664	0100	58 PROPERTY IS LOCATED NEXT TO THE FIRE HOUSE. IT BORDERS PRIVATE PROPERTY AND SOUTH OF CASTLE VALLEY BLVD. NO SALES INFO OR LISTING., SENT SALES VER. LTR. JIM IS THE PREVIOUS OWNER OF LCR.	<input checked="" type="checkbox"/> This property was never exposed to the open market as the sale was between business affiliates.
R041299	0100	63 TALKED WITH BRIWAN LEASURE REGARDING SALE TRADE WITH R9545	<input checked="" type="checkbox"/> This property transaction included a trade and is not typical to the market in this area.
R009739	0100	63 TD1000 INDICATES TRADE VALUED @ \$250K; NO MLS LISTING. PREVIOUS OWNER PURCHASED R9750 FOR \$1M AND GAVE THIS LOT TO SELLER TO REACH THE ASKING PRICE OF \$1.3M FOR THE IMPROVED PROPERTY.	<input checked="" type="checkbox"/> This property was not exposed to the open market. TD 1000 indicates a trade valued at approximately \$250,000.
R080824	0100	58 BUSINESS AFFILIATES ON TD / MAILING ADDRESS HAS NOT CHANGED	<input checked="" type="checkbox"/> This property was never exposed to the open market as the sale was between business affiliates.
R007673	0100	58 NO MLS. SOLD LOT UNDER CONDITION THAT SELLER IS THE CONTRACTOR TO BUILD A NEW HOME ON LOT FOR NEW OWNERS. UNDERTERMINABLE AMOUNT OF SALE MAY BE TOWARDS START UP COSTS FOR BUILDING A NEW HOME. FOUNDATION HAS ALREADY BEEN SURVEYED A/O INSPECTION ON 7/31/	<input checked="" type="checkbox"/> Never exposed to the open market. The condition of sale was for the contractor, seller, to build a new home for the new owners.
R045063	0100	58 QUESTIONABLE SALE, NEED TO LOOK INTO. PROBABLY UNQUALIFIED BECAUSE MAY BE A TRADE INVOLVING OTHER SALE BETWEEN SAME PARTIES ON SAME DAY. SR .76	<input checked="" type="checkbox"/> Verified information in the County files indicate a trade involved with business affiliates.
R008060	0100	61 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> This property was sold via Judicial Decree. The property was transferred by a public trustee confirmation deed. This property was not exposed to the open market.
R007989	0100	61 FORECLOSURE OF OWNER CARRY NOTE	<input checked="" type="checkbox"/> This was a foreclosure of an owner carried note. The property was transferred by a public trustee's deed. Not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R270131	0550	70 SOLD FOR OIL AND GAS EXPLORATION, NOT LISTED ON THE OPEN MARKET. SENT SALES QUESTIONAIRE. NO MLS.	<input checked="" type="checkbox"/> This property was purchased by Noble Energy for oil and gas exploration. No surface rights and this property.. The sale was not listed on the open market.
R230819	0550	64 SOLD WITH SCH. #200151, SOLD TO GAS COMPANY	<input checked="" type="checkbox"/> This multiple property transaction included two lots in the subdivision. The legal description is stated in the deed.
R008269	0550	57 POTTERS SOLD THIS PARCEL TO MANUPPELLA 1-02, THEN IT WAS SOLD BACK TO THE POTTERS IN 1-11. NOT LISTED ON THE OPEN MARKET.	<input checked="" type="checkbox"/> This property was never exposed to the open market as it was sold between grantor and grantee several times.
R230807	0550	70 SOLD TO GAS COMPANY FOR OIL AND GAS INTEREST.	<input checked="" type="checkbox"/> This transfer included oil and gas interest only and no surface rights.
R041451	1112	70 FORECLOSURE SALE OF HOME WITH SEVERE SETTLING, NO REPAIRS DONE YET AT TIME OF SALE	<input checked="" type="checkbox"/> This is a foreclosure sale from the bank of America and was not exposed to the open market. The home was almost in salvage condition however no repairs had been started at the time of inspection.
R380443	1112	70 UN-BUILDABLE LOT DUE TO HAZARDOUS SOILS / SETTLE ESTATE / THIS PARCEL WAS PURCHASED IN 2008 BY THE DECEASED WHO ALSO OWNED LOT 30 / NEIGHBORS ON OTHER SIDE (LOT 32) PURCHASED TO EXPAND THEIR PROPERTY AFTER HIS DEATH / NEVER ON MARKET	<input checked="" type="checkbox"/> The adjacent property owner purchased this lot to expand his property. The property was never exposed to the open market.
R210181	1112	70 BANK SOLD, FORECLOSURE, NO PP, HOME IN POOR CONDITION PER TD-1000. SPOKE WITH OWNER. NOT LISTED ON THE OPEN MARKET, FORECLOSURE/AUCTION SALE. HOME IN FAIR COND. AT TIME OF SALE.	<input checked="" type="checkbox"/> This property was purchased at auction for cash from Fannie Mae. The improvements were in poor condition at the time of purchase.
R045036	1112	70 SR 1.11, THIS PROPERTY WAS LISTED IN 2009 AND SHORT SOLD LATER IN 2010, THIS NEIGHBORHOOD IS NOT A SHORT SALE/REO MARKET, TASP CAN NOT BE SUPPORTED WITH OTHER SALES WITHIN THE NEIGHBORHOOD. MB	<input checked="" type="checkbox"/> After final analysis of this market the appraisal staff determined the sale price cannot be supported with other sales within the neighborhood.
R005692	1112	70 SR 1.00, PROPERTY WAS PURCHASED FROM THE RELOCATION COMPANY.	<input checked="" type="checkbox"/> Property was purchased from a relocation company and was not exposed to the open market.
R247351	1112	70 PP APPLIANCES, IMPROVEMENTS AFTER THE SALE	<input checked="" type="checkbox"/> There were multiple new improvements installed on the subject property after the sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R800171	1112	70 SHORT SALE PER MLS THIS IS A CUSTOM BUILT HOME THAT BORDER'S OPEN SPACE & POWER LINES. ORIGINAL LIST PRICE \$415,000, ASKING PRICE \$330,000, AND DOM 221. ON THE SALES QUESTIONNAIRE THE BUYER SAID RADON TESTING AND MITIGATION INFLUENCED THE PURCHASE PRICE.	<input checked="" type="checkbox"/> This transaction turned out to be a short sale to let the seller pay off an existing loan, duress.
R042102	1112	70 NO PP, MR. KELLEY HAS PROPERTY AND FAMILY CLOSE BY, HE KNEW THE SELLER, THIS HOME WAS NOT LISTED ON THE OPEN MARKET, HE DID ADMIT THAT HE PAID TO MUCH.	<input checked="" type="checkbox"/> The buyer knew the seller and the property was not listed on the open market. The buyer paid a premium to be in this location.
R350783	1112	70 188.96 / AUCTION SITE DESIGNED TO SELL WITHIN 7 DAYS / CASH	<input checked="" type="checkbox"/> This property was transferred from the Federal Home Loan Mortgage Corporation to an individual. The property was listed on an auction site was not exposed to the open market.
R042863	1112	70 BOUGHT FROM LENDER, SOLD BEFORE AUCTION, NOT ON OPEN MARKET	<input checked="" type="checkbox"/> This property was purchased from the lender before the auction. This property was not exposed to the open market.
R011537	1112	64 INCLUDED R011069 AND R011204	<input checked="" type="checkbox"/> Multiple property sale as stated in the legal description accompanying the deed
R024315	1112	70 NO PP, HOME IS IN POOR CONDITION AT THE TIME OF THE SALE, SEE SALES VER. LETTER.	<input checked="" type="checkbox"/> Field inspection of the home showed the improvement in poor condition at the time of sale.
R044061	1230	70 118.67 / 1031 INVOLVED / CASH / SELLER HAD TO SELL BY 8/17/2010 OR PAY VERY HIGH FINANCE CHARGES / DISTRESS	<input checked="" type="checkbox"/> The buyer assumed the loan and there is also a 1031 exchange involved in this transaction. The seller was under duress to sell the property due to a finance charge. He chose to sell the property rather than paying a finance charge on the loan.
R005764	1230	56 FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> This property was purchased by Wells Fargo bank and was not exposed to the open market. The sale was result of a foreclosure
R044270	1230	70 229.46 / PURCHASED FOR CASH AT AUCTION	<input checked="" type="checkbox"/> This property was purchased at auction for cash from Fannie Mae.
R111462	1230	56 FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> This property was purchased after a foreclosure by Bank of America. This property was not exposed to the open market.
R430067	2115	61 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> This property was sold based on an order from the court. The property was transferred by Sheriff's Confirmation deed. Not exposed to the open market
R031274	2120	61 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> This property was sold as a result of a judicial decree, not exposed to the open market.
R320152	2130	64 MULTIPLE LOTS ALL PURCHASED BY CITY OF GWS (GOVERNMENT)	<input checked="" type="checkbox"/> Multiple properties, all purchased by the city of Glenwood Springs.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R311712	2130	51 THIS IS A VACANT LAND SALE. THE DEALERSHIP NO LONGER EXISTS AS A BUSINESS. THIS WAS SOLD UNDER EMINENT DOMAIN. THERE WAS NO TD 1000 . THE BUILDING HAS SUBSEQUENTLY BEEN TORN DOWN AND A GREAT DEAL OF EXCAVATION HAS BEEN OCCURRING TO GET THE SITE READY	<input checked="" type="checkbox"/> The local transportation agency purchased this property under the threat of eminent domain and condemnation. The sale property was never exposed to the open market.
R040126	2135	56 FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Armed Forces Bank, NA, purchased this property after foreclosure.
R210361	2135	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties purchased in this transaction are indicated in the legal description on the deed.
R044681	2215	61 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> The sale was a result of a foreclosure and was not exposed to the open market.
R044225	2215	69 FORECLOSURE (BANK TOOK POSSESSION) AND IMPROVEMENTS ONLY NO LAND	<input checked="" type="checkbox"/> This transfer was a foreclosure by the bank and included improvements only no land. This transfer was not exposed to the open market.
<hr/>			
Accounts Audited:	38	Auditor Agrees:	-38
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Harry	24	GILPIN	
R004311	0510	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not on market, sold to next door neighbor
R005385	0540	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not on market, sold to next door neighbor
R005393	1112	DURESS SALE	<input checked="" type="checkbox"/> Foreclosed neighbor trashed subject lot with discarded PP
R004380	1212	OTHER	<input checked="" type="checkbox"/> Sold as a land sale, no septic, deferred maintenance
R004276	1212	DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance
R003547	1212	DURESS SALE	<input checked="" type="checkbox"/> Septic system needs to be replaced, all plumbing gone
R002994	1212	DURESS SALE	<input checked="" type="checkbox"/> Sold to avoid foreclosure
R002805	1212	DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance
R002516	1212	DURESS SALE	<input checked="" type="checkbox"/> New roof added after sale and updated
R002481	1212	DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance
R002470	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per field inspection, updated in 2012
R004421	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per field inspection, partial shell
R000253	1212	DURESS SALE	<input checked="" type="checkbox"/> House sold without a well and septic
R004248	1212	DURESS SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance
R012116	1212	DURESS SALE	<input checked="" type="checkbox"/> Fair per TD- needed furnace and plumbing repairs
R012456	1212	DURESS SALE	<input checked="" type="checkbox"/> Frozen pipes, had to replace subfloor, drywall, carpet
R001491	1212	DURESS SALE	<input checked="" type="checkbox"/> Septic system needed to be replaced
R006455	1212	DURESS SALE	<input checked="" type="checkbox"/> Exterior only completed, empty shell on at 75%
R004472	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition, in process of remodeling
R006366	1212	DURESS SALE	<input checked="" type="checkbox"/> Decks removed, no flooring, holes in drywall
R006260	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD, needed new well and electrical
R006085	1212	DURESS SALE	<input checked="" type="checkbox"/> Fair condition per listing broker, needed roof, electrical
R005957	1212	DURESS SALE	<input checked="" type="checkbox"/> House sold with no interior finish, blocked line to septic

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009486	1212	OTHER	<input checked="" type="checkbox"/> Property in two taxing districts
R005951	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition, excessive deferred maintenance
R005696	1212	DURESS SALE	<input checked="" type="checkbox"/> Frozen pipes, had to replace subfloor, drywall, carpet
R004807	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition, in process of remodeling
R004790	1212	DURESS SALE	<input checked="" type="checkbox"/> House gutted, new wiring and plumbing
R006125	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per field inspection and TD
R003646	1212	DURESS SALE	<input type="checkbox"/> No justification for disqualification

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	25	GRAND	
R209156	0100	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Seller under undue personal pressure to sell, atypical seller
R304715	0100	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Bank sale of residential parcel below market range and below median
R174505	0100	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Not exposed to the open market, liquidation
R197302	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Fair condition per TD, had plumbing and roof issues
R165210	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
R180420	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Second floor popped with bedroom/bath after sale
R178330	1212	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Fair condition per TD
R176825	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Over \$112k in two building permits taken out after sale
R173910	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> \$64k remodel made after sale, fair condition per TD
R114830	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Addition of garage with living area above the garage
R085166	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Sale of partially completed house
R082710	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Addition and exterior updating completed after sale
R011210	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Fair condition per TD, \$95k in subsequent remodeling
R036960	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Mold issues, poor condition per TD, total remodel in progress
R020380	1212	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Building not habitable per grantee
R020420	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> House completely gutted and remodeled
R022820	1212	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Poor condition per TD
R198770	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Fair condition per TD, being remodeled without permits
R076036	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Partially completed improvement: 60%. \$647,500 financed
R017040	1212	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Excessive days on market, deed restrictions
R209154	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Improvement was 70% complete at the time of sale
R304443	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Partially completed improvement: permit pulled to finish main level, lower level open
R304673	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Builder fraud, improvement was 70% complete at time of sale

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R304676	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Improvement was 70% complete at the time of sale
R306431	1212	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Improvement was 70% complete at the time of sale
R308333	1230	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Buy back by the developer
R048340	1230	70 OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Correction deed
R090430	2230	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Fair condition per TD, \$60,300 in subsequent remodeling
R198695	2230	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Fair condition per TD, \$40k in remodeling after sale
R199210	2240	68 EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Seller financing, buyer paid back taxes and water bills, permits pulled for remodeling

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	26	GUNNISON	
R070412	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market as the buyer called the owner made an offer on the property.
R014721	0100	70 OTHER	<input checked="" type="checkbox"/> after purchase utilities were added to the subject property. The inventory changed after purchase.
R026149	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market as the buyer called the owner made an offer on the property.
R008444	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was purchased from a personal friend not exposed to the open market.
R011762	0100	70 OTHER	<input checked="" type="checkbox"/> after purchase utilities were added to the subject property. The inventory changed after purchase.
R017279	0100	70 OTHER	<input checked="" type="checkbox"/> after purchase utilities were added to the subject property. The inventory changed after purchase.
R011169	0100	70 OTHER	<input checked="" type="checkbox"/> after purchase utilities were added to the subject property. The inventory changed after purchase.
R013526	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market, purchased by a friend.
R014244	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market as the buyer called the owner made an offer on the property.
R012043	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market as the owner called the buyer and made a deal on the property. The information is contained on the follow-up letter.
R040740	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market, word of mouth
R016889	0100	70 OTHER	<input checked="" type="checkbox"/> this was a private buyback was not exposed to the open market.
R027621	0520	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the property was not exposed to the open market as a neighbor made offer and purchased the property.
R015749	0520	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market, buyer contacted owner.
R070536	0540	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market as the buyer called the owner made an offer on the property.
R070932	0550	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was not exposed to the open market, friend
R003741	1112	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> this sale included multiple parcels.
R003754	1112	73 MIXED USE PROPERTIES	<input checked="" type="checkbox"/> at the time of sale it was a mixed-use property of residential and commercial.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014617	1112	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the property was not exposed to the open market as a neighbor purchased the property.
R002829	1112	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> this property was transferred by quit claim deed from the town of Crested Butte and was not offered on the open market
R016413	1112	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> this transaction involves a trade as indicated on the TD 1000.
R041502	1112	51 INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> the County purchased this deed restricted property and was not available to the open market.
R041498	1112	51 INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> the County purchased this deed restricted property and was not available to the open market.
R014774	1112	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> this was a property trade as indicated by the county documents
R005609	1230	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> this transaction involves a trade as indicated on the TD 1000.
R044520	1230	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> this property was not exposed to the open market and was verified through a telephone confirmation
R044539	1230	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> this property was not exposed to the open market and was verified through a telephone confirmation
R044543	1230	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> this property was not exposed to the open market and was verified through a telephone confirmation
R005481	2112	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> a trade was verified by County staff.
R041898	2130	73 MIXED USE PROPERTIES	<input checked="" type="checkbox"/> at the time of sale it was a mixed-use property of residential and commercial.
R070769	2130	68 NOT VERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> there was extensive remodeling after the purchase as a storage area was converted into a dental office.
R002249	2130	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> property was purchased by a related party not, exposed to the open market
R013215	2135	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> the seller was selling its percentage of ownership to the other owner. The percentage conveyed was 75%.
R003433	2140	73 MIXED USE PROPERTIES	<input checked="" type="checkbox"/> at the time of sale it was a mixed-use property of residential and commercial.
R003434	2140	68 NOT VERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> was extensive remodeling after the purchase. The property is now mixed-use after purchase.
R005669	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the transaction involved multiple parcels.

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

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	27	Hinsdale	
R001338	0100	70 Bank sale-foreclosure	<input checked="" type="checkbox"/> this is a first sale after foreclosure from the PNC mortgage.
R002335	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties with multiple improvements.
R000510	0100	70 BANK - Foreclosure	<input checked="" type="checkbox"/> this is a first sale after foreclosure from the PNC mortgage.
R001762	0540	48 BUYER BLOCKED OWNER FROM ACCESS TO LAND	<input checked="" type="checkbox"/> purchased by the adjoiner for access, this property was never exposed to the open market, the purchase of these access rights ultimately settle the dispute between adjoiners.
R000203	1112	64 No longer a condo-Multiple prop	<input checked="" type="checkbox"/> information gathered and verified by the County staff indicates that this is a multiple property sale.
R000332	1212	64 Multiple properties	<input checked="" type="checkbox"/> This is the transfer of multiple properties as indicated by the County records.
R000252	1212	69 SALE-PARTIAL INTEREST	<input checked="" type="checkbox"/> this is a partial interest of 74.1% as indicated on the TD 1000.
R000252	1212	69 SALE-PARTIAL INTEREST	<input checked="" type="checkbox"/> this is a partial interest of 8.634% as indicated on the TD 1000.
R000252	1212	69 SALE-PARTIAL INTEREST	<input checked="" type="checkbox"/> this is a partial interest of 8.633% as indicated on the TD 1000.
R000252	1212	69 SALE-PARTIAL INTEREST	<input checked="" type="checkbox"/> related parties as indicated on the TD
R000236	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD indicates that they were related parties and was not exposed to the open market
R000252	1212	69 SALE-PARTIAL INTEREST	<input checked="" type="checkbox"/> this is a partial interest of 8.633% as indicated on the TD 1000.
R002819	1212	70 IMPV ONLY-NO MBSHIP INFO	<input checked="" type="checkbox"/> this transaction included memberships the and no real estate, building only.
R000289	1212	70 Property on mkt long time=health	<input checked="" type="checkbox"/> due to health problems in the family the property was sold at a discount. Unusual motivation on part of seller.
R002888	1212	48 PROPERTY DOES NOT STAND AS IT DID AT CLOSING.	<input checked="" type="checkbox"/> after purchase the property change in character from residential to residential with a hostile.
R000814	1212	57 Percent int=related parties	<input checked="" type="checkbox"/> this is a partial interest sale between related parties.
R001283	1212	57 Sale between related parties/%	<input checked="" type="checkbox"/> related parties, not exposed to the open market.
R001304	1212	48 AT TIME OF SALE IMPV WERE BEING TORN DOWN	<input checked="" type="checkbox"/> the property changed in character from residential to vacant land. The adjoiner purchased this property.
R001454	1212	64 Multiple properties	<input checked="" type="checkbox"/> multiple properties with multiple improvements.
R001785	1212	70 INCLUDED PP/MEMBERSHIP/IMP ONLY	<input checked="" type="checkbox"/> this transaction involves a trade and was for the purchase of the improvements only, no land.

