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

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

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**Prepared for**  
**The Colorado Legislative Council**



**WILDROSE**  
APPRAISAL, INCORPORATED  
**Audit Division**



## 2015 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 2015 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 90-99% of the county's disqualified sales. If WRA agreed with 80-89% of the county's disqualified sales, a rating of "Adequate" was given. Anything below 80% would be considered "Inadequate."

Forty-four counties (69%) received an "Excellent" rating  
Nineteen (30%) received a "Good" rating  
One county (2%) received an "Adequate" rating  
No county received an "Inadequate" rating

There was an additional sales verification analysis per the 2015 RFP:

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

Thirty-one counties and 176 subclasses qualified for this additional analysis. This resulted in 4,508 unqualified sales being examined for 2015 - compared to 2,384 sales analyzed for 2014.

## Selected Subclass Sales Verification Study

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

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### 02 Alamosa County

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#### Commercial

2112 Merchandising

2130 Special Purpose

2212 Merchandising

2230 Special Purpose

#### Industrial

3215 Manufacturing/Processing

3112 Contract/Service

3115 Manufacturing/Processing

#### Vacant

0550 35.0 to 99.99

0100 Residential Lots

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### 04 Archuleta County

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#### Vacant

0100 Residential Lots

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### 05 Baca County

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#### Commercial

2130 Special Purpose

2212 Merchandising

2230 Special Purpose

2235 Warehouse/Storage

2112 Merchandising

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### 06 Bent County

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#### Commercial

2130 Special Purpose

2135 Warehouse/Storage

2230 Special Purpose

2112	Merchandising
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<b>Industrial</b>
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3115	Manufacturing/Processing
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<b>Residential</b>
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1212	Single Family Residence
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1112	Single Family Residence
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<b>Vacant</b>
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0100	Residential Lots
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**07 Boulder County**

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<b>Vacant</b>
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0100	Residential Lots
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0200	Commercial Lots
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**08 Chaffee County**

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<b>Commercial</b>
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2112	Merchandising
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2130	Special Purpose
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<b>Industrial</b>
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3112	Contract/Service
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3115	Manufacturing/Processing
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**09 Cheyenne County**

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<b>Commercial</b>
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2112	Merchandising
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2130	Special Purpose
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<b>Industrial</b>
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3125	Refining/Petroleum
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3115	Manufacturing/Processing
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<b>Vacant</b>
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0100	Residential Lots
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0200	Commercial Lots
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**11 Conejos County**