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
R002310	1212	68 Bldg torn down/new structure now	<input checked="" type="checkbox"/> after purchase the original bathhouse was torn down and a permit for new cabin was applied for
R000892	1212	57 Sale between related parties/%	<input checked="" type="checkbox"/> related parties, not exposed to the open market.
R001809	1212	70 IMPV ONLY-MBRSHIP \$60k	<input checked="" type="checkbox"/> this transaction included memberships the and no real estate, building only.
R001803	1212	70 IMPV ONLY NO BREAKDOWN OF MBRSHIP-PP	<input checked="" type="checkbox"/> this transaction involves a trade and was for the purchase of the improvements only no land. Also included in this sale is a 1/36 interest in CS Lazy U Corporation
R001802	1212	70 IMPV ONLY NO BREAKDOWN OF MBRSHIP-PP	<input checked="" type="checkbox"/> a membership fee was included in the sales price.
R000618	1230	64 No longer a condo-Multiple prop	<input checked="" type="checkbox"/> this a multiple property sale and sold along with Number 000617.
R000617	1230	64 No longer a condo-Multiple prop	<input checked="" type="checkbox"/> this a multiple property sale and sold along with Number 000618.
R001455	1277	64 Multiple properties	<input checked="" type="checkbox"/> multiple properties with multiple improvements.
R000784	4138	57 Sale between related parties	<input checked="" type="checkbox"/> this a multiple property sale that was transferred between related parties.

Accounts Audited: 29 Auditor Agrees: -29 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
36766150	001000	77 UNKNOWLEDGEABLE BUYER	<input checked="" type="checkbox"/> the grantor purchased this property in a tax sale. This re-sale was not exposed to the open market. Verified county notes.
24610	001000	77 UNKNOWLEDGEABLE BUYER	<input checked="" type="checkbox"/> the parcel purchased was an uneconomic remnant. The area this parcel is .24 acres in an area where half of acre is required for well and septic. The unknowledgeable buyer note by the County is correct.
3667686	001000	20 DURESS	<input checked="" type="checkbox"/> according to Huerfano County records parents of the grantor did not want properties any more and sold them for the stated price, not open market.
367667	001000	77 UNKNOWLEDGEABLE BUYER	<input checked="" type="checkbox"/> the grantor purchased this property in a tax sale. This re-sale was not exposed to the open market. Verified county notes.
2310626	0100	83 OWNS ADJ PROPERTY	<input checked="" type="checkbox"/> This property was purchased by the adjoiner for a buffer. Verified county notes support the U status.
474787	1112	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> verified information based on County field review indicate improvements were added to this vacant land that is now residential property, a change in use.
1713859	1112	34 UNDETERMINABLE VAL OF PERS PR	<input checked="" type="checkbox"/> and abandoned house on the property was razed after purchase. The residential improvements on the property are being remodeled. Verified information within the County notes support the unqualified status.
19630	1212	83 OWNS ADJ PROPERTY	<input checked="" type="checkbox"/> the adjacent property owner made an offer on this property and the offer was accepted. This property was never exposed to the open market. County notes support the unqualified status.
23675	1212	20 DURESS	<input checked="" type="checkbox"/> the grantor needed the money to pay for nursing home care. This was a transaction which was under duress on the part of the grantee. Verified County information supports the unqualified status.
41143	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> this a first sale after foreclosure from St. Mary credit union to an individual. The subsequent sale in November was for \$23,000. This was a bargain-basement price for this property. The property has been remodeled after purchase.
39326	1212	20 DURESS	<input checked="" type="checkbox"/> the property was transferred via quit claim deed and was purchased by the adjacent property owner. This information is on the face of the deed and in County notes.
39327	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> this is a first sale after foreclosure from Community Banks Colorado. Verified information in the County files and on the deed support the unqualified status
116316	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> the grantor sold the property to secure a loan, not market value. This is not an open market transaction does not reflect market value. Notes is in the County system support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
47470	1212	16 OTHER-NOTE	☑ this is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation to an individual. Verification by the County staff indicates is property sold at a fraction of its appraised value. This is not an open market sale.
29260	1212	16 OTHER-NOTE	☑ this is a first sale after foreclosure from Housing and Urban Development. This property was not exposed to the open market and the sale is unqualified. The counties notes information support the unqualified status
26963	1212	58 ADD INFO NEEDED	☑ the buyer offered the owner cash as the property owner was under duress to get rid of property. This verified information is located within County records
10520	1212	22 REMODEL OR ADDITION AFTER SALE	☑ confirmation by the appraisal staff and field inspection verify the remodeling after purchase. Unqualified sale
27506	1212	62 GOVERNMENT AGENCY AS SELLER	☑ This is a first sale after foreclosure from the Secretary of Housing and Urban Development. Verified information within the County files supports the unqualified status.
46160	1212	16 OTHER-NOTE	☑ First sale after foreclosure from PNC Bank. Plus seller concessions.
15562	1212	16 OTHER-NOTE	☑ the adjacent property owner purchased this vacant land to assemble with her existing property. County notes verify the unqualified status.
27625	1212	16 OTHER-NOTE	☑ this is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation to an individual Verification by the County staff indicates is property sold at a fraction of its appraised value. This is not an open market sale.
399333	1212	62 GOVERNMENT AGENCY AS SELLER	☑ this is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation to an individual. Verification by the County staff indicates is property sold at a fraction of its appraised value. This is not an open market sale.
24691	1212	18 MULTIPLE PROPERTIES	☑ this is a multiproperty sale as indicated in the notes and on the TD and deed.
2621911	1212	18 MULTIPLE PROPERTIES	☑ this is a multiproperty sale as indicated in the notes and on the TD and deed.
14000	1212	07 FAMILY	☑ verified information from the County indicates that buyer and seller are basically one in the same, this is not an open market transaction.
41990	1212	62 GOVERNMENT AGENCY AS SELLER	☑ this is the first sale after foreclosure from the Federal Home Loan Mortgage Corporation to an individual . Verification by the County staff indicates the property sold at a fraction of its appraised value. This is not an open market sale.
27340	1212	16 OTHER-NOTE	☑ the sale included furniture is a single-family residence. The personal property has an unknown value. This information was personally verified by County staff and is included in the files.
3339442	1212	22 REMODEL OR ADDITION AFTER SALE	☑ this seasonal home has been undergoing remodeling since the purchase as verified by County notes.
44447	1212	16 OTHER-NOTE	☑ the existing improvements were demolished shortly after purchase and the construction of a new home started eight months later. This verified information is contained in County files.

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
21430	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> according to verified information from the appraisal staff there was an addition to the first floor and a wooden deck added after purchase.
129415	1212	25 PARTIAL INTEREST	<input checked="" type="checkbox"/> the interest transferred in this transaction was 50% from a trustee deed from 50% from bankruptcy court, this is not typical.. This information has been verified by County staff.
129415	1212	86 POWER OF ATTORNEY	<input checked="" type="checkbox"/> the transfer document on this transaction was a power of attorney which does not pass title. Information concerning this parcel is contained in cell L27.
539989	1212	28 MOBILE HOME INCLUDED IN SALE	<input checked="" type="checkbox"/> the grantee assumed the existing loan at higher than market rates as indicated on the TD. The sale included a mobile home of unknown value and was transferred by quit claim deed.
203194	1230	34 UNDETERMINABLE VAL OF PERS PR	<input checked="" type="checkbox"/> the sale included all of the furniture in this vacation home. The value of the personal property is undeterminable which makes the sale unqualified. County verified notes support the unqualified status.

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29 JACKSON		
All unqualified sales analyzed in 2013			
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.
91202100	1000	7 Uninformed buyer	<input checked="" type="checkbox"/> 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.
90182700	1000	10 Friends – special sale price	<input checked="" type="checkbox"/> This property was purchased at a special friends rate. County recollection supports the status.
91202100	1000	57 Sale between related parties	<input checked="" type="checkbox"/> The county records and recollection indicate a sale between related parties. County recollection supports the status.
90647000	1000	60 Sale to settle estate	<input checked="" type="checkbox"/> 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.
10152410	1000	19 Relocation sale	<input checked="" type="checkbox"/> Contract with the relocation company made this a non-open market transaction. County notes support the unqualified status.
90182700	1000	10 Friends – special sale price	<input checked="" type="checkbox"/> This property was purchased at a special friends rate. County recollection supports the status.
10152410	1000	19 Relocation sale	<input checked="" type="checkbox"/> Contract with the relocation company made this a non-open market transaction. County notes support the unqualified status.
10395750	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 within parcel file supports the status of unqualified.
11000500	1000	15 Mobile home included in sale	<input checked="" type="checkbox"/> 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.
10531500	1000	2 Remodeled after buying	<input checked="" type="checkbox"/> 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.
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.
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
10736000	1000	2 Remodel after buying	<input checked="" type="checkbox"/> This is the same sale as line 15. The property was completely remodeled after purchase. County recollection and documentation support the status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10736000	1000	2 Remodel after buying	<input checked="" type="checkbox"/> This is the same sale as line 14. The property was completely remodeled after purchase. County recollection and documentation support the status
10007000	1000	57 Sale between related parties	<input checked="" type="checkbox"/> The deed indicates and in-family transaction. The property was never exposed to the open market. Deed information and County notes support the status
10213300	1000	10 Friends – special sale price	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> The property changed uses after the sale. Immediately after sale the improvements were extensively remodeled. County recollection supports the status.
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
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.
210-011-9600	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 Concurr - Notes
Harry	30	JEFFERSON	
453716	0100	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Excessive financing added to sales price
458692	0100	31 Related Parties	<input checked="" type="checkbox"/> Grantor was the town of Morrison
441633	0100	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
56775	0200	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Assemblage by an adjacent property owner
153829	0200	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Multi-parcel sale
204662	0530	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Interpersonal sale and not listed on the open market
185419	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
110982	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
106821	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
212611	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Three schedule purchase
176564	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fixed and flipped
172317	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> No condition on TD, unable to verify condition
164137	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Multiple unit purchase
158713	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
136498	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
126108	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
98811	1112	56 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
97071	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
141254	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
129450	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
6446	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Less than average condition
34467	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Sold six months earlier for \$44,576
36390	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Subject was extensively remodeled and resold for \$298,000

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
40054	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
43955	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Summer cabin with no utilities
46983	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Excessive personal property- greater than 10%
51813	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
55366	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
60466	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fire damaged in June, 2011
62243	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
64148	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
85497	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
133390	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
93258	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
22227	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
9509	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
16398	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
19302	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
29351	1112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> House gutted to studs
4075	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> Fix and flip property- disqualified the flipped sale
11378	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> Government sale with no justification
25660	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
66840	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
153302	1112	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
398	1115	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> No MLS, not on open market,
58311	1115	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> No MLS, not on open market,
189726	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Salvage value per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
151067	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Inter-familial
155857	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Poor condition per TD
167679	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Sales price represents the settlement of a lawsuit
192887	1230	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
179021	1230	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
192879	1230	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
189750	1230	58 Sale Reviewed through Analysis	<input type="checkbox"/> No justification for disqualification
445317	2112	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Subject was not on the market, buyer's broker contacted seller
186138	2120	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Excessive deferred maintenance, vandalism,
164620	2130	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Subject was not on the market, sale from departing partner
448087	2130	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Improvements on leased land
166505	2135	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Related party sale
452876	2245	58 Sale Reviewed through Analysis	<input checked="" type="checkbox"/> Non-arm's length per Co-Star comps

Accounts Audited: 60 Auditor Agrees: -51 Auditor Disagrees: -9 Auditor Disagrees: -15.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	31	KIOWA	
111110161	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111111191	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111210988	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111113673	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111111557	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111212697	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111112613	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111111900	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111112610	1112	06 RELATED PA	<input checked="" type="checkbox"/>
112310248	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111112612	1112	06 RELATED PA	<input checked="" type="checkbox"/>
111113646	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111113176	1112	06 RELATED PA	<input checked="" type="checkbox"/>
112313941	1112	14 Multiple Parcel	<input checked="" type="checkbox"/> vacant lots to put mobile homes on
111112925	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
111110943	1112	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller
112311412	1135	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
111112347	2212	06 RELATED PA	<input checked="" type="checkbox"/> father to son
111212723	2212	05 FINANCIAL	<input checked="" type="checkbox"/> Bank Buyer/Seller

Parcel	Abstract #	Qualification Notes	Auditor Concurr - 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	
21010007	1212	36 OTHER	<input checked="" type="checkbox"/> MH Included
34007003	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
33083002	1212	36 OTHER	<input checked="" type="checkbox"/> QCD Related Parties
33078001	1212	36 OTHER	<input checked="" type="checkbox"/> Distress Sale (spouse death) low by comps
33053004	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
30013001	1212	36 OTHER	<input checked="" type="checkbox"/> Lease Purchase Low by comps
30006001	1212	36 OTHER	<input checked="" type="checkbox"/> Distress Sale (divorce) low by comps
34019008	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
21018004	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
21004003	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
21003006	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
21003001	1212	36 OTHER	<input checked="" type="checkbox"/> QCD Low by Comps
19001011	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
16012006	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
34033001	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
22018003	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
43302004	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
34041004	1212	36 OTHER	<input checked="" type="checkbox"/> Multiple Property Sale
34046004	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
34051001	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
35039009	1212	36 OTHER	<input checked="" type="checkbox"/> Renters Purchase low by comps
37004015	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
33054005	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
39000006	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
55124084451009	1212	36 OTHER	<input checked="" type="checkbox"/> Multiple Property Sale
47100004	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
62002010	1212	36 OTHER	<input checked="" type="checkbox"/> QCD Low by Comps
555160842005	1212	36 OTHER	<input checked="" type="checkbox"/> Multiple Buildings
77011005	1212	36 OTHER	<input checked="" type="checkbox"/> Distress Sale (divorce) low by comps
78009012	1212	36 OTHER	<input checked="" type="checkbox"/> Atypical Sale (Foreclosure) Low by comps
79008004	1212	36 OTHER	<input checked="" type="checkbox"/> QCD Low by Comps
575100951001	1212	36 OTHER	<input checked="" type="checkbox"/> QCD Low by Comps
553320843002	1212	36 OTHER	<input checked="" type="checkbox"/> Bankruptcy sale low by comps
575020951013	1212	36 OTHER	<input checked="" type="checkbox"/> Distress Sale (divorce) low by comps
24001003	2212	36 OTHER	<input checked="" type="checkbox"/> Change in Use
<hr/>			
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	34	LA PLATA	
R434044	0100	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> This was an in-house sale , not exposed to the open market. Verified by county staff.
R431299	0100	84 BULK SALE-NOTES REQUIRED	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed and the TD. This is an unqualified sale.
R023129	1135	66 PERSONAL PROPERTY	<input checked="" type="checkbox"/> This sale involves personal property of an undetermined value. This information was verified by the County staff and is included in the County notes.
R019591	1212	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> During final analysis the sale was considered to be an outlier and was unqualified by the staff.
R429502	1212	84 BULK SALE-NOTES REQUIRED	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed and the TD. This is an unqualified sale.
R002447	1212	84 HIGH PRESSURE	<input checked="" type="checkbox"/> Seller was under duress to sell, county notes support the unqualified status.
R417254	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed and the TD. This is an unqualified sale.
R424562	1212	74 HIGH PRESSURE	<input checked="" type="checkbox"/> This was a distress sale and sold for far under market value. The County staff verified the sale and determined it unqualified due to the pressure on the seller.
R431935	1212	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> The improvement on the sale property was in disrepair and not in a habitable condition at the time of sale. Work was done after the purchase to bring the improvements to living conditions. County verification and computer notes support this unqualified sale. Approx. 70k has been spent on repairs.
R001565	1212	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This property was sold by the bank for a discount compared to other qualified sales in the neighborhood. The improvements appear to have functional obsolescence and may suffer from lack of utilities.
R429603	1212	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> The property owner was approached by the buyer to purchase this property. The buyer is buying up properties in this neighborhood by merely approaching owners and making offers. Not open market.
R022957	1212	66 PERSONAL PROPERTY	<input checked="" type="checkbox"/> This sale involves personal property of an undetermined value. This information was verified by the County staff and is included in the County notes.
R429974	1212	63 TRADE	<input checked="" type="checkbox"/> This sale involved a trade as stated on the TD. This is an unqualified sale verified by the County
R431528	1212	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> This sale was between related parties according to the TD. The individual purchased the property from a developer and had to sell it back to an economic payments. This is not an open market transaction was not exposed to the open market.
R428206	1212	84 HIGH PRESSURE	<input checked="" type="checkbox"/> County verification states the sale was high pressure between sister companies.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001399	1212	57 RELATED PERTIES	<input checked="" type="checkbox"/> The this sale was in family transaction as stated on the TD, also stated in the County notes. This County verified sale is unqualified
R001412	1212	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This property was sold by the bank for approximately 36% discount on other qualified sales in the neighborhood. According to notes and verification is likely that the property was never listed by realtor. This is an unqualified sale, the facts are included in the County notes.
R001625	1212	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This property was sold by the bank at a significant discount as compared to other properties in the neighborhood.
R013572	1212	85 TRADE OR EXCHANGE	<input checked="" type="checkbox"/> The TD and County computer notes support that this was in exchange and was not open market. The finding by County of unqualified sale is correct and supported.
R421603	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed. This is an unqualified sale. Verified by the County .
R423049	1212	68 IMP AFTER SALE	<input checked="" type="checkbox"/> A house was constructed after purchase. This is a change after purchase. Unqualified sale.
R004704	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed. This is an unqualified sale. Verified by the County .
R431086	1230	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The buyer purchased three adjacent units on the same day. According to market data research by the County there was a significant discount based on individual sales which were in the \$157,000 range, the subject sold for approximately \$115,000 each.
R020890	1230	99 NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> The buyer and seller have conducted many transactions at below market value. The property was not offered on the open market this is an unqualified sale supported by County notes
R433900	1230	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> At the time of sale the improvements were at 50% completion. After the sale the improvements were finished, this is a change of use. Verified by the County .
R433897	1230	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> At the time of sale the improvements were at 50% completion. After the sale the of improvements were finished this is a change of use. Verified by the County .
R014919	1230	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> There are multiple properties sold in this transaction as verified by the deed and the TD. This is an unqualified sale.
R020863	1230	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This property sold from the bank and was transferred by a deed in lieu of foreclosure. The bank was getting ready to auction the property and then took a cash deal way below under market to get it off of their books. These facts verified by the County and included in their computer notes
R014736	1230	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This property was sold by the bank at a significant discount as compared to other properties in the neighborhood.
R014540	2230	68 IMP AFTER SALE	<input checked="" type="checkbox"/> The property had substantial deferred maintenance and was in very poor condition at the time of sale. A substantial amount of money has been spent to bring the property up to good condition. The improvements after sale created situation that this sale property was unqualified. County notes County staff verify the unqualified status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R418577	2230	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> This is a resale after foreclosure from by River Valley bank. The bank wanted this off of their books and sold at a huge discount as verified by the County staff and public records. This unqualified sale is supported by computer notes in the County system. Mixed use.
R002744	2230	81 FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> The property was sold through Fannie Mae at a discount price. The days on the market were 44 versus the typical marketing time of 212 days. The price paid is not indicative of market value in this neighborhood as verified by County staff. This is an unqualified sale
R005798	2230	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> After purchase there was a large addition and remodel. This is verified by building permits and the appraisal staff. County computer notes support the unqualified status
R013824	2230	96 SHORT SALE	<input checked="" type="checkbox"/> This was sold via deed in lieu of foreclosure and is also stated on the TD 1000. This an unqualified sale due to the distress involved. County computer notes and verification support the unqualified status
R020409	2235	64 MULTIPLE PROP	<input checked="" type="checkbox"/> These two properties were not exposed to the open market and they been in private negotiation for many years prior to purchase. These conditions create an unqualified sale as written in the County computer notes
R020034	2235	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> A 12 x 19 office was added to the hanger after purchase. Computer notes support the unqualified status.
R014083	2245	76 CHANGE AFTER SALE	<input checked="" type="checkbox"/> After purchase the interior was remodeled and a loft was added. This information was verified by the County staff and included in the County notes
R427524	2245	74 HIGH PRESSURE	<input checked="" type="checkbox"/> It was known publicly that the owner was on the edge of foreclosure and was forced to sell the property. This information was verified by the County.

Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33 LAKE		
10151002	0100	76 NOT ON MARKET	<input checked="" type="checkbox"/> County notes indicate the sale was between development companies and was not exposed to the open market. Further, the adjacent property owner purchased this property. The contract date was two years before the closing date.
19003038	0100	70 OTHER	<input checked="" type="checkbox"/> Mountain Bank had just foreclosed this property when the buyer made them an offer. No market exposure
10013680	0100	76 NOT ON MARKET	<input checked="" type="checkbox"/> this property was listed with a real estate agent however it was purchased by the adjacent property owner who indicated he may have paid more for the property because of its location with respect to his existing ownership
19003034	0100	70 OTHER	<input checked="" type="checkbox"/> Mountain Bank had just foreclosed this property when the buyer made them an offer. No market exposure
10284212	0100	76 NOT ON MARKET	<input checked="" type="checkbox"/> verified information in the County records and notes on the vacant land questionnaire indicates that this was a private sale and was not exposed to the open market.
10003888	0100	76 NOT ON MARKET	<input checked="" type="checkbox"/> Verified information included in the County electronic files state the property was not listed or sold through a real estate agency.
19113062	0100	70 OTHER	<input checked="" type="checkbox"/> Mountain Bank had just foreclosed this property when the buyer made them an offer. No market exposure
19003066	0100	70 OTHER	<input checked="" type="checkbox"/> this multiple property sale was not listed with a realtor was not exposed to the open market's information is contained on the on the TD and on the vacant land questionnaire.
19003057	0100	70 OTHER	<input checked="" type="checkbox"/> this sale included multiple properties as indicated on the deed.
10351001	0530	76 NOT ON MARKET	<input checked="" type="checkbox"/> confirmed information indicates a water tap included in this sale. The property was not exposed to the open market. The adjacent property owner purchased this property as a buffer.
50012696	0540	82 SALE TO EXEMPT	<input checked="" type="checkbox"/> This was a sale to an exempt entity, water district, not exposed to the open market.
10253505	0540	76 NOT ON MARKET	<input checked="" type="checkbox"/> verified County notes indicate this property was not exposed to the open market and only included partial interest of the property. The adjacent property owner purchased this property according to documents.
10151003	0550	76 NOT ON MARKET	<input checked="" type="checkbox"/> County notes indicate the sale was between development companies and was not exposed to the open market further the adjacent property owner purchased this property. The contract date was 6 years before the closing date.
20000701	1112	14 SETTLE ESTATE	<input checked="" type="checkbox"/> this property was transferred via personal representative deed in an effort to close the estate. This information is contained in county records.
30002443	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Information on the deed and in file indicate this as a multiple property sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10091612	1112	64 MULTIPLE PROPERTIES	☑ this was the transfer of multiple properties as described in legal description attached to the warranty deed.
10003998	1112	64 MULTIPLE PROPERTIES	☑ the TD the deed and notes within the Lake County computer system verify this as a multi-property sale.
20001179	1112	63 INVOLVES TRADES	☑ this sale included a trade as indicated on the TD. This is the first sale after foreclosure from Fannie Mae and included deed restrictions which are not typical in this market.
20000556	1112	72 STRESS SALE	☑ this was a stress sale as indicated by the County notes. Due to a family medical emergency the property was priced very low for quick sale. In addition to these distress stress in the improvements will need to be remodeled after purchase.
20001853	1112	68 REMODEL-NEW CONSTRUCTION	☑ This is the first sale after foreclosure from the Bank New York. Information from the owner at the time of purchase indicated some remodeling was needed. A field inspection verified the remodeling.
20000680	1112	70 OTHER	☑ this was a multi property sale which was seller financed. This information is contained within County records, paper and electronic.
20001269	1112	70 OTHER	☑ verified County information indicates this residential structure was in poor condition and was updated and remodeled after purchase.
20000591	1112	70 OTHER	☑ This is the first sale after foreclosure from the Deutsche bank. The property was purchased by the real estate agent and was remodeled after sale according to verified information within County files.
20001004	1112	70 OTHER	☑ verified County information indicates this residential structure was in poor condition and was updated and remodeled after purchase.
20000295	1212	70 OTHER	☑ is the first sale after foreclosure from Fannie Mae. The property was never exposed to the open market. The sale comes with many deed restrictions which is not typical in this market.
10002500	1212	17 INCLUDES LICENSE - FRANCHISE	☑ the documents and notes located within the Lake County assessor's records indicates a membership fee was included in the sale. This sale also included a cabin. No land passed by this transaction, verified notes in county files.
10002375	1212	67 INCLUDES LICENSE-FRANCHISE	☑ the bill of sale in this transaction indicates one membership share in Homestake trout club. The value of this membership is unknown and its' contributory value in the sales price is also unknown.
10410803	1212	76 NOT ON MARKET	☑ confirmed information indicates a water tap included in this sale was not available to the open market. The adjacent property owner purchased this property as a buffer.
18000271	1235	20 DISCOUNTED	☑ this is a sale of a mobile home only and included no real estate.
10000128	2135	76 NOT ON MARKET	☑ this property was not exposed to the open market . It was verified by the grantee that he paid more for the land because of the proximity of his other property. Property was seller financed. All the information is verified and contained in the County file

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
30001978	2212	16 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> this transaction was financed by the seller at 9% for 15 years, these are not typical market rates in this area.
20001518	2212	70 OTHER	<input checked="" type="checkbox"/> this was a multiple property sale as indicated on the deed and in verified by county staff.
30001891	2212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> The improvements were remodeled after purchase. At the time of sale the existing improvements needed remodeling. Verified county information..
10059407	2215	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this multi-property sale was transferred via quit claim deed.
30000186	2220	84 MIXED USE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from the High Country Bank. The sale included multiple properties and was remodeled after purchase according to a field inspection.
30001921	2230	16 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> this multi-property sale including existing inventory and other personal property, unknown value. The personal property cannot be determined in the overall sales price of the property.
10001927	2235	60 SETTLE ESTATE	<input checked="" type="checkbox"/> this property was transferred by personal representative deed and was sold for the purpose of closing an estate. This is a duress sale and is unqualified
<hr/>			
Accounts Audited:	37	Auditor Agrees:	-37
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Harry	35	LARIMER	
R0703150	0400	39 Land sale-Other than raw	<input checked="" type="checkbox"/> Driveway installed, generator included as well as metal shed
R0164968	0400	39 Land sale-Other than raw	<input checked="" type="checkbox"/> Land had electric hookups and pad for RV
R1067338	0550	63 Land sale-Unfulfilled agreement	<input checked="" type="checkbox"/> Parcel went back to mortgagor, deed in lieu
R0420140	1112	2 Atypical condition	<input checked="" type="checkbox"/> Missing flooring, missing tile, drywall damage
R1520016	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition per TD
R1491717	1112	75 Multi bldg-house & outbldg	<input checked="" type="checkbox"/> 2160 sf Outbuilding included in sale
R1484656	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement finish after sale
R1374907	1112	13 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Sale has been validated
R1313789	1112	4 Change of use	<input checked="" type="checkbox"/> Converted from commercial office to residential, multiple buildings
R1216279	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition per TD
R1105086	1112	2 Atypical condition	<input checked="" type="checkbox"/> Garage converted to GLA, excessive deferred maintenance
R0791156	1112	4 Change of use	<input checked="" type="checkbox"/> Commercial to residential, multiple buildings
R1640543	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Full basement finish: 2100 sf
R0756440	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Detached garage added after sale
R0633615	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition per TD
R0540552	1112	2 Atypical condition	<input checked="" type="checkbox"/> EIFS- poor stucco had to be remedied
R0687243	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fire damaged down to studs
R0467723	1112	2 Atypical condition	<input checked="" type="checkbox"/> Excessive deferred maintenance, salvage per TD
R0004545	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled
R0391735	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition per TD
R0373842	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fixed and flipped in 2012 for \$151,500
R0337072	1112	2 Atypical condition	<input checked="" type="checkbox"/> Leak in basement wall, plumbing issues
R0287822	1112	2 Atypical condition	<input checked="" type="checkbox"/> Poor condition per TD,

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R0250236	1112	2 Atypical condition	<input checked="" type="checkbox"/> Poor condition per TD,
R0238457	1112	18 Includes other than real prop	<input checked="" type="checkbox"/> Water rights included
R0215686	1112	2 Atypical condition	<input checked="" type="checkbox"/> Poor condition per TD,
R0210005	1112	2 Atypical condition	<input checked="" type="checkbox"/> No MLS, repairs in progress, excessive deferred maintenance
R0204056	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Converted garage and patio to GLA after sale
R0196185	1112	2 Atypical condition	<input checked="" type="checkbox"/> Fair condition, leaking roof, electrical and plumbing issues
R0150860	1112	2 Atypical condition	<input checked="" type="checkbox"/> No kitchen, no finished flooring, holes in walls
R0033570	1112	49 Land sale - Pkg Financing	<input checked="" type="checkbox"/> Inter-personal, no MLS, multi-parcel sale
R0500224	1112	2 Atypical condition	<input checked="" type="checkbox"/> Grow house per neighbors, poor condition per TD
R1628091	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> 544 sf finished (full fourth level finished)
R1628098	1112	28 Land sale - Correction Deed	<input checked="" type="checkbox"/> Deed filed with incorrect name, cleaned up title
R1625131	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> 1157 sf of basement finish added after sale
R1624725	1112	2 Atypical condition	<input checked="" type="checkbox"/> \$70k remodeled after purchase, unfinished home
R1594608	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement finish after sale
R1615738	1112	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement finish after sale
R1629961	1112	2 Atypical condition	<input checked="" type="checkbox"/> Excessive deferred maintenance- plumbing and electrical
R0408921	1115	2 Atypical condition	<input checked="" type="checkbox"/> Water damage on lower unit of duplex
R0053929	1125	98 Sale to settle an Estate	<input checked="" type="checkbox"/> Multiple parcel transfer to settle estate
R1651849	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1651853	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1627854	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1633018	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1650256	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1650254	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1640391	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1311026	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1618896	1230	2 Atypical condition	<input checked="" type="checkbox"/> Water/drywall damage, no heat, flooring needs to be replaced
R1478419	1230	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Basement was finished after the sale
R1652168	2112	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Multiple parcel, multiple unit commercial, limited parking
R0548308	2115	8 Doubtful title e.g. quit claim	<input checked="" type="checkbox"/> Change in use from commercial to residential
R0474096	2120	2 Atypical condition	<input checked="" type="checkbox"/> Buyer was tenant, not exposed to open market, mixed use
R1593366	2120	18 Includes other than real prop	<input type="checkbox"/> Disagreed with justification for disqualification
R1643309	2135	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Multiple parcels, no water or plumbing to units, value in land
R1641571	2135	18 Includes other than real prop	<input checked="" type="checkbox"/> Personal property and intangibles included in sale
R1243438	2135	2 Atypical condition	<input checked="" type="checkbox"/> Dirt floors, land-locked, shared access with apartment
R0338842	2135	87 Remodel or addition after sale	<input checked="" type="checkbox"/> 60' x 40' addition added for a machine shop, multiple properties
R1641664	2245	2 Atypical condition	<input checked="" type="checkbox"/> Unit was gutted at time of sale down to the studs, remodeled after sale

Accounts Audited: 60 Auditor Agrees: -59 Auditor Disagrees: -1 Auditor Disagrees: -1.67%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Carl	36	Las Animas	
R0010127800	0100	16 DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> low by comps/seller moving
R0013271400	0100	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0013311000	0520	14 SETTLE AN ESTATE	<input checked="" type="checkbox"/> adjacent property
R0012483500	0520	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0013876800	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> below mkt by comps
R0013320200	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/>
R0013883300	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> below mkt by comps
R0014002000	1112	12 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> name change
R0014221500	1112	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0014487500	1112	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> also include MH
R0014521000	1112	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0014620000	1112	14 SETTLE AN ESTATE	<input checked="" type="checkbox"/> low by comps
R0013836320	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> need extensive remodel
R0013851000	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> below mkt by comps
R0013328500	1112	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/>
R0013878500	1112	10 FINANCIAL INSTITUTE AS BUYER	<input checked="" type="checkbox"/> low by comps
R0012959500	1112	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0010808700	1112	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0010165000	1112	14 SETTLE AN ESTATE	<input checked="" type="checkbox"/> low value by comps
R0010421000	1112	11 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R0010647500	1112	14 SETTLE AN ESTATE	<input checked="" type="checkbox"/> low by comps
R0010709000	1112	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0010742300	1112	16 DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R0012785500	1112	16 DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> low by comps
R0010871100	1112	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0011000500	1112	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0011108010	1112	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0011815500	1112	22 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0012222400	1112	14 SETTLE AN ESTATE	<input checked="" type="checkbox"/> low by comps
R0013753000	1115	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
--------	------------	---------------------	-------------------------

Carl	37	LINCOLN	
------	-----------	----------------	--

R258517431014	0200	69 DQ Partial Interest	<input checked="" type="checkbox"/>
R258517400005	0300	64 DQ Multiple Properties	<input checked="" type="checkbox"/>
R338330200041	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R331305300138	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330917300119	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330920300126	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330917200121	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330918400125	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330920300124	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330917300122	0550	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R330917200123	0560	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R258517122006	1112	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R279732317006	1112	57 DQ Family Sale	<input checked="" type="checkbox"/> Low by Comps
R279732314006	1112	57 DQ Family Sale	<input checked="" type="checkbox"/> Low by Comps
R258520200027	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R258520201006	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R279732220016	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R279732228013	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R258517126004	1112	57 DQ Family Sale	<input checked="" type="checkbox"/> Low by Comps
R258517306009	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R258518105015	1112	51 DQ Govt Agency	<input checked="" type="checkbox"/> Low by Comps
R279732102002	1112	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R258520201001	1112	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R258520207053	1112	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps
R258518108009	1112	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps
R258517414015	1112	69 DQ Partial Interest	<input checked="" type="checkbox"/>
R258518107002	1125	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R338306400100	1135	98 DQ Ag Sale	<input checked="" type="checkbox"/>
R258545140205	1230	69 DQ Partial Interest	<input checked="" type="checkbox"/>
R258517305003	2112	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps
R258517322009	2120	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R258517336004	2120	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps
R258312007001	2130	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R258518235001	2130	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R258545314006	2130	56 DQ Finance Co./Bank Repo	<input checked="" type="checkbox"/> Low by Comps
R257912400091	2130	60 DQ Estate	<input checked="" type="checkbox"/> Low by Comps
R279732305015	2135	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R337515402003	2135	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R258517408001	2135	64 DQ Multiple Properties	<input checked="" type="checkbox"/>
R258520207052	2135	64 DQ Multiple Properties	<input checked="" type="checkbox"/>
R257912116008	2135	64 DQ Multiple Properties	<input checked="" type="checkbox"/>
R258509300112	2135	58 DQ Partnership sale/intra Co	<input checked="" type="checkbox"/>
R279732461004	2135	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>
R279732301007	2135	68 DQ Remodeled/New Bldg/Change in use	<input checked="" type="checkbox"/>

Accounts Audited: 44 Auditor Agrees: -44 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Carl	38	LOGAN	
6318000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
38052530103009	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
8565000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
4255000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
6713000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
5177000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
6020000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
5288000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
38052520200009	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
4186000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
38078112100172	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
2655000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
38052727409022	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
38052529105025	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
1677000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> POOR CONDITION-IMP AFTER SALE
4615000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
3672000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
1998000	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
4400000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> PR DEED
10020000	1212	D TRADES INVOLVED	<input checked="" type="checkbox"/>
1309000	1212	D TRADES INVOLVED	<input checked="" type="checkbox"/>
3047000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
6304000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3181000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
2684000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> THREE HOUSES
6553000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
8473000	1212	T DOUBTFUL TITLE	<input checked="" type="checkbox"/> QCD
5355000	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
6239100	1212	T DOUBTFUL TITLE	<input checked="" type="checkbox"/> LOW BY COMPS/QCD
5948000	1215	J FORECLOSURE	<input checked="" type="checkbox"/> LOW BY COMPS
5010000	1220	3 ATYPICAL FINANCING	<input checked="" type="checkbox"/> assumed existing loan
38023306222005	1235	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> ALSO INCLUDES MH
8900001	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/> POOR CONDITION AT TIME OF SALE/COMPLETE REMODEL
5480000	2212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> purchased after long term lease not offered on mkt
38052531301001	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/>
38077911200155	2230	A GOING CONCERN	<input checked="" type="checkbox"/> inc franchise and PP
38073714100010	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> al included PP
38026711216005	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> also QCD
6292000	2230	A GOING CONCERN	<input checked="" type="checkbox"/> inc franchise and PP
2578101	2235	P RELATED PARTIES	<input checked="" type="checkbox"/>
5439000	2235	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> TWO PROPERTIES
2111000	2235	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> also included PP of unknown value