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**Commercial**

2130 Special Purpose

2215 Lodging

2230 Special Purpose

**Industrial**

3115 Manufacturing/Processing

3215 Manufacturing/Processing

**Vacant**

0100 Residential Lots

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**12 Costilla County**

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**Commercial**

2130 Special Purpose

2112 Merchandising

2230 Special Purpose

**Industrial**

3115 Manufacturing/Processing

3125 Refining/Petroleum

3220 Manufacturing/Milling

**Residential**

1212 Single Family Residence

1112 Single Family Residence

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**13 Crowley County**

---

**Commercial**

2112 Merchandising

2130 Special Purpose

**Residential**

1212 Single Family Residence

**Vacant**

0100 Residential Lots

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**15 Delta County**

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**Commercial**

2112 Merchandising

2230 Special Purpose

2130 Special Purpose

2212 Merchandising

**Industrial**

3115 Manufacturing/Processing

3215 Manufacturing/Processing

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**17 Dolores County**

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**Commercial**

2112 Merchandising

2130 Special Purpose

2215 Lodging

**Industrial**

3115 Manufacturing/Processing

3125 Refining/Petroleum

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**22 Fremont County**

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**Commercial**

2112 Merchandising

2230 Special Purpose

2130 Special Purpose

**Industrial**

3115 Manufacturing/Processing

3215 Manufacturing/Processing

**Vacant**

0100 Residential Lots

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**24 Gilpin County**

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**Vacant**

0100 Residential Lots

0200 Commercial Lots

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**26 Gunnison County**

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**Commercial**

2112	Merchandising
2130	Special Purpose
2245	Commercial Condominiums

**Industrial**

3115	Manufacturing/Processing
3212	Contract/Service
3112	Contract/Service
3215	Manufacturing/Processing

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**28 Huerfano County**

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**Commercial**

2130	Special Purpose
2230	Special Purpose

**Industrial**

3212	Contract/Service
3112	Contract/Service
3115	Manufacturing/Processing

**Residential**

1112	Single Family Residence
1212	Single Family Residence

**Vacant**

0100	Residential Lots
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**31 Kiowa County**

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**Vacant**

0200	Commercial Lots
0100	Residential Lots

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**32 Kit Carson County**

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**Commercial**

2130	Special Purpose
2135	Warehouse/Storage
2230	Special Purpose



**Industrial**

3115 Manufacturing/Processing

**Vacant**

0100 Residential Lots

0200 Commercial Lots

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**33 Lake County**

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**Commercial**

2230 Special Purpose

2112 Merchandising

2130 Special Purpose

2212 Merchandising

2215 Lodging

**Industrial**

3112 Contract/Service

3212 Contract/Service

**Vacant**

0100 Residential Lots

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**35 Larimer County**

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**Commercial**

2112 Merchandising

2130 Special Purpose

**Industrial**

3115 Manufacturing/Processing

**Vacant**

0100 Residential Lots

0200 Commercial Lots

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**36 Las Animas County**

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**Vacant**

0100 Residential Lots

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**41 Moffat County**

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**Commercial**

2112	Merchandising
2135	Warehouse/Storage
2130	Special Purpose

**Industrial**

3215	Manufacturing/Processing
3125	Refining/Petroleum
3115	Manufacturing/Processing

**Vacant**

0530	5.0 to 9.99
0100	Residential Lots
0200	Commercial Lots

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**45 Otero County**

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**Commercial**

2212	Merchandising
2230	Special Purpose
2135	Warehouse/Storage
2130	Special Purpose
2112	Merchandising

**Industrial**

3215	Manufacturing/Processing
3115	Manufacturing/Processing

**Vacant**

0200	Commercial Lots
0100	Residential Lots

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**46 Ouray County**

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**Commercial**

2112	Merchandising
2130	Special Purpose

**Industrial**

3115	Manufacturing/Processing
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3215	Manufacturing/Processing
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**50 Prowers County**

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**Commercial**

2112	Merchandising
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2130	Special Purpose
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**Industrial**

3115	Manufacturing/Processing
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**Vacant**

0200	Commercial Lots
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0100	Residential Lots
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**51 Pueblo County**

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**Commercial**

2112	Merchandising
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2130	Special Purpose
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2230	Special Purpose
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**Industrial**

3112	Contract/Service
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3115	Manufacturing/Processing
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3212	Contract/Service
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3215	Manufacturing/Processing
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**53 Rio Grande County**

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**Commercial**

2130	Special Purpose
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**Industrial**

3115	Manufacturing/Processing
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3215	Manufacturing/Processing
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**58 Sedgwick County**

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**Commercial**

2130	Special Purpose
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2135	Warehouse/Storage
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2212	Merchandising
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2230	Special Purpose
2235	Warehouse/Storage
<b>Industrial</b>	
3112	Contract/Service
3115	Manufacturing/Processing
3215	Manufacturing/Processing

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## 60 Teller County

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<b>Commercial</b>	
2112	Merchandising
2212	Merchandising
2130	Special Purpose
<b>Industrial</b>	
3115	Manufacturing/Processing
3120	Manufacturing/Milling
3215	Manufacturing/Processing

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## 61 Washington County

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<b>Commercial</b>	
2235	Warehouse/Storage
2130	Special Purpose
2135	Warehouse/Storage
2230	Special Purpose
<b>Industrial</b>	
3115	Manufacturing/Processing
3215	Manufacturing/Processing
<b>Vacant</b>	
0100	Residential Lots

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## 64 Broomfield County

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<b>Commercial</b>	
2112	Merchandising
2130	Special Purpose
2212	Merchandising