Accounts Audited: 42 Auditor Agrees: -42 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	39	Mesa	
R022974	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> property was sold at auction and was not made available to the open market.
R022972	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> a concrete foundation for a townhouse or multiple townhouses was in place at the time of sale.
R023009	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> this property sold at auction. No open market exposure
R023011	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> this property sold at auction. No open market exposure
R023061	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> the property acquired was dedicated open space on the subdivision plat. The property is restricted as it only may be used as open space.
R059818	0100	64 Multiple Parcels	<input checked="" type="checkbox"/> this a multiple property sale as indicated on the deed and in County notes.
R077052	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> this property was not exposed to the open market and was transferred via Quit Claim Deed.
R023063	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> the property acquired was dedicated open space on the subdivision plat. The property is restricted as it only may be used as open space.
R019349	0510	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple parcels sale as indicated on the County maps. 2 parcels. The smaller, adjacent parcel is located near a marshy area and may not be buildable by itself.
R056307	0600	64 Multiple Parcels	<input checked="" type="checkbox"/> this a multiple property sale as indicated in the notes and on the warranty deed.
R037576	0600	99 Atypical Nonconforming	<input checked="" type="checkbox"/> there was a garage located on the property at the time sale. This is the first sale after foreclosure from the Secretary of Housing and Urban Development.
R026037	1112	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple parcels stated on the legal description of the deed.
R004453	1135	64 Multiple Parcels	<input checked="" type="checkbox"/> this sale included a mobile home along with the parcel. This is considered a multiple parcel sale.
R023864	1135	99 Atypical Nonconforming	<input checked="" type="checkbox"/> the sale included a mobile home. Information on the TD indicates that the seller carried this loan which is not typical.
R008925	1212	56 Financial Institution	<input checked="" type="checkbox"/> this is a sale between financial institutions, GMAC mortgage and the Sec. of Secretary of Housing and Urban Development. Not exposed to the open market
R011651	1212	63 Property Trades	<input checked="" type="checkbox"/> this is a 1031 trade situation as indicated on the TD 1000
R027786	1212	60 Settle Estate	<input checked="" type="checkbox"/> the property was transferred by Personal Representatives Deed to settle an estate, not open market
R027648	1212	51 Government Agency	<input checked="" type="checkbox"/> this is the first sale after foreclosure from a bank to Secretary of Housing and Urban Development. Not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R027361	1212	53 Charitable Institution	☑ the sale is from a nonprofit organization which is similar to Habitat for Humanity. Ownership to these type of properties is handled through applications only. Not exposed to the open market.
R019037	1212	57 Related Parties	☑ this is a related parties sale from father to son.
R004466	1212	51 Government Agency	☑ this sale was from J.P. Morgan Bank to Secretary of Housing and Urban Development.. The sale was not exposed the open market.
R005132	1212	56 Financial Institution	☑ this property was not listed on the open market and was sold to a relocation company which in turn sold it to a private individual, company employee.
R008910	1212	51 Government Agency	☑ this is the first sale after foreclosure from Mesa County Trustee to the Secretary of Housing and Urban Development. Property was not exposed to the open market.
R028337	1212	51 Government Agency	☑ this is the first sale after foreclosure from a bank to Secretary of Housing and Urban Development. Not exposed to the open market.
R010711	1212	56 Financial Institution	☑ this is a non-open market sale from GMAC mortgage to the Secretary of Veterans Affairs.
R027379	1212	63 Charitable Institution	☑ property was transferred from Group Housing Resources Western Colorado, similar to Habitat for Humanity. The sale also includes financing for this the residential improvements and sweat equity is also expected.
R018006	1212	51 Government Agency	☑ this property was sold by the Mesa County trustee to the Federal National Mortgage Association, Fannie Mae. This property was not exposed to the open market.
R018992	1212	63 Property Trades	☑ this is a trade situation as indicated on the TD 1000
R008779	1212	56 Financial Institution	☑ the sale was from the Bank of America to Secretary of Housing and Urban Development. The sale was not exposed to the open market.
R027293	1212	99 Atypical Nonconforming	☑ this property was not listed with a realtor and was found to be a very low price after final analysis. transferred from the Sec. of Veterans Affairs.
R025609	1212	51 Government Agency	☑ the sale was from the Colonial Bank to Secretary of Housing and Urban Development. The sale is not exposed to the open market.
R025418	1212	53 Charitable Institution	☑ the sale is from a nonprofit organization which is similar to Habitat for Humanity. Application for ownership is the only way to qualify for the property. Not exposed to the open market.
R021192	1212	99 Atypical Nonconforming	☑ after purchase the improvements were remodeled and a second bathroom was added.
R021191	1212	60 Settle Estate	☑ this was a related party sale and which was sold to settle an estate. Not exposed to the open market.
R009122	1212	63 Property Trades	☑ this property was not exposed to the open market and involved a 1031 trade according to information on the TD.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R048789	1212	99 Atypical Nonconforming	☑ sale was between the Bank of America and the Secretary of Secretary of Housing and Urban Development. No market exposure.
R051838	1212	60 Settle Estate	☑ this property was transferred by Personal Representative's Deed and was to settle an estate
R052377	1212	69 Partial Interest	☑ the interest transferred in this property was 50% according to language on the deed, also related parties
R068179	1212	99 Atypical Nonconforming	☑ this property was purchased by the at adjoiner to expand their garden area. Never exposed to the open market. The sale was financed by the seller an unknown rates or amount.
R003347	1212	51 Government Agency	☑ this sale was from J.P. Morgan Bank to Secretary of Housing and Urban Development. The sale was not exposed the open market.
R032758	1212	54 Religious Institution	☑ the property was never offered on the open market. The improvement located on the subject property was a mobile home
R049899	1212	99 Atypical Nonconforming	☑ this sale is from Wells Fargo bank to the Secretary of Secretary of Housing and Urban Development
R048978	1212	99 Atypical Nonconforming	☑ there was a period of time, nine months until the deed was signed. The value of the property on the date of the meeting of the minds versus the date of recordation may be significantly different in this market according to appraisal staff..
R050762	1212	69 Partial Interest	☑ the interest transferred in this property was 50% according to language on the deed.
R075087	1212	63 Property Trades	☑ this property was purchased from a friend, a trade was indicated on the TD 1000. No market exposure.
R050260	1212	99 Atypical Nonconforming	☑ this sale was not exposed to the open market. After purchase the property was improved with a stable.
R043653	1212	60 Settle Estate	☑ this property was transferred by Personal Representative's Deed and was sold to settle an estate.
R040893	1212	51 Government Agency	☑ the sale was between the Bank of America and the Secretary of Secretary of Housing and Urban Development. No market exposure.
R040833	1212	63 Property Trades	☑ this property was involved in a trade no details available. The trade was indicated on the TD 1000.
R077306	1212	68 Remodel Addition	☑ these subject property improvements were remodeled after purchase
R039501	1212	99 Atypical Nonconforming	☑ after purchase the improvements were remodeled.
R037217	1212	99 Atypical Nonconforming	☑ no real estate was involved in this transaction it was just used as a method to pay monies back.
R048973	1212	99 Atypical Nonconforming	☑ the improvements were only partially completed on the date of sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R043602	1230	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple parcels as indicated in a legal description on the deed.
R022995	1230	61 Judicial Order Decree	<input checked="" type="checkbox"/> according to verified information there was no open market exposure for this particular property.
R055046	1230	99 Atypical Nonconforming	<input checked="" type="checkbox"/> this transfer was for the garage structure only, no land was included. The garage was tied to one of the units in the complex
R000653	1235	51 Government Agency	<input checked="" type="checkbox"/> the sale was from the Bank of America to Secretary of Housing and Urban Development. The sale was not exposed to the open market.
R027660	1235	64 Multiple Parcels	<input checked="" type="checkbox"/> mobile home was included in this sale. The sale is considered multiple properties.
<hr/>			
Accounts Audited:	58	Auditor Agrees:	-58
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	MINERAL	
484322200049	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed and TD indicate family members as grantor/grantee.
484111101010	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed indicates family members as grantor/grantee.
484114100056	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed indicates family members as grantor/grantee.
511934201005	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed indicates family members as grantor/grantee.
476336202027	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The property was improved with a single family house after purchase according to county file notes.
484114100093	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed indicates family members as grantor/grantee.
484129400024	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed in the TD 1000 indicates is the transaction among family members
476325426002	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The
511934201005	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 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.
476336118010	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> The Quit Claim deed indicates family members as grantor/grantee.
484307217004	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Changed to Qualified sale by Assessor
476325451004	1212	65 UNFULFILLED AGREEMENTS	<input checked="" type="checkbox"/> 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.
484114100069	1212	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> The property was sold with a deed restriction and was sold by Fannie Mae after foreclosure.
484111301003	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties are indicated on the legal description of the deed and on the TD 1000.
484114100069	1212	56 FINANCIAL INSTITUTION (BUYER)	<input checked="" type="checkbox"/> The deed is a Confirmation deed from the Public Trustees Foreclosure sale.
476336106004	1212	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from garage tom remodeled garage serving as a home. Unqualified sale.
483932300032	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> The deed in the TD 1000 indicates is the transaction among family members
484101300001	2130	58 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> 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 Concurr - Notes
---------------	-------------------	----------------------------	--------------------------------

Accounts Audited: 18	Auditor Agrees: -18	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
-----------------------------	----------------------------	-----------------------------	---------------------------------

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	41	MOFFAT	
R004683	0300	78 CHANGE IN USE	<input checked="" type="checkbox"/> The residence was razed and the property was used for access to the grantee's adjacent property. This is stated in the county files and verified by county staff.
R003226	0520	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> the County notes indicate that this sale was a distress sale. The seller was in a bad financial situation and a friend took the property for the sales amount. This is an unqualified sale
R010263	0520	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> The lending institution was going out of business and let these type properties go for way below market value. County verified information.
R001428	0520	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> the grantor financed his ownership thru the last Grantor. He failed to make payments and it reverted financier. The property sale was not exposed to the open market. County notes support the unqualified status.
R011357	0540	30 SALE IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> this property was conveyed via quit claim deed and according to the deed. The seller financed the deal at unknown rates. This is an unqualified sale
R003785	0550	6 SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> the sale was financed by the grantor at unknown rates. This information is contained in verified County files.
R010172	0550	14 SALE NOT 100% INTEREST	<input checked="" type="checkbox"/> the sale conveyed 50% interest and is stated in the County files. The information was verified by county appraisers.
R011481	1112	6 SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> the adjacent property owner purchased this property for assemblage purchases. This verified information is contained in County files.
R003559	1112	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> County notes indicate that this property was headed for foreclosure and was sold at the last minute. The property was not listed with a realtor and was not exposed to the open market.
R005191	1112	2 SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> the deed the TD and County notes verified this is a multi-property sale.
R012102	1135	90 SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> This property transferred by Quick Claim Deed. The sale was not exposed to the open market.
R010459	1135	6 SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> the TD and verified County information states the transaction was seller financed at unknown rates.
R003519	1135	12 SALE INVOLVES MOBILE HOME PRG	<input checked="" type="checkbox"/> this sale included a mobile home of unknown value. This information is contained on the face the TD and in the verified County notes.
R003136	1135	12 SALE INVOLVES MOBILE HOME PRG	<input checked="" type="checkbox"/> this sale included a mobile home of unknown value. This information is contained on the face the TD and in the verified County notes.
R012254	1212	1 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> the deed and County notes indicate that this personal representative deed was between the estate and family members. This not an open market transaction.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R012141	1212	1 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> the County notes as verified by the appraiser state that the seller is the father of the buyer. This is an in-family transaction was not exposed to the open market
R003311	1212	No # assigned as yet NA	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an individual. County records indicate that there was extensive remodeling after the purchase.
R012199	1212	6 SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> the TD and verified County information states the transaction was seller financed at unknown rates.
R012198	1212	6 SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> the TD and verified County information states the transaction was seller financed at unknown rates.
R011182	1212	14 SALE NOT 100% INTEREST	<input checked="" type="checkbox"/> the TD County notes and the deed indicate this sale is between family members and was for a 1/6 interest.
R010380	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale from Fannie Mae after foreclosure to an individual. This property was never exposed to the open market.
R006085	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale after foreclosure and was conveyed via public trustee's foreclosure confirmation deed. Property was not exposed to the open market.
R005906	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale after foreclosure and was conveyed via public trustee's foreclosure confirmation deed. Property was not exposed to the open market.
R010480	1212	1 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD and within County notes indicates this was an in-family transaction and was not exposed to the open market.
R001148	1212	62 1031 IRS TRADE	<input checked="" type="checkbox"/> this property was a 1031 exchange as noted on the transfer declaration. It's a multiple property sale and verified comments are located within the County files.
R006073	1212	51 EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an LLC. County records indicate that there was extensive remodeling after the purchase.
R006377	1212	51 EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an individual. County records indicate that there was extensive remodeling after the purchase.
R008215	1212	1 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> the names on the deed and information on the TD indicate this was an in-family transaction and was not exposed to the open market. The deed state \$75,000 as the consideration for the property, the TD indicates \$150,000 for consideration of the property. This information is contained in the County notes and verified by County appraiser's.
R005902	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an individual. Not exposed to the open market.
R011926	1212	1 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this is a multi-parcel sale containing 50% interest and was sold between related parties. This information is contained in County notes, on the TD, and on the face the deed.
R005501	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale after foreclosure and was conveyed via public trustee's foreclosure confirmation deed. Property was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
R005875	1212	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an individual. Not exposed to the open market.
R006537	1212	51 EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> this is a sale from Housing and Urban Development to an individual. County records indicate that there was extensive remodeling after the purchase.
R011216	1230	30 SALE IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> the owner of the condo complex purchased this property as a purchase in lieu of foreclosure. The grantor was in danger of losing the property back to the lender. This information is contained in notes located in this County files.
R010374	1235	7 SALE INVOLVES FINANCIAL ASSMPT	<input checked="" type="checkbox"/> this is a sale after foreclosure and was conveyed via public trustee's foreclosure confirmation deed. Property was not exposed to the open market.
R011946	2135	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> this was a bankruptcy sale and was transferred via bankruptcy trustee's deed. This information is on the face of the deed are also located in verified County notes.
<hr/>			
Accounts Audited:	36	Auditor Agrees:	-36
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	42	Montezuma	
R004733	0510	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> property was transferred by Personal Representative's deed and was purchased by the adjoiner. The property was purchased as a buffer, the new parcel is integral for the drainage of his property.
R015318	0550	11 Miscellaneous	<input checked="" type="checkbox"/> at the time of sale the property had improvements located on it, however the condition of the improvement is unknown and the owners were not going to let the county inspect the interior. Unable to verify condition
R000304	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> field verification by county staff and photographs support the remodeled condition after sale.
R001902	1112	18 Bank Repossession	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Deutsche Bank to an individual. The improvements were remodeled after purchase.
R013422	1112	10 Multiple Deeds in Sale	<input checked="" type="checkbox"/> there were two deed's involved in this one single sale. The improvement located on the subject property was formally a schoolhouse at the time of sale the improvements were uninhabitable.
R013422	1112	10 Multiple Deeds in Sale	<input checked="" type="checkbox"/> there were two deed's involved in this one single sale. The improvement located on the subject property was formally a schoolhouse at the time of sale the improvements were uninhabitable.
R010621	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the interior of the residential improvements were completely gutted and remodeled after purchase.
R007684	1112	13 Family Transaction	<input checked="" type="checkbox"/> property was transferred by Personal Representative's deed and was in-family transaction.
R007881	1112	11 Miscellaneous	<input checked="" type="checkbox"/> this is a highly motivated seller due to the property being on the market for over six and half years. After final analysis the sale price of this property was way lower than the market sales price indicated by the overall market.
R008067	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> this was first sale after foreclosure and was remodeled after sale.
R008896	1112	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> this was purchased by the adjacent property owner to add to his existing restaurant property.
R008993	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the improvement located on the subject property was razed after purchase. The property has changed in character from residential property to vacant land.
R009425	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> this is the first sale after foreclosure and was remodeled after purchase.
R009702	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> this is the first sale after foreclosure and was remodeled after purchase.
R009760	1112	11 Miscellaneous	<input checked="" type="checkbox"/> the improvements were completely gutted after purchase and was in process of being remodeled during field inspection.
R009926	1112	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> this is the first sale after foreclosure was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009932	1112	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> the grantee owned the adjacent property and paid less than market value, verified by assessor staff.
R011327	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> this is the first sale after foreclosure and was not exposed to the open market.
R011920	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the interior of the residential improvements were completely gutted and remodeled after purchase.
R003765	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> staff verification indicates that this property was remodeled after sale.
R006356	1112	13 Family Transaction	<input checked="" type="checkbox"/> this was an in-family transaction as indicated in the county records and on the deed. The transaction was financed by the seller at unknown rates or amounts.
R002279	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> field verification and photographs support the unqualified determination. The existing improvements were removed and a new buildings were built in their place.
R002518	1112	18 Bank Repossession	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Deutsche Bank to an individual, the improvements were less than 50% complete at the time of sale.
R005372	1112	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> this is first sale after foreclosure from the Secretary of Housing and Urban Development. The adjacent property owner purchased this property. The property was not exposed to the open market
R013295	1112	11 Miscellaneous	<input checked="" type="checkbox"/> this property was bought by a Relocation company and sold the same day for less than what they paid for it. This is not an open market transaction.
R005195	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the improvements were remodeled after purchase, this is also the first sale after foreclosure
R005179	1112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> the improvements located on the property were uninhabitable at the time of sale. This is the first sale after foreclosure. Since purchase the improvements have been completely remodeled
R004828	1112	11 Miscellaneous	<input checked="" type="checkbox"/> this property was transferred from the estate to other members of the family. This is and in-family transaction and was not exposed to the open market.
R009380	1115	35 Less/100 Percent Ownership	<input checked="" type="checkbox"/> this was an in-family transaction, less than 100% interest was transferred by Quit Claim deed.
R006517	1135	13 Family Transaction	<input checked="" type="checkbox"/> this is and in-family transaction as indicated in the county records and on the face of the deed.
R000129	1135	2 Mobile Home Included in Sale	<input checked="" type="checkbox"/> this is a multiple parcel sale as a mobile home was included in the sale.
R004821	1135	8 Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> the seller approached the school district, adjacent owner, and proposed the purchase for expansion of the sports facility. This property was not exposed to the open market.
R002946	2115	5 Mixed Use	<input checked="" type="checkbox"/> this a mixed-use property with of mix of commercial and residential as verified by the county staff.
R005810	2115	5 Mixed Use	<input checked="" type="checkbox"/> this a mixed-use property with a mix of commercial and residential uses as verified by the county staff.

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R010750	2130	11 Miscellaneous	<input checked="" type="checkbox"/> this sale was part of a Trust liquidation. The property was purchased by a former tenant and was not exposed to the open market.
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	43	MONTROSE	
R0018060	0100	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> the transaction involved a trade worth \$75,000.
R0018376	0100	56 INVOLVES A FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> this is a sale from one financial institution to another. This is the first sale after foreclosure and was not exposed to the open market.
R0017993	0100	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> the transaction involved a trade worth \$75,000.
R0021738	0100	70 OTHER	<input checked="" type="checkbox"/> sewer and water mains needed to be extended to the cul de sac and stubbed to the property line. Not having stubs to the property line to both services is atypical for the market area. Unknown costs for infrastructure extensions
R0016760	0550	63 SALE INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> this involved at 1031 trade as indicated in the County files.
R0010975	0550	70 OTHER	<input checked="" type="checkbox"/> it was learned this sale was basically a liquidation sale from an individual to the bank. The bank relisted the property almost immediately for \$43,000 which is \$13,000 more than their purchase.
R0012671	1135	76 SALE INVOLVED A GUARANTEED BUYOUT	<input checked="" type="checkbox"/> the contract for the purchase of this property began in 1994 and closed in 2011. This property was not available to the open market.
R0000558	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the sale of this property was never listed on the multiple listing service and is considered not offered to the open market. The seller financed the sale at unknown rates or amount.
R0006820	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the buyer approached the owner and made an offer on the property, the owner accepted the offer. The property was never exposed to the open market.
R0013112	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the property was never listed with a real estate agent. The neighbor of the owner contacted a friend. The friend made an offer to the owner which was accepted.
R0017059	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> property was sold to a friend and was never exposed to the open market.
R0017328	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> buyer approached the seller and made an offer on the property which was accepted.
R0019113	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the buyer made an offer to HSBC bank, the offer was accepted, not exposed to the open market.
R0022704	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> this was not an open market transaction as it was merely a lot line adjustment.
R0005959	1212	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the grantor and grantee are friends, the property was never offered on the open market. After purchase the improvements were remodeled
R0001069	1212	70 OTHER	<input checked="" type="checkbox"/> improvements located on the property were in below average condition. This property was transferred via auction and was not available to the entire open market. This sale is from Federal National Mortgage Association. The deed includes restrictions which are atypical in this market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0001600	1212	70 OTHER	<input checked="" type="checkbox"/> is the first sale after foreclosure from E Trade Bank. At the time of purchase the improvements were unfinished.
R0006922	1212	73 SALE INVOLVES ADDTN. TO EXISTING PARCEL	<input checked="" type="checkbox"/> this property was transferred via Quit Claim Deed and was merely a lot line adjustment.
R0000994	1212	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Deutsche Bank. The improvements suffered from mold damage and damage to hardwood floors. The condition of these improvements are not typical of a home this age in this neighborhood.
R0000988	1212	70 OTHER	<input checked="" type="checkbox"/> this first sale after foreclosure from HSBC bank to an individual. Verified information from the realtor indicates the improvements are in very poor condition and in need of repairs to facilitate financing
R0001666	1212	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Fannie Mae and was sold at auction. The deed contains restrictions, which are not typical in this market.
R0000854	1212	70 OTHER	<input checked="" type="checkbox"/> this property was sold from the Secretary of Housing and Urban Development on an electronic bid system, not exposed to the open market.
R0000533	1212	70 OTHER	<input checked="" type="checkbox"/> the sale of this property included seller concessions. The improvements suffered from non-winterization with water damage and foundation issues. This is the first sale after foreclosure.
R0000518	1212	70 OTHER	<input checked="" type="checkbox"/> this property was sold at auction and was not offered to the open market.
R0001323	1212	70 OTHER	<input checked="" type="checkbox"/> this first sale after foreclosure from HSBC bank to an individual. Verified information from the realtor indicates the improvements are in very poor condition and in need of repairs to cure mold. County notes indicates there were many concessions by the bank including removal of drywall, carpeting.
R0008183	1212	70 OTHER	<input checked="" type="checkbox"/> the single-family improvements located on this property were in very poor condition and the new owner is in the process of repair and remodeling.
R0008112	1212	70 OTHER	<input checked="" type="checkbox"/> the parties in this sale had a relationship concerning the property, the property was never offered to the open market.
R0008057	1212	70 OTHER	<input checked="" type="checkbox"/> this property was transferred from the Secretary of Housing and Urban Development to an individual. This was an electronic only bid system and was not available to the open market.
R0001719	1212	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Fannie Mae and was sold at auction. The deed contains restrictions, which are not typical in this market.
R0001718	1212	70 OTHER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Fannie Mae and was sold at auction. The deed contains restrictions, which are not typical in this market.
R0008506	1212	70 OTHER	<input checked="" type="checkbox"/> this property was transferred from the Federal Home Loan Mortgage Corporation and suffered from severe physical depreciation confirmed during a field inspection.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0001670	1212	70 OTHER	<input checked="" type="checkbox"/> this property was transferred from the Secretary of Housing and Urban Development to an individual. This was an electronic only bid system and was not available to the open market.
R0650844	2212	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> sales between related parties for a buyout and was not exposed to the open market
R0650605	2220	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this was a transfer between related parties and was transferred by Personal Representative's Deed, not exposed to the open market.
R0060119	2230	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> this was an in-business transaction and was not exposed to the open market.
R0011881	2230	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> records indicate a building permit was acquired by the new owner on the date of deed recording. The building permit indicated remodeling to the subject property.
R0650685	2230	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> the property underwent a change of use from office to motorcycle shop with some retail area. In accordance with his changes there was extensive remodeling completed to the improvement after purchase.
R0017008	2235	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this was a transfer from a father to a daughter and was not exposed to the open market.
<hr/>			
Accounts Audited:	38	Auditor Agrees: -38	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	44	MORGAN	
R017561	1212	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
R005315	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R017636	1212	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
R019906	1212	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
R005142	1212	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
R001822	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005165	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007215	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007327	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R001625	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R020228	1212	24 LAND ATTRIBUTES CHANGED AFTER SALE	<input checked="" type="checkbox"/> LAND ATTRIBUTES CHANGED AFTER SALE
R016519	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R012528	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R016562	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R018392	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R018800	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R002422	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010242	1212	05 SALE INVOLVED GOVN'MT PROG OR SPECIAL FINANCING	<input checked="" type="checkbox"/> SALE INVOLVED GOVN'MT PROG OR SPECIAL FINANCING
R019149	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R020129	1212	34 CHANGE IN USE FROM ONE CLASS TO ANOTHER	<input checked="" type="checkbox"/> CHANGE IN USE FROM ONE CLASS TO ANOTHER
R018633	1212	01 SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES
R006669	1212	35 MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY
R019307	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R018169	1212	35 MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY
R003995	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R019542	1212	04 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R015637	1212	01 SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES
R018744	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R012301	1212	22 PROPERTY SPLIT OR COMBINED W/OTHER AFTER SALE	<input checked="" type="checkbox"/> PROPERTY SPLIT OR COMBINED W/OTHER AFTER SALE
R012608	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R004740	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R003521	1212	27 LIQUIDATION SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION SOLD WELL BELOW MARKET COMPS
R002041	1212	01 SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002987	1212	01 SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES
R018411	1212	35 MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY
R005727	1212	01 SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALES BETWEEN RELATED PARTIES/AFFILIATED PARTIES
R007966	2130	08 BANK REO LIQUIDATION-FORECLOSURE	<input checked="" type="checkbox"/> BANK REO LIQUIDATION-FORECLOSURE
R020145	2130	28 SALE TO RELIGIOUS, CHARITABLE, GOVERNMENT BUYER	<input checked="" type="checkbox"/> SALE TO RELIGIOUS, CHARITABLE, GOVERNMENT BUYER
R015744	2130	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
R015910	2130	02 SALE IS SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS SETTLE ESTATE
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Carl	45	OTERO	
106535	0530	NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/>
104567	1212	REPOSSESION	<input checked="" type="checkbox"/> low by comps
102017	1212	BANK SALE	<input checked="" type="checkbox"/> low by comps
102741	1212	BANK SALE	<input checked="" type="checkbox"/> multiple transfers - govt agencies
102035	1212	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
104310	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> multiple transfers - low by comps
104498	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> settle estate from trust
101920	1212	BANK SALE	<input checked="" type="checkbox"/> multiple transfers - govt agencies
104555	1212	BANK SALE	<input checked="" type="checkbox"/> low by comps
101839	1212	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
104666	1212	DISTRESS SALE	<input checked="" type="checkbox"/> low by comps quit claim deed
101249	1212	REPOSSESION	<input checked="" type="checkbox"/> foreclosure - low by comps
102052	1212	BANK SALE	<input checked="" type="checkbox"/> low by comps-multiple transfers
103327	1212	REPOSSESION	<input checked="" type="checkbox"/> low by comps
101441	1212	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
104527	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
101445	1212	REPOSSESION	<input checked="" type="checkbox"/> low by comps
101176	1212	DISTRESS SALE	<input checked="" type="checkbox"/> estate sale low by comps
103987	1212	REPOSSESION	<input checked="" type="checkbox"/> low by comps
101044	1212	BANK SALE	<input checked="" type="checkbox"/> low by comps
101019	1212	DISTRESS SALE	<input checked="" type="checkbox"/> low by comps-multiple transfers
101000	1212	REPOSSESION	<input checked="" type="checkbox"/> low by comps-multiple transfers
100975	1212	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
114934	1212	REPOSSESSION	<input checked="" type="checkbox"/> several transfers within fed agencies-low by comps
114552	1212	REPOSSESSION	<input checked="" type="checkbox"/> sold twice within 6 days-low by comps
103820	1212	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
101333	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
101516	1212	BANK SALE	<input checked="" type="checkbox"/> multiple transfers - govt agencies
101237	1212	BANK SALE	<input checked="" type="checkbox"/> low by comps
101077	1212	BANK SALE	<input checked="" type="checkbox"/> multiple transfers - govt agencies
110420	1212	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
101823	1212	BANK SALE	<input checked="" type="checkbox"/> per representative of estate low by comps
112701	2215	OTHER	<input checked="" type="checkbox"/> KOA campground-multiple transfers in 4 yrs
104452	2230	DISTRESS SALE	<input checked="" type="checkbox"/> multiple properties - low by comps
114727	2230	DISTRESS SALE	<input checked="" type="checkbox"/> split
102009	2235	REPOSSESSION	<input checked="" type="checkbox"/> low by comps
105824	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>

Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	46	OURAY	
R003819	0100	13 OWNS ADJOINING LAND	<input checked="" type="checkbox"/> purchaser by an adjoiner
R000228	0100	13 OWNS ADJOINING LAND	<input checked="" type="checkbox"/> purchased by an adjoiner.
R004027	0200	13 OWNS ADJOINING LAND	<input checked="" type="checkbox"/> purchased by an adjoiner to expand pharmacy business
R000512	0550	13 OWNS ADJOINING LAND	<input checked="" type="checkbox"/> purchaser by an adjoiner
R003696	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> special concessions related to closing costs and home warranty.
R001398	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> removal of mold caused a major remodeling after purchase.
R001683	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> seller concessions noted on TD 1000, concessions not stated, therefore unknown.
R003164	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> special concessions and purchase restrictions for first or second time homeowners sold by Fannie Mae.
R000327	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> special concessions related to closing costs and home warranty.
R001362	1212	38 SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/> special concessions related to closing costs and home warranty.
R006246	1212	3 RELATED PARTIES	<input checked="" type="checkbox"/> sale between related parties. Deed in lieu of foreclosure.
R000797	2230	59 MINOR STRUCTURE INCLUDED IN SALE	<input checked="" type="checkbox"/> minor structure located on sale property.
R000303	2230	36 MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> razed existing SF bldg and built new structure after purchase
R000686	2230	9 PERSONAL PROPERTY INCLUDED IN SALE	<input checked="" type="checkbox"/> personal property of unknown value, mixed use property including cabins, gas station, etc.
R004816	2230	53 NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> sale between business associates just before property went to auction. Not open market
R000146	2230	36 MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> major renovation after sale. Transferred via Personal Representative's deed.
R000688	2230	18 MULTIPLE PARCELS	<input checked="" type="checkbox"/> multiple properties and o going business, blue sky included.
R000461	2230	53 NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> purchased thru deed of trust holder. Major renovation after purchase.
Accounts Audited: 18 Auditor Agrees: -18 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	PARK	
R0029018	0100	32 Not an arm`s length transaction	<input checked="" type="checkbox"/> Seller financed, internet sales, not open market, county computer notes, verified.
R0002151	0100	32 Not an arm`s length transaction	<input checked="" type="checkbox"/> this was not an arm's-length transaction as the buyer owns the adjacent property. This information is contained in the County computer files.
R0027245	0100	32 Not an arm`s length transaction	<input checked="" type="checkbox"/> the sale was sold between partners in the business. This is not an open market arms length transaction. The notes are contained in the County computer system.
R0031446	0100	32 transaction	<input checked="" type="checkbox"/> this was not an arm's-length transaction as the buyer owns the adjacent property. This information is contained in the County computer files.
R0002720	0100	33 Not on open market	<input checked="" type="checkbox"/> this was not an arm's-length transaction as the buyer owns the adjacent property. This information is contained in the County computer files.
R0041497	1112	86 Distress sale	<input checked="" type="checkbox"/> This appears to be a unqualified sale, but not for the reason included in the Master sale list. The sale was determined to be an outlier after final analysis of similar Park County sales. The low price paid is supported in county file notes.
R0020010	1112	86 Distress sale	<input checked="" type="checkbox"/> this was a short sale as stated by the MLS and confirmed by the County staff. The property was priced low due to poor condition. It was determined to be an outlier after final sales analysis was conducted.
R0019009	1112	101 Sale involve special financing	<input checked="" type="checkbox"/> this was a cash sale from HUD and was not offered on the open market. The deed and County notes support the unqualified status.
R0006355	1112	101 Sale involve special financing	<input checked="" type="checkbox"/> this sale consisted of special financing, no money down and the seller(bank) paid closing costs. Unqualified sale.
R0045282	1112	101 Sale involve special financing	<input checked="" type="checkbox"/> this parcel was sold as a result of a foreclosure and was not listed by a real estate agent. The property sold as a result of an auction, not open market.
R0031238	1112	101 Sale involve special financing	<input checked="" type="checkbox"/> Fannie Mae sale after foreclosure, Fannie Mae paid closing costs, not open market.
R0016424	1112	102 Condition changed after sale	<input checked="" type="checkbox"/> the condition of the property changed immediately after purchase when a barn was torn down, excavation was started for the house and a well was dug. These facts are verified by the County and are included in the County notes.
R0017428	1112	102 Condition changed after sale	<input checked="" type="checkbox"/> according to County information which is been verified the loafing shed was removed after purchase and the residential improvements are being updated. Fannie Mae sale.
R0016147	1112	86 Distress sale	<input checked="" type="checkbox"/> the sale was due to a death in the family and was subsequently foreclosed upon by JP Morgan Chase bank. The property was sold from JP Chase Morgan bank to an individual without the use of an MLS agent. Not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0035376	1112	86 Distress sale	☑ this parcel did not sale on the open market and sold through Home Sales Incorporated, a broker. The former owner lost a business in Breckenridge and walked away from this property. The sales price was not offered to the open market and is considered unqualified.
R0032623	1112	86 Distress sale	☑ The word on the street and the word in the public newspaper was that Mr. Weeks was in financial straits and essentially dumped the property for a fraction of its value. The County verified this information as an unqualified sale.
R0044162	1112	86 Distress sale	☑ this sale was reported to be a short sale on an unfinished structure. County staff verified the information in this unqualified sale.
R0015126	1112	86 Distress sale	☑ this multi parcel sale occurred because of a death in the family and was not sold on the open market. The information to support the unqualified status is contained on the deed and on the TD and in the County computer notes.
R0008032	1112	102 Condition changed after sale	☑ after purchase the new owner razed two outbuildings and converted the barn into a garage. This condition change after use is documented and was verified by the County.
R0013678	1112	86 Distress sale	☑ this parcel was purchased from the bank. The new owners approach the bank and made an offer on the property and it was accepted. This was not an open market transaction, unqualified sale.
R0022515	1112	102 Condition changed after sale	☑ after purchase the main improvement was completely gutted and the floor framing was removed and is in the process of being replaced. County computer notes support the unqualified status.
R0012649	1112	86 Distress sale	☑ the parcel is transferred via a quit claim deed and was financed through third-party financing which is not typical in the area. County staff verify this information and supports the unqualified status.
R0031566	1112	86 Distress sale	☑ The sale was determined to be an outlier after final analysis of similar Park County sales. Sold by the Deutsche bank, not an open market sale. Seller concessions
R0046085	1112	86 Distress sale	☑ A representative of the bank was contacted and it was learned that the house was not completed and was in terrible condition. The bank representative stated the bank was just looking to move the house off of their inventory. Unqualified sale.
R0042292	1112	101 Sale involve special financing	☑ this sale was as a result of a foreclosure by Bank of America. There is no indication that this property was listed on MLS for open market. This was a cash sale as indicated by the TD and did not involve special financing
R0040253	1112	86 Distress sale	☑ this parcel was sold as a result of a foreclosure and was not listed by a real estate agent. The property sold as a result of an offer on the property, not open market.
R0045632	1112	86 Distress sale	☑ confirmed information on this sale indicates the owner moved out of state and was in a pressured situation to sell this particular parcel. The distress creates an unqualified sale.
R0014034	1112	102 Condition changed after sale	☑ the new owner erected a large garage on his property immediately after purchase. This information is memorialized in County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0031093	1135	86 Distress sale	<input checked="" type="checkbox"/> the grantor was in jail at the time of sale. The sale was made as a result of his incarceration and is considered distressed. Seller financed 16k for 2 yrs.
R0000317	2112	86 Distress sale	<input checked="" type="checkbox"/> this was a bank sale that sold through auction, not open market. Verified by County staff and included in the County records.
R0023734	2112	64 Sale involves multiple props	<input checked="" type="checkbox"/> information contained on the deed on the TD and in County notes support the sale of multiple properties in this transaction.
R0000030	2112	64 Sale involves multiple props	<input checked="" type="checkbox"/> information contained on the deed on the TD and in County notes support the sale of multiple properties in this transaction. Seller concessions.
R0013559	2135	64 Sale involves multiple props	<input checked="" type="checkbox"/> information contained on the deed on the TD and in County notes support the sale of multiple properties in this transaction.
R0047344	2245	64 Sale involves multiple props	<input checked="" type="checkbox"/> information contained on the deed on the TD and in County notes support the sale of multiple properties in this transaction.
<hr/>			
Accounts Audited:	34	Auditor Agrees:	-34
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	48	PHILLIPS	
51528210002	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75118122001	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
51520419003	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75118138002	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75118407010	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75108306008	1212	12 SALE IS A CONTRACT SALE	<input checked="" type="checkbox"/> SALE IS A CONTRACT SALE
51520425003	1212	13 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES
75118118005	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75115200057	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75117203006	1212	7 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
75118110004	1212	13 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES
75118124004	1212	24 TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> TO SETTLE AN ESTATE
75118139005	1212	24 TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> TO SETTLE AN ESTATE
75118128002	1212	27 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
75117235004	1212	27 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
51521307002	1212	27 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
51520417004	1212	27 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
51528206013	1212	24 TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> TO SETTLE AN ESTATE
75118114005	1212	12 SALE IS A CONTRACT SALE	<input checked="" type="checkbox"/> SALE IS A CONTRACT SALE
75118101001	2212	27 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
Accounts Audited: 20	Auditor Agrees: -20	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	PITKIN	
R015347	0100	71 DEED RESTRICTED EMPLOYEE HOUSING	☑ this sale involved a deed restriction on the property. According to County electronic file notes the seller was in a distress distress situation and sold for what the buyer offered for it. These notes also indicate this property was not exposed to the open market.
R004391	0100	57 SALE WAS BETWEEN RELATED PARTIES	☑ the sale was financed by the seller. The TD indicates they are related parties, not open market. Notes within the County computer system support this information.
R015073	1212	53 SALE INVOLVES CHARITABLE INSTITUTION	☑ there is a deed restriction on this property prohibiting the sale to any organization other than a nonprofit organization or other nonprofit entities. This information is contained on the deed and in county electronic files.
R016264	1212	69 SALE WAS FOR PARTIAL INTEREST	☑ this was a transaction transferring 50% interest in several mining claims. The adjacent property owner purchased this site to add to his existing ownership. This information is stated on the deed and in electronic County files.
R020995	1212	51 SALE INVOLVES GOVERNMENT AGENCY	☑ notes within the County electronic files indicate that this is a trade between US Forest Service and an individual. This property was not exposed to the open market. The property was transferred by quit claim deed and contained multiple parcels.
R016158	1212	51 SALE INVOLVES GOVERNMENT AGENCY	☑ this property was transferred by quit claim deed and was merely a lot line adjustment between the Forest Service and a private owner. This property was not exposed to the open market as indicated by verify notes contained in the County files.
R021646	1212	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this multi-property sale was not exposed to the open market and was seller financed at 100%. This information is stated on the deed and is contained in the verified County electronic files.
R021645	1212	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this multi-property sale was not exposed to the open market and was seller financed at 100%. This information is stated on the deed and is contained in the verified County electronic files.
R021644	1212	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this multi-property sale was not exposed to the open market and was seller financed at 100%. This information is stated on the deed and is contained in the verified County electronic files.
R019779	1212	71 DEED RESTRICTED EMPLOYEE HOUSING	☑ this sale involved a deed restriction on the property. According to County electronic file notes the seller was the local affordable housing authority. The county notes also indicate this property was not exposed to the open market.
R003939	1212	69 SALE WAS FOR PARTIAL INTEREST	☑ the sale property was not offered on the open market and is for 50% interest only. These facts are memorialized in the County electronic files.
R005561	1212	69 SALE WAS FOR PARTIAL INTEREST	☑ the TD and the verified County notes state that this sale was for 50% interest only.
R019553	1212	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ information on the deed and on the TD indicates that this a multi-parcel sale. This information was verified by the County appraiser.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R013112	1230	57 SALE WAS BETWEEN RELATED PARTIES	☑ this property was an in-family transaction was not exposed to the open market. The transfer was for 80% interest. Information is contained on the deed and in the County electronic notes.
R009574	1230	51 SALE INVOLVES GOVERNMENT AGENCY	☑ this is a employee housing situation with many atypical deed restrictions. This this was not offered on the open market according to verified information within county electronic files.
R002230	1230	63 SALE INVOLVED PROPERTY TRADE	☑ this transaction was for 50% interest and also included a trade according to verified information within the County electronic files.
R011036	1230	63 SALE INVOLVED PROPERTY TRADE	☑ this transfer involved a property trade as noted in the County files and on the TD. Verified by county appraiser.
R010081	1230	63 SALE INVOLVED PROPERTY TRADE	☑ this transfer involved a property trade as noted in the County files and on the TD. Verified by county appraiser.
R009170	1230	63 SALE INVOLVED PROPERTY TRADE	☑ this transfer involved a property trade as noted in the County files and on the TD. Verified by county appraiser.
R002102	1230	63 SALE INVOLVED PROPERTY TRADE	☑ this transfer involved a property trade as noted in the County files and on the TD. Verified by county appraiser.
R012692	1231	57 SALE WAS BETWEEN RELATED PARTIES	☑ this property was transferred by quit claim deed for estate planning. The information is contained on the face the deed and in the County electronic file.
R021475	1231	63 SALE INVOLVED PROPERTY TRADE	☑ this transfer involved a property trade as noted in the County files and on the TD. Verified by county appraiser.
R018951	2215	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser. The buyer is assembling properties in this complex as verified by county appraisers.
R018949	2215	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser. The buyer is assembling properties in this complex as verified by county appraisers.
R021275	2215	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ information on the deed and on the TD indicate that this a multi-unit hotel sale. This information is contained in electronic files in the County.
R018953	2215	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser. The buyer is assembling properties in this complex as verified by county appraisers.
R018994	2225	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ information on the deed and on the TD indicate that this a multi-parcel sale. This information is contained in electronic files in the County.
R014934	2240	64 SALE INVOLVED MULTIPLE PROPERTIES	☑ this is a multi-property sale as stated on exhibit A of the TD and stated on the face the deed. Also included in the transaction is an assumption of a loan. Sales information is contained on the TD and in electronic County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R021670	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and in the County electronic files and verified by County appraiser.
R008682	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and on the TD and was seller financed at nontypical market rates. This information is contained in the County electronic files and verified by County appraiser.
R010565	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser.
R012513	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser.
R019571	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and on the TD. The supporting information is contained in the County electronic files and verified by County appraiser. The buyer is assembling properties in this complex as verified by county appraisers.
R021661	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and in the County electronic files and verified by County appraiser.
R021671	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multi-property sale as stated on the deed and in the County electronic files and verified by County appraiser.
R021306	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this is a transfer of partial interest of multiple units. Information is contained on the deed and located in the County electronic notes
<hr/>			
Accounts Audited:	36	Auditor Agrees:	-36
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
--------	------------	---------------------	-------------------------