2220	Offices
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<b>Industrial</b>
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3112	Contract/Service
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3115	Manufacturing/Processing
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3215	Manufacturing/Processing
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<b>Vacant</b>
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0200	Commercial Lots
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0100	Residential Lots
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## Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>01</b>	<b>ADAMS</b>	
R0109004	0100	70 Other	<input checked="" type="checkbox"/> Purchased by adjacent owner
R0160864	0100	70 Other	<input checked="" type="checkbox"/> Allocation of 20% of sales price to land, not land value
R0160960	0100	70 Other	<input checked="" type="checkbox"/> Allocation of 20% of sales price to land, not land value
R0160968	0100	70 Other	<input checked="" type="checkbox"/> Allocation of 20% of sales price to land, not land value
R0161077	0100	70 Other	<input checked="" type="checkbox"/> Allocation of 20% of sales price to land, not land value
R0180334	0100	70 Other	<input checked="" type="checkbox"/> Builder to builder sale
R0001503	0100	68 Remodel or Addition	<input checked="" type="checkbox"/> Replatted, original home demolished
R0142055	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Purchased and replatted
R0181243	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Purchased and replatted
R0160875	1112	70 Other	<input checked="" type="checkbox"/> Land sale at Huntington Trails allocated to parcel
R0071212	1212	70 Other	<input checked="" type="checkbox"/> Purchased for future development, ten salvage buildings
R0065406	1212	70 Other	<input checked="" type="checkbox"/> Listed at \$77,900, sold at auction for \$47k
R0059958	1212	57 Related Parties	<input checked="" type="checkbox"/> Inter-familial
R0049557	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Probated house, sold by estate again for same amount, fair per TD
R0033049	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0017689	1212	70 Other	<input checked="" type="checkbox"/> QC Deed, no TD, resold 6/13 for \$313,000, qualified
R0076701	1212	70 Other	<input checked="" type="checkbox"/> Resold 12/12 for \$186,000 qualified that sale
R0011820	1212	RELOCATION COMPANY	<input checked="" type="checkbox"/> This is the first sale of two on the same day, second one qualified
R0079215	1212	FOR TITLE PURPOSES ONLY	<input checked="" type="checkbox"/> Sale from HUD to B of A, to transfer title
R0013311	1212	57 Related Parties	<input checked="" type="checkbox"/> Related parties per TD
R0132371	1212	70 Other	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0181947	1212	70 CLEARING TITLE	<input checked="" type="checkbox"/> Denver was grantor, multiple parcels (3)
R0163766	1212	70 Other	<input checked="" type="checkbox"/> Difference between deed and TD 1000
R0162976	1212	70 Other	<input checked="" type="checkbox"/> Purchased by tenant after a long time on market
R0162958	1212	70 Other	<input checked="" type="checkbox"/> No MLS, sold by Credit Union, taken back six months later, resold for \$46k less
R0153250	1212	70 Other	<input checked="" type="checkbox"/> First sale out, second sale in on the same day for \$2500 more
R0151336	1212	70 Other	<input checked="" type="checkbox"/> Investor to investor, resold a day later for \$256,000
R0146967	1212	70 Other	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0074800	1212	RE-FINANCE	<input checked="" type="checkbox"/> Inter-familial
R0142183	1212	REFINANCE	<input checked="" type="checkbox"/> Added a wife to the deed with consideration
R0129142	1212	70 Other	<input checked="" type="checkbox"/> Sale was subsequently qualified 4-14-14
R0120997	1212	70 Other	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0115451	1212	70 Other	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0104873	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Fair condition per TD, being remodeled
R0103270	1212	70 Other	<input checked="" type="checkbox"/> Sold and resold, sub on market 2019 days, mixed use, multiple houses
R0103270	1212	70 Other	<input checked="" type="checkbox"/> Sold and resold, sub on market 2019 days, mixed use, multiple houses
R0102960	1212	70 Other	<input checked="" type="checkbox"/> Storage yard with small residential building, mixed use
R0094015	1212	70 Other	<input checked="" type="checkbox"/> Multi-parcel sale from multiple counties
R0088083	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Fixed and flipped for \$38k in 45 days
R0146888	1212	70 Other	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0138912	1212	RELOCATION COMPANY	<input checked="" type="checkbox"/> Relocation sale, first sale out, second sale in
R0148784	1212	70 Other	<input type="checkbox"/> Sale was validated in March, 2016
R0160299	1214	70 Other	<input checked="" type="checkbox"/> Subject sale was a correction deed, five days later it was validated
R0086107	1214	SEE NOTE	<input checked="" type="checkbox"/> Included eight parcel, seven in Arapahoe County
R0094579	1220	DEED IN LIEU	<input checked="" type="checkbox"/> Transferred from bankruptcy court