Carl	50	Prowers	
------	-----------	----------------	--

0422002070	0	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0419002021	0	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0263172014	0	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0240000080	0	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0102002030	0	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
220002155	1010	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
0502002040	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0919003070	1112	FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
0262003230	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0407008010	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0211012020	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0236054090	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0291001080	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0287048081	1112	15 MORE THAN ONE HOUSE IN SALE	<input checked="" type="checkbox"/> multiple property sale
0963177011	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0403501070	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0223003030	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
236063020	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
200051930	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
402002011	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
236072080	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
934001080	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
236082050	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
0414001150	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> estate sale/low by comps
919003070	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
254002021	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
237042080	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
265004121	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
0277001050	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0267001022	1112	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
213002230	1112	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Low by Comps
0800030645	2080	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0900062433	9000	26 CONTRACT SALE	<input checked="" type="checkbox"/> lease purchase
0700060370	9000	5 PARTNERSHIP DISOLVED	<input checked="" type="checkbox"/> partnership dissolved
0400040651	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0400011512	9000	11 SEVERAL PARCELS INVOLVED	<input checked="" type="checkbox"/> multiple property sale
0900001627	9000	11 SEVERAL PARCELS INVOLVED	<input checked="" type="checkbox"/> multiple property sale
0900060340	9000	14 SELLER FINANCE	<input checked="" type="checkbox"/> Low by Comps
0200027090	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0200036464	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0200035131	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0200030080	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0200043480	9000	10 ASSEMBLAGE	<input checked="" type="checkbox"/> buyer owns adjacent property/low by comps
0200022580	9000	TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> Qualified Sale
0200053011	9000	10 ASSEMBLAGE	<input checked="" type="checkbox"/> BUYER OWNS 1/2 OF THE BLOCK ALREADY
0200059531	9000	10 ASSEMBLAGE	<input checked="" type="checkbox"/> buyer owns adjacent property/low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
---------------	-------------------	----------------------------	--------------------------------

Accounts Audited: 46	Auditor Agrees: -46	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
-----------------------------	----------------------------	-----------------------------	---------------------------------

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Harry	51	PUEBLO	
435001006	0300	Z SEE COMMENTS	<input checked="" type="checkbox"/> Assemblage acquisition
511416010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Sold at auction
1501207010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Seller financed
523127008	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
523128001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
523139009	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
523309004	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
524431012	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
525117003	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Not exposed to the open market
525125001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Building permit for detached garage
525211010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> fixed and flipped on 12-10-12 for \$70K
1502127002	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Atypical design in the neighborhood- common wall
1501133011	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Related parties, not listed on market
514219003	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1501208013	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Not exposed to the open market
1501403023	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
1501404007	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1501408016	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Sold for less than half list price, fair condition per TD
1501414007	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Not exposed to the open market
1501423039	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Converted commercial to residential
1502114001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1502114010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fixed and flipped for \$107,200 4-1-13
1502126005	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
525225006	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1510302002	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> External obsolescence, on busy street across from South HS
1502134019	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD, new owner remodeling, not in MLS
1502203005	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
1502215023	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
1502219002	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1502430007	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> One bedroom, one bath- atypical design
1502431006	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Poor condition per TD, resold for \$62,500 on 9-5-13.
1503103006	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Grantor/grantee were brokers in same office
1503115004	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1504132001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Not exposed to the open market
522415017	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Not exposed to the open market
1510120001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> 500 sf improvement, atypical design, listed for 1000 days
517006007	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Field inspection revealed excessive deferred maintenance
1510318031	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fixed and flipped for \$124,900 on 9-24-12
1511121001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Plumbing fixtures stripped out, fair per TD
506002005	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Building permit for metal building after sale
507039001	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Building permit for a detached garage after sale
508024010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Building permit for metal building after sale
514144015	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Land sale, sold for \$233,400 improved
514145009	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
514214006	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fixed and flipped on 10-8-12 for \$125K
1510317019	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Excessive deferred maintenance
1504405010	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Updated after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1510120002	1112	Z SEE COMMENTS	<input checked="" type="checkbox"/> Fair condition per TD
512204020	1112	Z SEE COMMENTS	<input type="checkbox"/> Disagree with justification for disqualification
524220013	1112	Z SEE COMMENTS	<input type="checkbox"/> Disagree with justification for disqualification
624106005	1114	Z SEE COMMENTS	<input checked="" type="checkbox"/> Owned by adjacent improved property owner, assemblage
622418016	1114	Z SEE COMMENTS	<input checked="" type="checkbox"/> Owned by adjacent improved property owner, assemblage
612310016	1114	Z SEE COMMENTS	<input checked="" type="checkbox"/> Owned by adjacent improved property owner, assemblage
1208119019	2135	Z SEE COMMENTS	<input checked="" type="checkbox"/> Purchased by adjacent property owner
4725119008	2135	Z SEE COMMENTS	<input checked="" type="checkbox"/> Assemblage, buyer owns a number of adjacent parcels
8400000065	2135	Z SEE COMMENTS	<input checked="" type="checkbox"/> Abandoned communication tower and building, intangibles involved
512321024	2145	C Inter-familial sale	<input checked="" type="checkbox"/> Liquidation from an estate
515065040	2145	C Inter-familial sale	<input checked="" type="checkbox"/> Related parties, 6700 sf office condo, \$192 per SF
512321016	2145	Z SEE COMMENTS	<input checked="" type="checkbox"/> Bought at an on-line auction, assemblage, listed at \$132k and withdrawn
512321021	2145	Z SEE COMMENTS	<input checked="" type="checkbox"/> Assemblage acquisition, listed at \$132,000 and withdrawn

Accounts Audited: 60 Auditor Agrees: -58 Auditor Disagrees: -2 Auditor Disagrees: -3.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	RIO BLANCO	
R2204830	0560	57 SALE BETWEEN RELATED PARTIES	☑ this is a court ordered sale by the U.S. Bankruptcy Court District of Arizona. Information contained on the deed verifies this sale is a multi-property sale and is considered unqualified
R1002535	1135	64 SALE INVOLVES MULTIPLE PROPERTIES	☑ multiple parcels are indicated on the deed and verified by County staff
R1002949	1135	64 SALE INVOLVES MULTIPLE PROPERTIES	☑ multiple parcels are indicated on the deed and verified by County staff. Additionally, a mobile home was included in the purchase.
R1200373	1135	57 SALE BETWEEN RELATED PARTIES	☑ information contained on the TD indicates that this is an in-family transaction and was a transfer of 2.2222%. This unqualified sale was not exposed to the open market
R0300661	1212	56 SALE INV FINANCIAL INST AS BUYER	☑ this is the first sale after foreclosure sold by Fannie Mae to an individual. Information on the deed and county records support the Unqualified status.
R0103981	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	☑ based on the verified information contained in County files the buyer indicated to the appraiser the improvements were completely remodeled after purchase.
R0103685	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	☑ is the first sale after foreclosure from the Bank of New York and contains a deed restriction, not typical. Further information contained in the County files indicates that the improvement had severe foundation problems. After purchase the grantee remodeled the improvement including repairing the foundation.
R1000210	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	☑ information contained on the residential property form, completed by the owner, The form states there was extensive remodeling after purchase.
R0502521	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	☑ the deed and the County records indicate this is a multiple property sale.
R0102161	1212	56 SALE INV FINANCIAL INST AS BUYER	☑ this is a first sale out of foreclosure from Housing and Urban Development. This is not open market transaction as the buyer offered them a price and they accepted. The condition of the house was very poor condition and the bank took a low price to remove the property from their inventory.
R0102595	1212	56 SALE INV FINANCIAL INST AS BUYER	☑ this was a court-ordered sale and was transferred by a public trustee's confirmation deed. This property was not offered on the open market and information related to this sale is contained on the deed and County files.
R0100205	1212	56 SALE INV FINANCIAL INST AS BUYER	☑ This is sale from a bank to an individual. The property was not exposed to the open market according to information in county files. The improvements were remodeled after purchase.
R0102240	1212	56 SALE INV FINANCIAL INST AS BUYER	☑ this is the first sale after foreclosure sold by Fannie Mae to an individual. There is a deed restriction on the property which is not typical. Information contained on the counties residential property form indicates that the property is being remodeled after purchase. The supporting information is contained in the County files. This is an unqualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0304529	1212	56 SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> this was a court-ordered sale and was transferred by a public trustee's confirmation deed. This property was not offered on the open market and information related to this sale is contained on the deed and County files.
R0102230	1212	70 Other	<input checked="" type="checkbox"/> This is the first sale after foreclosure sold by Fannie Mae to an individual. There is a deed restriction on the property which is not typical. Information contained on the counties residential property form indicates that the property is being remodeled after purchase. the supporting information is contained in the County files. This is an unqualified sale
R0100851	1212	56 SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This is sale from a bank to an individual. The property was not exposed to the open market according to information contained in county files.
R0304447	1212	70 Other	<input checked="" type="checkbox"/> Sale of a manufactured home only. Notes are contained in the county files.
R0100415	1212	56 SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> this is a first sale out of foreclosure from Housing and Urban Development. This is not open market as the buyer offered a price and they accepted. The condition of the house was very poor bank.
R0103891	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> This property was deeded back to the former grantor. The improvements are in very poor shape. The owners of the property the Bennet Estate transferred the property back to Mr. Roy via personal representative deed.
R0300600	1212	70 Other	<input checked="" type="checkbox"/> This property was not an open market arms length transaction according to verify information contained in the County file.
R0301123	1212	73 DUMP SALES	<input checked="" type="checkbox"/> This property was transferred by personal representative deed as a result of the death. The personal representative and the estate was just looking to get rid of the property and put the estate to rest. This information is contained in the County notes. Additionally, improvement on the property had a lot of water damage and its value is unknown.
R1003405	1212	58 SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> this sale was for the transfer of a shed only and contained no the real estate.
R0104098	1212	56 SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> this is the first sale after foreclosure sold by Fannie Mae to an individual. Information on the deed and county records support the Unqualified status.
R1001425	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information stated on the deed on the TD indicate this is and in-family transaction. Additionally the seller financed the transaction.
R0102963	1212	56 SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Deutsche bank to an individual. The house was in very poor condition and was going to be remodeled after the sale. The property was offered via auction and was not exposed to the open market. This information is contained on the TD and in the files of the County appraiser's.
R0300500	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information gathered by County appraisal staff verify this sale was within the family and was not available to the open market.
R1001730	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> From an individual to her own trust. Not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0101125	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> information gathered by County appraisal staff verified this was within the family and was not available on the open market.
R1003457	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is a sale from an individual to her own trust. Not open market
R1001715	2115	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this sale was a 1031 exchange and included multiple properties. This information is contained on the deed and on the real property transfer declaration
R1001300	2120	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> information on the deed and in the TD and appraisers notes indicate this a multi-property sale and is considered unqualified.
<hr/>			
Accounts Audited:	31	Auditor Agrees:	-31
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	53	RIO GRANDE	
3531302013	0200	B MULTIPLE PROPERTIES (O.P.I.) ***DOC FEE INCL 3531302006/3531302013/3531302015	<input checked="" type="checkbox"/> This multiple property sale is referenced in the deed's legal description and in county files.
1310200328	0520	B MULTIPLE PROPERTIES (O.P.I.) ***DOC FEE INCL 1310200488	<input checked="" type="checkbox"/> This is a multiple property sale as indicated by the deed and verify County notes.
1520400418	0520	X LAND USE CHANGE SEE NOTES WAS RESIDENTIAL NOW VACANT	<input checked="" type="checkbox"/> Change in use from residential to vacant. Files notes support the unqualified classification.
3915300332	0550	Z SEE COMMENT USE CHANGE	<input checked="" type="checkbox"/> Change in use from residential to vacant. Files notes support the unqualified classification.
1530471001	1112	V BOUGHT IN POOR CONDITION STATED SALVAGE ON TD-1000 PROPERTY INSPECTION ON 12-16-2012 HOUSE INSIDE BEING GUTTED.	<input checked="" type="checkbox"/> At purchase it was noted on the TD the improvement was in salvage condition. During a field inspection the county staff discovered that the house was being gutted and remodeled.
1501200510	1112	V BOUGHT IN POOR CONDITION COMBINED 1501200399 & 1501200400	<input checked="" type="checkbox"/> A multiple parcel purchase was later combined into a single parcel. This is an in - family transaction which was not exposed to the open market.
3336430007	1112	E NEW CONSTRUCTION REMODEL INTERIOR OF HOME	<input checked="" type="checkbox"/> The interior the home was remodeled in 2011 as noted in the county files.
3336417002	1112	E NEW CONSTRUCTION GARAGE ADDED	<input checked="" type="checkbox"/> A building permit in the files verify the intent to build a garage, and did so.
3336415007	1112	E NEW CONSTRUCTION BK 552 PG 506 POA	<input checked="" type="checkbox"/> The county staff verified the new owner remodeled the improvement which included interior remodeling and a new roof.
2133000193	1112	E NEW CONSTRUCTION FOR A GARAGE ON 6-23-11 PERMIT	<input checked="" type="checkbox"/> South Fork bldg. permit for subject was executed on 6/23/2011. This verified information is included in the County files.
2130100011	1112	E NEW CONSTRUCTION BUILDING PERMIT 10/31/2012	<input checked="" type="checkbox"/> Reviewed information within county files which includes a copy of a building permit, verify an addition was made to the single-family residence after purchase.
2129005005	1112	E NEW CONSTRUCTION BUILT NEW HOME THIS YEAR AS OF JAN 1, 2012 NO HOME	<input checked="" type="checkbox"/> At purchase the improvements were unfinished, the buyer finished the improvements. According to reviewed county documentation, written and electronic.
2128401017	1112	X LAND USE CHANGE SEE NOTES THIS LOT IS ADJACENT TO A LOT WITH A RESIDENCE THEY OWN.	<input checked="" type="checkbox"/> Verified information within the County files indicates the adjacent property owner purchased this property for a buffer.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1930448007	1112	E NEW CONSTRUCTION STMT OF AUTH BK 556 PG 1018 REMODELED INSIDE AND TOOK GARAGE OFF AND MADE IT LIVING SPACE ADDED CARPORT	<input checked="" type="checkbox"/> According to county documentation, written and electronic, a garage was converted to a bedroom and a detached garage was added to the improvements after purchase.
2127301015	1112	C FAMILY/ESTATE/IN HOUSE TRANSFE PART OF BANK HE BOUGHT IT FROM	<input checked="" type="checkbox"/> The grantee was an officer the bank which was the grantor. This is an business related transaction and was not exposed to the open market.
3706224005	1112	V BOUGHT IN POOR CONDITION AFTER INSPECTION HOUSE WAS IN VERY POOR CONDITION AND THE OWNERS WHERE WORKING ON IT.	<input checked="" type="checkbox"/> Verified information in the County notes indicate the improvements were in poor condition and were in the process of being remodeled after purchase.
2125230015	1112	E NEW CONSTRUCTION SALES CONFIRMATION FOUND HOUSE NOT COMPLETE	<input checked="" type="checkbox"/> The improvements were approximately 50% complete on the day of the transfer. After purchase the buyer finished the improvement. This is based on verified information located within county files.
5910100025	1112	V BOUGHT IN POOR CONDITION SENT QUESTIONNAIRE BACK AND SAYS CABIN IS NOT HABITABLE AND BOUGHT ONLY FOR THE LAND.	<input checked="" type="checkbox"/> Verified information contained on the questionnaire indicates that this cabin is not habitable and was purchased merely for the land.
1932200008	1112	V BOUGHT IN POOR CONDITION STATED ON QUESTIONNAIRE NOT IN GOOD SHAPE NEEDS WORK	<input checked="" type="checkbox"/> Information learned from the confidential residential questionnaire indicates that the improvements were in poor condition at the time of sale. This is a first sale after foreclosure from Federal National Mortgage Association to an individual. All verified
3324100007	1112	V BOUGHT IN POOR CONDITION STATED ON QUESTIONNAIRE ELECTRICAL PROBLEMS, NEW ROOF, FLOORS ARE BAD	<input checked="" type="checkbox"/> Information stated on the TD indicates the buyer and seller are related. Further information on the residential questionnaire indicates that the house is in poor condition needs electrical, roof new floors.
1530468007	2112	B MULTIPLE PROPERTIES (O.P.I.) SALE INCLUDES 1530468007	<input checked="" type="checkbox"/> Multiple property sale as indicated on the deed and on the TD. According to the commercial questionnaire remodeling on the improvements began on the date of purchase.
1531005004	2112	X LAND USE CHANGE SEE NOTES PER JOE DOMINGUEZ USE CHANGE FROM NEW OWNER.	<input checked="" type="checkbox"/> Verified information in the County files states a change in use from commercial to commercial/residential. This is been verified by a field review by the staff.
1531004016	2112	Z SEE COMMENT RETURNED COMMERCIAL QUESTIONNAIRE AND SPOKE WITH OWNER ON 9/16/2011 HE STATED \$50,000 WAS INVENTORY. DISQUALIFIED DUE TO LISCENSING	<input checked="" type="checkbox"/> Verified information from the County indicates this sale included inventory, all improvements, land, blue sky and goodwill.
2136100167	2115	Z SEE COMMENT STMT OF AUTHORITY BK 557 PG 315 MIXED USE PROPERTY & PERSONAL PROPERTY IN THE AMOUNT OF \$10,0000	<input checked="" type="checkbox"/> This was a mixed-use commercial property at the time of sale. Verified information is located within County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
1531002002	2120	X LAND USE CHANGE SEE NOTES FROM RES TO COMMERCIAL OFFICE BUILDING	<input checked="" type="checkbox"/> After purchase there was a change in use from residential use to commercial office use. Verified information is located within the County files
1531005019	2120	Z SEE COMMENT USE CHANGE FROM OFFICE TO MEDICAL BUILDING	<input checked="" type="checkbox"/> The property underwent a use change from office to medical building. This information was verified by County staff thru a field inspection.
2127300256	2125	B MULTIPLE PROPERTIES (O.P.I.) WATER RIGHTS	<input checked="" type="checkbox"/> This transaction included multiple properties as indicated on the deed and in County files.
<hr/>			
Accounts Audited:	27	Auditor Agrees: -27	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	54	ROUTT	
R0015521	0100	OTHER	<input checked="" type="checkbox"/> he property was not exposed to the open market and was purchased by a highly motivated buyer which had made offers for several years on the property. This information is contained in the County notes.
R8164633	0100	INVOLVES AN EDUCATIONAL INSTITUTION	<input checked="" type="checkbox"/> this was a sale between business affiliates was not exposed to the open market and contains multiple parcels
R0217230	0100	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> County notes indicate that this sold approximately 2 weeks before tax sale. The seller was highly motivated to dump this property.
R4554433	0100	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> this property transferred via a deed in lieu of foreclosure. These documents and supporting documentation is included in the County files.
R8166578	0100	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> this was a short sale as verified by the sales agent thru the appraiser. After analysis of the other sales in this land class the value was determined to be an outlier and not included.
R8168988	0100	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> according to confirmed County notes the buyer was contacted directly to purchase the lot. The seller was under duress to get rid of this property.
R4177787	0100	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the adjacent property owner purchased this lot to assemble with his existing ownership. This lot by itself is non-buildable site however, when joined with his existing lots he may have a 5 acre tract to build a house on. That was his motivation for by the property. This is an unqualified sale due to the assemblage by the Joiner.
R6258884	0100	OTHER	<input checked="" type="checkbox"/> the price paid for this property was based on a bidding war between two adjacent property owners. The property was never exposed to the open market and is considered unqualified.
R3171958	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multiproperty sale as stated on the TD, the deed and contained within verify County notes.
R0420887	1212	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> this property was transferred by a public trustee deed. The foreclosed property was not exposed to the open market.
R3205602	1212	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> confirmed notes on the County documents indicate that this was a three way land swap between neighbors and was not exposed to the open market.
R3835958	1212	INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> This property was sold at a discount by HUD. The property was not exposed to the open market. This information was verified by county staff.
R5237233	1212	INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> this property was a parcel of land needed for a highway project and was purchased by the County of Routt. This sale was under threat of condemnation was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6817638	1212	DISTRESSED SALE/BANKRUPTCY	☑ verified notes indicate the price had dropped from 250,00 to 100,000 and eventually sold for 112,500. Verified notes by the County state that this buyer was highly motivated to sell the property and did so at a great loss.
R4165820	1212	NOT ON OPEN MARKET	☑ County verified notes indicates of this is a sale between related parties was not exposed to the open market.
R8167890	1212	BETWEEN RELATED PARTIES	☑ the sale was between business related parties as indicated in the County notes and verified by the County appraiser.
R6778030	1212	OTHER	☑ the price paid for this property is not representative of market value due to the seller trying to accommodate the buyer's financial situation. These circumstances established this price for this property which is not market price.
R6526629	1212	OTHER	☑ the property was transferred via two deeds and was seller financed at unknown terms
R3219615	1212	OTHER	☑ this is a mixed-use property. The interest transferred by this sale was 70% according to the TD.
R0625766	1218	NOT ON OPEN MARKET	☑ County notes indicate this property was not exposed to the open market. The grantee of this sale was a bank in the sale was as a result of a foreclosure. Information was verified by the appraiser.
R3257345	1230	NOT ON OPEN MARKET	☑ the sale of this property was advertised by word-of-mouth and by the homeowners Association. This sale was not offered to the open market.
R8173470	1230	DISTRESSED SALE/BANKRUPTCY	☑ Sold at auction. The value of the personal property stated on the TD is far less than the value verified by the appraiser. The sale also included HOA fees and dues, this is not typical.
R0625514	1230	NOT ON OPEN MARKET	☑ verified County information states the property was not exposed to the open market but was advertised by the homeowners Association and a lawyer.
R0625663	1230	FINANCIAL INSTITUTION AS BUYER	☑ this is a multiproperty sale as indicated by the deed and County notes verified by the appraiser. This property was not exposed to the open market and sold between business affiliates. This is an unqualified sale
R8170075	1230	FINANCIAL INSTITUTION AS BUYER	☑ this property was not exposed to the open market and was transferred by a deed in lieu of foreclosure. This information is contained in the county files and information stated on the deed.
R8173479	1230	DISTRESSED SALE/BANKRUPTCY	☑ Sold at auction. The value of the personal property stated on the TD is far less than the value verified by the appraiser. The sale also included HOA fees and dues, this is not typical.
R8170972	1230	NOT ON OPEN MARKET	☑ this property sold at an auction and was not exposed to the open market. The facts of the sale are contained within the County notes and were verified by the appraiser.
R4252964	1230	NOT ON OPEN MARKET	☑ the grantor sold the property to the grantee as a result of word-of-mouth advertising. The sale the property was never exposed to the open market.
R4328132	2212	NOT ON OPEN MARKET	☑ this property was never exposed to the open market. The sales price was this established by negotiation between buyer and seller. Verified information is located in the County files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6166932	2215	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this sale involved a 1031 exchange and was for multiple properties. Information as stated in County files have been verified by the appraiser.
R4773088	2230	PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/> the buyer purchased several carwashes in the area. He purchased these properties based on an investment value rather than a market value. The sale included inventory and personal property of unknown value and blue sky which are not real estate elements. Information is contained on the documents and in County notes.
R4772386	2230	PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/> the buyer purchased several carwashes in the area. He purchased these properties based on an investment value rather than a market value. The sale included inventory and personal property of unknown value and blue sky which are not real estate elements. Information is contained on the documents and in County notes. U
R8179031	2230	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> according to County notes this property was never exposed to the open market. The site was contaminated and the buyer paid \$350,000 for site remediation. This supporting information is contained in County notes and on County records.
R8172115	2245	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> confirmed County information indicates that this a non-open market transaction and was between business associates.
R8173597	2245	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> according to County verified information the developer reached out to the buyer during construction and made a deal for the property. This property was never exposed to the open market.
R8173391	2245	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> this transaction was between business affiliates as part of the acquisition of resort company by Wyndham. This property was not offered on the open market and is unqualified.
R8172379	2245	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> confirmed County notes and information on the TD and on the deed all indicate this is an in-family transaction.
R8171711	2245	NOT ON OPEN MARKET	<input checked="" type="checkbox"/> the grantee of this property negotiated directly with the grantor and made an offer directly. This verified information is contained in the County records.
<hr/>			
Accounts Audited:	38	Auditor Agrees:	-38
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
460508100734	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
407125477003	0100	14 Multiple parcel	<input checked="" type="checkbox"/> Information of a multi-parcel sale is contained on the deed and in the County notes
407136110002	0100	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale supported by information stated on the deed and also stated in the County notes.
460508100313	0100	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale supported by information stated on the deed and also stated in the County notes.
460508100305	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
460517100007	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
460517100014	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
460522300338	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
460518400167	0100	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased this property according to assessor computer records, information and notes on the TD.
460407343006	0100	14 Multiple parcel and adjacent.	<input checked="" type="checkbox"/> The sale property is a multi-parcel sale which is adjacent to the Grantee's existing ownership. This is supported by information on the deed, TD and County records.
460506100366	0100	4 SALES INV. RELIGIOUS INSTITUTE	<input checked="" type="checkbox"/> The sale was purchased by a religious organization. The organization purchased the sale property to assemble with existing adjacent property. There was also a transfer trade involved in this transaction as indicated on the TD.
474910299003	0520	41 FIRST SALE IN SALE PERIOD	<input checked="" type="checkbox"/> This is the first sale of the property within the sale period. The sales records for this property in the period are included in the county electronic notes.
460506100488	1112	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> Multiple parcels were purchased and consolidated into one parcel. County records confirm consolidation.
460506100491	1112	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> The sale parcel was consolidated after purchase of multiple parcels.. The adjoiner purchased the property. County records and confirmation support the unqualified code.
460506100488	1112	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> Multiple parcels were purchased and consolidated into one parcel. County records confirm consolidation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
448513300017	1112	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> The sale property was adjacent to the existing ownership. This information is stated on the deed, supplemental letter and County records.
460521300715	1112	oor	<input checked="" type="checkbox"/> This sale was changed from U to Q.
460407326008	1112	14 Multiple parcel	<input checked="" type="checkbox"/> Multiple parcels were purchased. Deed indicates multiple parcels.
460508100756	1112	14 Multiple parcel	<input checked="" type="checkbox"/> Multiple parcels were purchased from Fannie Mae. Unknown value of improvements located on property.
407125456004	1112	14 Multiple parcel	<input checked="" type="checkbox"/> Multiple parcels were purchased. Deed indicates multiple parcels.
460508100766	1112	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> The sale parcel was consolidated after purchase of multiple parcels. The adjoiner purchased the property. County records and confirmation support the unqualified code.
460407328011	1112	14 Multiple parcel	<input checked="" type="checkbox"/> This is a mixed use property, commercial and residential according to county records and field inspection.
460313400199	1112	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> The sale parcel was consolidated after purchase of multiple parcels. The adjoiner purchased the property. County records and confirmation support the unqualified code.
433926003005	1112	16 SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> The amount for the personal property was not stated or valued. Information on TD sates personal property but not verified, after many tries. There was a trade involved according to the TD.
474931100020	1112	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale with the information contained on the deed and in the County notes.
460530400139	1112	14 Multiple parcel	<input checked="" type="checkbox"/> Multiple parcels were purchased, consolidated assembled with existing ownership. County records confirm consolidation and assemblage.
475103400039	1112	14 Multiple parcel	<input checked="" type="checkbox"/> Price stated on TD and deed do not match, \$350000 vs. \$185000. Attempted to contact players, no luck, Multi parcel stated on deed and on TD.
460506100445	1112	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale with the information contained on the deed and in the County notes.
460521300293	1112	oor	<input checked="" type="checkbox"/> This sale was changed from U to Q.
448535200016	1112	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale with the information contained on the deed and in the County notes.
459333200028	1112	16 SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> The amount for the personal property was not stated or valued. Information on TD sates personal property but not verified, after many tries.
485733312010	2112	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel sale with the information contained on the deed and in the County notes.
485733320004	2130	4 Religious institute	<input checked="" type="checkbox"/> The recent sales of this property is between church members and the church itself. Not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurrs - Notes
485309400004	2130	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale. The supporting information for the Unqualified status is contained on the deed and in the County notes.
485733309002	2135	14 Multiple parcel	<input checked="" type="checkbox"/> This is a multi-parcel cash sale. The supporting information for the Unqualified status is contained on the deed and in the County notes.
<hr/>			
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
Andy	56	San Juan	
48291730400103	0100	C FAMILY/ESTATE/IN HOUSE TRANSFER	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
48291730350011	1112	D FORECLOSURE OR 1ST AFTER REPO	<input checked="" type="checkbox"/> this is the first sale after foreclosure from J.P. Morgan Chase bank to Federal Home Loan Mortgage. The sale was not exposed to the open market.
48290100010002	1112	C FAMILY/ESTATE/IN HOUSE TRANSFER	<input checked="" type="checkbox"/> this transaction was between business affiliates and was not offered on the open market.
48291730510002	1112	D FORECLOSURE OR 1ST AFTER REPO	<input checked="" type="checkbox"/> this first sale after foreclosure as indicated in the County files.
48291910920002	1112	C FAMILY/ESTATE/IN HOUSE TRANSFER	<input checked="" type="checkbox"/> this transaction was between business affiliates and was not offered on the open market.
47750320010002	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
48310070010016	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this was a multiple property transaction.
47750210050135	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
47750220050007	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
47750270050003	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
47750340010001	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates this a multiple property transaction.
48290230010004	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the property was transferred by Quit Claim Deed in the contained multiple properties.
48291730280009	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates a multiple property transaction.
48291730280010	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the deed and County notes indicates a multiple property transaction.
50890020000009	5140	Z SEE COMMENT	<input checked="" type="checkbox"/> this is the first sale after foreclosure as indicated in the County files.
47770000040028	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> this was a mixed-use property which included multiple properties.
47770000040113	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> this transfer was for multiple properties and partial interests.
48290220010004	5140	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> the property was transferred by Quit Claim Deed in the contained multiple properties.
48290100010012	5140	C FAMILY/ESTATE/IN HOUSE TRANSFER	<input checked="" type="checkbox"/> this was a partial interest transaction transferred by Quit Claim Deed.
Accounts Audited:	19	Auditor Agrees:	-19
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	57	SAN MIGUEL	
456534209033	0400	8 8 Distress	<input checked="" type="checkbox"/> the sale was never exposed to the open market, after market analysis this sale was discovered to be much lower than market value, the sale is between business affiliates
456533423011	0400	10 10 Deed Restricted	<input checked="" type="checkbox"/> ownership of the property is tied to employment in the area and maintaining a residence in the area as verified by the County staff. Low income housing, discounted
456533314159	0400	18 18 Not Listed	<input checked="" type="checkbox"/> this property was not listed on the open market and sold at a bulk discount after final analysis of this market.
477904406062	0400	18 18 Not Listed	<input checked="" type="checkbox"/> this property was purchased by the Adjacent property owner for 50% interest, sale of the property was not exposed to the open market
477903402003	0400	6 6 Involves Trades	<input checked="" type="checkbox"/> this was an in-family transaction and was not exposed to the open market.
477908406027	0400	6 6 Involves Trades	<input checked="" type="checkbox"/> sale was not exposed to the open market and the consideration for the property trade was another improved property and cash.
477902202020	0400	6 6 Involves Trades	<input checked="" type="checkbox"/> this transaction included multiple properties and a trade.
477902202025	0400	6 6 Involves Trades	<input checked="" type="checkbox"/> this transaction included multiple properties and a trade.
477904000003	0400	7 7 Involves Multiple Properties	<input checked="" type="checkbox"/> this property was not listed on the MLS and not exposed to the open market. This sale is for multiple properties as indicated in the county notes and on the deed.
455701200065	0550	8 8 Distress	<input checked="" type="checkbox"/> the owner had financial difficulties and had to sell the property at a much a discounted price. This information has been verified by County staff.
456529120015	1212	7 7 Involves Multiple Property	<input checked="" type="checkbox"/> this transaction involved a trade, the seller was under duress to sell the property, the sale was for multiple properties.
452312400072	1212	2 2 Involves Financial Inst	<input checked="" type="checkbox"/> this was not open market transaction as the transfer was from one bank to another lending institution.
429522402006	1212	22 22 To Settle Estate	<input checked="" type="checkbox"/> this property was transferred by personal representative's deed, the sale was to settle an estate, no open market exposure.
477903206011	1212	29 29 Partial Interest	<input checked="" type="checkbox"/> this transaction involved fractional or partial interest only. The sale was not exposed to the open market as it was between neighbors.
429522402005	1212	20 20 Involves Govt Agency	<input checked="" type="checkbox"/> this transaction was from the Secretary of Housing and Urban Development and was not exposed to the open market. HUD utilizes auctions to transfer properties
477903113023	1230	30 30 Sale Involves a public util	<input checked="" type="checkbox"/> this was a partial interest sale which involved a public utility, not exposed to the open market
477903201211	1230	6 6 Involves Trades	<input checked="" type="checkbox"/> this transaction involved a trade, the sale of the property was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
477903201517	1230	6 6 Involves Trades	<input checked="" type="checkbox"/> a trade was involved in this transaction as the buyer is assembling properties in this area.
456534407017	1230	6 6 Involves Trades	<input checked="" type="checkbox"/> a trade was involved in this transaction. This property was never exposed to the open market.
477903109091	1230	36 36 Fractional Interest	<input checked="" type="checkbox"/> partial interest of 12.5% was transferred via quit claim deed.
456533406010	1230	8 8 Distress	<input checked="" type="checkbox"/> a parking space for this unit was included in the transaction, this is a first sale after foreclosure from Fannie Mae, the property was sold at auction, this is not an open market transaction.
477901208081	1230	36 36 Fractional Interest	<input checked="" type="checkbox"/> this transaction involved fractional or partial interest only.
477903101175	1230	24 24 Other	<input checked="" type="checkbox"/> this transaction involves 1031 exchange which is not a typical sale in this market.
477903101170	1230	7 7 Involves Multiple Property	<input checked="" type="checkbox"/> this sale involved multiple properties.
429522307115	1230	21 21 Involves Char Relig Instit	<input checked="" type="checkbox"/> the property was not exposed to the open market as verified by county staff.
477903113024	1230	36 36 Fractional Interest	<input checked="" type="checkbox"/> this transaction involved fractional or partial interest only.
456535211020	1231	8 8 Distress	<input checked="" type="checkbox"/> the property changed in character from a deed restricted property to a non-deed restricted property, this information is useful in the comparison of this property to other sale properties. Property was recently dumped by the Federal Home Loan Mortgage Co
477903405001	1231	8 8 Distress	<input checked="" type="checkbox"/> this was a multiple property sale as indicated in the county records.
456533422695	1231	8 8 Distress	<input checked="" type="checkbox"/> this property was transferred via an auction and was not exposed to the open market.
456533424010	1231	20 20 Involves Govt Agency	<input checked="" type="checkbox"/> this is a partial interest sale and was also deed restricted.
456533401013	1231	8 8 Distress	<input checked="" type="checkbox"/> the property was never exposed to the open market as it was the first sale after foreclosure from the Federal National Mortgage Association. The improvements were in almost salvage condition and would not qualify for financing by any banks or lenders
456536305015	2220	10 10 Deed Restricted	<input checked="" type="checkbox"/> ownership of the property was tied to employment in the area and maintaining a residence in the area as verified by the county staff. Low income housing, discounted
456536410011	2220	1 1 Between Related Parties	<input checked="" type="checkbox"/> the sale was not exposed to the open market and was an in-family transaction.
429524302004	2235	11 11 Remodeled Additional Struct	<input checked="" type="checkbox"/> it was confirmed the additional buildings have been added to the subject property and have not been inventoried.

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
--------	------------	---------------------	-------------------------

Carl **58 SEDGWICK**

All unqualified sales analyzed in 2013

R0013042070	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0014088070	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0013020030	1112	24 foreclosure	<input checked="" type="checkbox"/> poor condition/trashed
R0012054010	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0011033060	1112	48 fin institute as seller	<input checked="" type="checkbox"/> fed nat mort
R0020001030	1112	48 fin institute as seller	<input checked="" type="checkbox"/> co housing & fin authority
R0014086080	1112	56 fin institute as buyer	<input checked="" type="checkbox"/>
R0010009070	1112	57 related parties	<input checked="" type="checkbox"/>
R0071005050	1112	0	<input checked="" type="checkbox"/> qualified
R0011014110	1112	57 related parties	<input checked="" type="checkbox"/>
R0071236140	1112	24 foreclosure	<input checked="" type="checkbox"/>
R0014088080	1112	57 related parties	<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
R0013024030	1112	65 distress sale/low by comps	<input checked="" type="checkbox"/>
R0015000110	1112	60 settle estate	<input checked="" type="checkbox"/>
R0011035020	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0011014050	1112	64 multi parcels	<input checked="" type="checkbox"/>
R0013047050	1112	57 related parties	<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"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R0071225060	2130	68 change of use	<input checked="" type="checkbox"/>
R0020011070	2130	68 change of use	<input checked="" type="checkbox"/>
R0061233062	2130	67 franchise	<input checked="" type="checkbox"/> subway
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
R0020008140	2135	64 multi parcels	<input checked="" type="checkbox"/> change of use/res
R0020003030	2135	66 non realty items of unknown value	<input checked="" type="checkbox"/> multi parcel/inc vacant land

Accounts Audited: 29 Auditor Agrees: -29 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	59	SUMMIT	
2800092	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Subsequent sale 9-28-12 for \$29,900
2801378	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Seller in bankruptcy, atypical deal
1700054	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not on open market, no MLS
6515155	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Purchased with adjacent lot, not exposed to market
1500210	0200	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> Partial interest per TD, 50% interest
6513833	0401	10 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
6506196	0401	10 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD and per grantor/grantee
6515106	0401	11 RELATED BUSINESS PARTIES	<input checked="" type="checkbox"/> Angler Mountain Ranch entities as grantor/grantee
101005	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance of over \$50k, remodeled
1501257	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> No MLS, not exposed to open market
500730	1112	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> 25% partial interest per TD
6514936	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Litigation, insufficient water rights, correction deed
6514933	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Litigation, insufficient water rights, correction deed
6513219	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Partially completed home (35%)
6505390	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
6505389	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
1700176	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Property sold to adjacent property owner, has no septic
1500483	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
1200441	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
1200154	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
1200122	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Summit County divested small land parcels at below market
1102430	1112	10 RELATED PARTIES	<input checked="" type="checkbox"/> Former manager of Frisco sold to the town of Frisco
800430	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Improvement was torn apart and sold as is

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
200748	1112	10 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
2803573	1112	11 RELATED BUSINESS PARTIES	<input checked="" type="checkbox"/> Purchaser was a loan officer at the foreclosing bank
6513008	1113	51 PARTIAL INTEREST	<input checked="" type="checkbox"/> 25% partial interest per TD
1102268	1113	10 RELATED PARTIES	<input checked="" type="checkbox"/> Former manager of Frisco sold to the town of Frisco
400046	1230	10 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
303500	1230	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Interior gutted, sold as a shell
1101875	1230	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Re-recording of a previous deed to record transfer tax

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

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Andy	60	TELLER	
R0054769	0100	63 Sale involves trade/exchange	<input checked="" type="checkbox"/> this is in exchange of residential lots according to County verified notes and information on the TD. This property was never offered on the open market
R0008935	0100	986 Distress sale	<input checked="" type="checkbox"/> according to County notes the seller was a retiring couple that just needed to sell the property. The property was property was listed on the web listing and was not available to the open market.
R0008808	0100	986 Distress sale	<input checked="" type="checkbox"/> the buyer purchased the seller and made an offer of \$22,000. That was accepted although she did not really want to sell the lot. This information is contained in the County
R0008342	0100	986 Distress sale	<input checked="" type="checkbox"/> this property was not exposed to the open market according to the teller County land sales questionnaire and their computer notes.
R0027309	0100	986 Distress sale	<input checked="" type="checkbox"/> the seller was awarded this property thru a divorce settlement. She stated that she would consider any offer and needed to move on. This distress sale is memorialized in County notes.
R0016382	0100	986 Distress sale	<input checked="" type="checkbox"/> according to County verified information the seller was getting ready to lose the property in bankruptcy. He sold the lot at the last moment before losing the property.
R0019651	0100	986 Distress sale	<input checked="" type="checkbox"/> this property was sold as a result of a divorce situation and was not market value. This is according to confirmed County notes.
R0006122	0100	64 Involves multiple properties	<input checked="" type="checkbox"/> the TD and the deed indicate this a multi-parcel sale.
R0054754	0100	63 Sale involves trade/exchange	<input checked="" type="checkbox"/> this is in exchange of residential lots according to County verified notes and information on the TD. This property was never offered on the open market
R0022003	0100	53 Settle an estate	<input checked="" type="checkbox"/> the property was not exposed to the open market and was purchased by a nonprofit organization. The seller provided financing at atypical rates as stated on the TD. Documentation concerning this sale is contained within the County computer files.
R0009545	0100	986 Distress sale	<input checked="" type="checkbox"/> the seller reduced price due to his health problems. He was having breathing issues and wanted to get rid of parcel due to the high elevation. The property was never exposed to the open market. This information is verified on the TD on the quit claim deed
R0018180	1112	986 Distress sale	<input checked="" type="checkbox"/> this property was transferred by quit claim deed and was not exposed to the open market. This information is contained on the deed and on the Teller County residential sales questionnaire.
R0008314	1112	69 Sale of partial interest	<input checked="" type="checkbox"/> this partial interest was transferred via quit claim deed.
R0021283	1112	986 Distress sale	<input checked="" type="checkbox"/> this property was not available on the open market and the seller financed the transaction at atypical rates and conditions. This information is contained in in verified County computer notes.
R0015450	1112	986 Distress sale	<input checked="" type="checkbox"/> this short sale in lieu of foreclosure which was verified by the County staff and is included in the County notes. After the purchase a detached garage was added to this property.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0010974	1112	986 Distress sale	☑ this is a short sale as verified by the County to the realtor. After purchase the buyer razed sheds and trash before remodeling residence. The verification was confirmed with a field inspection.
R0005910	1112	68 Remodeled/chgd. after sale	☑ Qualified -The residence was slightly remodeled according to verified information contained in Teller County files. The minor remodel was insignificant and this sale was considered to be Qualified.
R0021266	1112	57 Related parties	☑ the last name of the grantor and grantee are the same as stated on the deed. The TD indicates that this is a in family transaction and was not exposed to the open market.
R0029348	1112	57 Related parties	☑ this is an in- family transaction as stated in the computer notes and as stated on the deed.
R0022785	1112	58 Business affiliates	☑ information verified by the County staff indicates that the sellers attorney purchased the property in a non-open market transaction. This information is memorialized in the County records.
R0006996	1112	60 Settle an estate	☑ this property was transferred the a quit claim deed after a death in the family. The supporting information is located in the County computer records.
R0021084	1112	63 Sale involves trade/exchange	☑ information on the TD and on the Teller County residential sale questionnaire indicates this is a trade for a commercial property. No money was exchanged, it was not exposed to the open market.
R0039345	1112	63 Sale involves trade/exchange	☑ information on the TD and in the Teller County computer notes indicates this is a trade for a commercial property. No money was exchanged, not exposed to the open market.
R0043197	1112	68 Remodeled/chgd. after sale	☑ Structures were 90% complete at time of sale. After purchase the buyer finished the structure and interior. This information is contained in the County computer records and was verified by County staff.
R0017971	1112	986 Distress sale	☑ this is a short sale as verified by the County. After purchase the buyer repaired and replaced roof, vinyl windows exterior paint our cleanup and total interior remodeling.
R0015252	1112	68 Remodeled/chgd. after sale	☑ The residence was remodeled after purchase according to verified information contained in Teller County files.
R0021767	1112	68 Remodeled/chgd. after sale	☑ The structures were remodeled after purchase, according to verified notes in county computer files. An asphalt driveway was also added after purchase.
R0022108	1112	68 Remodeled/chgd. after sale	☑ after purchase the buyer converted a garage to living area and then attached a garage to the structure. This information is contained in County notes has been verified by County staff.
R0022439	1112	68 Remodeled/chgd. after sale	☑ according to verified County notes the purchaser remodeled the house after purchase and is using the property for rentals.
R0024131	1112	69 Sale of partial interest	☑ according information verified by the County, the parties in this transaction are related and the TD indicates a partial interest sale.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0024061	1112	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> The buyer pulled a building permit for a residence and a garage immediately after purchase, according to county verification. Information on the deed indicates this is an in-family transaction which was not exposed to the open market.
R0022948	1120	69 Sale of partial interest	<input checked="" type="checkbox"/> this was a partial interest sale and was sold to a family member according to information contained on the TD and on the deed.
R0011021	1212	69 Sale of partial interest	<input checked="" type="checkbox"/> verified County information indicates that the grantor and grantee are brothers. This is an in-family transaction was not exposed to the open market.
R0013577	2120	53 Settle an estate	<input checked="" type="checkbox"/> this property was not exposed to the open market and was seller financed at atypical market rates this information is contained on the TD and in verified County notes.
R0000605	2135	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> this property was transferred via quit claim deed and was not exposed to the open market and the buyer owns the adjacent property. This information is contained on the County paperwork and in the County computer files.
R0000586	2135	64 Involves multiple properties	<input checked="" type="checkbox"/> information on the deed and on the TD verify that this a multi-parcel sale. After purchase the improvements were remodeled this a court been to verify County notes located in the computer system.
R0055358	2245	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> information on the Teller County commercial questionnaire indicates that the buyer owns the adjacent property and remodeled the structure after sale. This transaction was also financed by the seller at a typical market rates including a construction loan.
<hr/>			
Accounts Audited:	37	Auditor Agrees:	-37
		Auditor Disagrees:	0
		Auditor Disagrees:	0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	WASHINGTON	
92071001003	0010	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92018001042	0010	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92071001001	0200	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92071001002	0200	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92006004005	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92032009003	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92004002013	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92002010009	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92002012010	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
03727000278	1112	69 RURAL RES W/ AG USE BLDGS	<input checked="" type="checkbox"/> RURAL RES W/ AG USE BLDGS
92003005018	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92027001007	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
01836200116	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
03801000218	1112	69 RURAL RES W/ AG USE BLDGS	<input checked="" type="checkbox"/> RURAL RES W/ AG USE BLDGS
98041006011	1112	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> SALE INCLUDES MOBILE HOME
07714200102	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
03214300212	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
98048006001	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
02535400011	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92032005017	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92068001002	1112	69 RURAL RES W/ AG USE BLDGS	<input checked="" type="checkbox"/> RURAL RES W/ AG USE BLDGS
92066001003	1112	72 RES STORAGE - NO HOUSE	<input checked="" type="checkbox"/> RES STORAGE - NO HOUSE
92066001001	1112	69 RURAL RES W/ AG USE BLDGS	<input checked="" type="checkbox"/> RURAL RES W/ AG USE BLDGS

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
92062001003	1112	50 CHANGE IN USE	<input checked="" type="checkbox"/> CHANGE IN USE
92005002005	1125	33 NOW EXEMPT PROPERTY	<input checked="" type="checkbox"/> NOW EXEMPT PROPERTY
03404000102	1135	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> SALE INCLUDES MOBILE HOME
98046002016	1135	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> SALE INCLUDES MOBILE HOME
98046002016	1135	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> SALE INCLUDES MOBILE HOME
92030001009	1135	16 SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> SALE INCLUDES MOBILE HOME
02522000255	1140	69 RURAL RES W/ AG USE BLDGS	<input checked="" type="checkbox"/> RURAL RES W/ AG USE BLDGS
92001011003	2120	56 MIXED USE	<input checked="" type="checkbox"/> MIXED USE
98041012003	2120	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92001011013	2212	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92001014007	2212	66 INC NON-RLTY ITEMS UNDT VALUE	<input checked="" type="checkbox"/> INC NON-RLTY ITEMS UNDT VALUE
92033001001	2215	66 INC NON-RLTY ITEMS UNDT VALUE	<input checked="" type="checkbox"/> INC NON-RLTY ITEMS UNDT VALUE
92001012014	2220	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92001002018	2220	08 INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> INVOLVES PROPERTY TRADES
92001014003	2230	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92001013010	2235	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP

Accounts Audited: 39 Auditor Agrees: -39 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Harry	62	WELD	
R3065604	0100	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Land was replatted after sale
R6779255	0200	NONE Family/Related Parties	<input checked="" type="checkbox"/> Inter- business relationship
R3202686	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Detached garage added after sale
R1526986	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition per TD
R1613002	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Flooded basement had to be cured after sale
R1619886	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Two remodeling permits pulled after sale
R2137503	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R2145003	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> 7680 sf riding arena/ Quonset built after sale
R1479986	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Garage converted from living area back to garage
R2403186	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Excessive deferred maintenance
R2757804	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Equipment building (1024 sf) added after sale
R2778786	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition, gutted and updated
R1251902	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Fixed and flipped the end of July for \$197k
R3143786	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition per TD
R0902286	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Excessive deferred maintenance
R3569186	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Frozen pipes, swimming pool removed
R3793205	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Fair condition per TD
R4300086	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Demolished two outbuildings after sale, change in use
R2885086	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> 35% remodeled after sale
R0859201	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition per field inspection, holes in walls
R8324200	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R8560300	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R8754500	1212	NONE Family/Related Parties	<input checked="" type="checkbox"/> Inter-familial sale

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R0043801	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> 75% complete at time of sale
R0107487	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Detached garage added after sale
R0276195	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R1124696	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R0663386	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Home remodeled after sale
R1219786	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Salvage value, remodeled and addition made
R0894786	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R0898801	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Kitchen and bath updated and basement finish removed
R3829905	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R1027996	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R4338586	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Remodeled in 2012, poor condition at time of sale
R1185002	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Detached garage added after sale
R1189902	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R0432501	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Damaged from frozen pipes- corrected
R5397886	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition: missing windows
R3595986	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> House demolished
R5401786	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Total remodel from the studs; includes electrical
R5696686	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Sale of a partially completed home that was vandalized
R5728886	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Fixed and flipped
R6305286	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Demolished home and outbuildings
R6423186	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Gutted home and remodeled
R7611299	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Eight years without a C.O., repairs made after sale
R8075600	1212	NONE Old Contract	<input checked="" type="checkbox"/> House was not livable at time of sale, purchased vacant lot
R4835186	1212	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Exempt grantor- renovated a school building after sale

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
R6779202	1212	NONE Property Changed After Sale	<input type="checkbox"/> No valid reason to exclude
R3371486	1215	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Basement unit gutted after sale
R3035086	1215	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Converted garage to an apartment
R1529286	1220	NONE Property Changed After Sale	<input type="checkbox"/> No valid reason to exclude
R2874786	1225	NONE Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Deeded back to the bank and multiple parcels
R4246306	2220	NONE Tenant finish after sale	<input checked="" type="checkbox"/> Shell purchased and improved by tenant
R3244386	2230	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Service station converted to detail shop and car sales
R4278006	2230	NONE Seller is financial institution	<input checked="" type="checkbox"/> Non-arms length sale per COSTAR Comps
R2291886	2230	NONE Seller is financial institution	<input checked="" type="checkbox"/> Remodeled to Pelligrini restaurant
R1393186	2230	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Use changed from gasoline to service station only
R0236888	2230	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Former Hudson Fire Station converted to industrial
R4898107	2230	NONE Acquaintance	<input checked="" type="checkbox"/> Church member sold building to church
R2820386	2245	NONE Property Changed After Sale	<input checked="" type="checkbox"/> Converted from barbershop to restaurant

Accounts Audited: 60 Auditor Agrees: -58 Auditor Disagrees: -2 Auditor Disagrees: -3.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	63	YUMA	
Y004463	1112	7 Related Parties	<input checked="" type="checkbox"/> parents to son
R218323	1112	39 ASSEMBLAGE	<input checked="" type="checkbox"/> enlarged existing parcel
W000934	1112	7 Related Parties	<input checked="" type="checkbox"/> father to children
T007329	1112	7 Related Parties	<input checked="" type="checkbox"/> mother to daughter
Y003195	1112	7 Related Parties	<input checked="" type="checkbox"/> mother to son
T007171	1112	18 OTHER	<input checked="" type="checkbox"/> high by comps
R117024	1112	64 Minor structures on vacant land	<input checked="" type="checkbox"/> minor bldgs on vacant land
R216095	1112	53 Divorce settlement	<input checked="" type="checkbox"/> Divorce settlement
R525035	1112	51 CONTRACT	<input checked="" type="checkbox"/> contract sale
W000868	1112	7 Related Parties	<input checked="" type="checkbox"/> parents to daughter
W001330	1112	7 Related Parties	<input checked="" type="checkbox"/> mother to son
Y003931	1112	19 REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
W000067	1112	39 ASSEMBLAGE	<input checked="" type="checkbox"/> partial interest
R116032	1112	39 ASSEMBLAGE	<input checked="" type="checkbox"/> EXPAND EXISTING PROPERTY
T007029	1112	6 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> low by comps
W001341	1112	42 INCLUDES MH & LAND	<input checked="" type="checkbox"/>
Y004532	1112	14 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MH included
Y003815	1112	7 Related Parties	<input checked="" type="checkbox"/>
W000425	1112	7 Related Parties	<input checked="" type="checkbox"/>
T007973	1112	7 Related Parties	<input checked="" type="checkbox"/> QCD
T007498	1112	19 REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R213162	1112	50 CHANGED USE OF PROPERTY	<input checked="" type="checkbox"/> residential to commercial
Y003838	1112	19 REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
T007128	1112	42 MH Included	<input checked="" type="checkbox"/>
Y003248	1112	7 Related Parties	<input checked="" type="checkbox"/> verified with mother
W000958	1112	20 Partial Interest	<input checked="" type="checkbox"/> 80 % int
R413109	1112	39 ASSEMBLAGE	<input checked="" type="checkbox"/> EXPAND EXISTING PROPERTY
Y004742	2130	39 ASSEMBLAGE	<input checked="" type="checkbox"/> enlarged existing parcel
<hr/>			
Accounts Audited:	28	Auditor Agrees: -28	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel**Abstract #****Qualification Notes****Auditor Concurr - Notes**