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0060845	1230	DEED IN LIEU	<input checked="" type="checkbox"/> Deed in lieu of foreclosure, resold
R0054688	1230	SEE NOTE	<input checked="" type="checkbox"/> Portfolio sale, two parcels in Adams
R0031061	2212	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, 65% tenancy, sewer system had to be replaced
R0180821	2212	70 Other	<input checked="" type="checkbox"/> Purchaser wanted the Subway, paid a premium, multi-tenant
R0180593	2212	70 Other	<input checked="" type="checkbox"/> Multi-building parcel, sold at auction, high vacancy (74%)
R0179957	2212	70 Other	<input checked="" type="checkbox"/> Hog barns and house on site, basically a land sale, mixed use
R0092663	2212	70 Other	<input checked="" type="checkbox"/> Atypical financing: balloon payment avoided, resold for \$695k, valid sale
R0011804	2212	67 Franchise Value Unknown	<input checked="" type="checkbox"/> Paid for Good Times restaurant franchise and real estate
R0011804	2212	67 Franchise Value Unknown	<input checked="" type="checkbox"/> Resold on 3-1-13, paid for Good Times Restaurant franchise
R0100089	2212	70 Other	<input checked="" type="checkbox"/> Resold in 10/14 for \$720k, listed for \$683,280, distressed seller
R0075378	2220	70 Other	<input checked="" type="checkbox"/> Mutual of Omaha auctioned off property in lieu of foreclosure
R0101674	2230	70 Other	<input checked="" type="checkbox"/> Empty restaurant sale, listed at \$2.4M, vandalized, \$710k financed
R0162706	2230	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, multi-use includes residential
R0103490	2230	57 Related Parties	<input checked="" type="checkbox"/> Validated the sale March 11, 2015
R0147650	2230	63 Property Trade	<input checked="" type="checkbox"/> Exchange of 874k to \$1.22 M in real estate
<b>Accounts Audited: 60      Auditor Agrees: -59      Auditor Disagrees: -1      Auditor Disagrees: -1.67%</b>			



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>02</b>	<b>ALAMOSA</b>	
528136104014	0100	70 NON-ARMS LENGTH TRANSACTION	✓ advertised through the internet, E-bay and auctions, not exposed to the open market, certainly not at the local level, Alamosa County records
527730308016	0100	20 OTHER	✓ seller financed at an unknown amount, unknown rate an unknown term, this was an Internet sale and was not exposed to the entire open market, Alamosa County records
541709104011	0100	22 PURCHASED SITE UNSEEN	✓ this was an Internet sale verified by the county, the grantors are from Ontario Canada and the grantee is from Florida, Alamosa County records
513732111009	0100	22 PURCHASED SITE UNSEEN	✓ this sale was only advertised on the Internet and was not available to the open market, Alamosa County records
514504203008	0100	22 PURCHASED SITE UNSEEN	✓ this sale was only advertised on the Internet and was not available to the open market, Alamosa County records
541309200005	0100	20 OTHER	✓ the transaction was seller financed and the price paid was affected due to the grantee owning the adjacent property, Alamosa County records
527716006005	0100	22 PURCHASED SITE UNSEEN	✓ this sale was only advertised on the Internet and was not available to the entire open and local market, Alamosa County records
527730407018	0100	20 OTHER	✓ this transaction was seller financed, unknown amount, unknown rate an unknown term, this was an Internet sale and not exposed to the open or local market, Alamosa County records
528120102002	0100	22 PURCHASED SITE UNSEEN	✓ this sale was advertised on the Internet and was not available to the entire and certainly the local open market, Alamosa County records
528311302009	0100	70 NON-ARMS LENGTH TRANSACTION	✓ advertised through internet, E-bay and auctions, not open market, purchased on a installment land contract, Alamosa County records
527730410001	0100	22 PURCHASED SITE UNSEEN	✓ this transaction was seller financed for an unknown amount, rate and term, this was an Internet sale and not exposed to the entire or local open market, Alamosa County records
541709104018	0100	22 PURCHASED SITE UNSEEN	✓ this sale was advertised on an Internet site and was not available to the open market, Alamosa County records
528118304005	0100	22 PURCHASED SITE UNSEEN	✓ this sale was only advertised on the Internet and was not available to the open market, Alamosa County records
541720100199	0550	19 DISTRESSED SALE	✓ verification with the grantor by staff indicated the sale occurred due to a divorce situation and was not exposed to open market, sold at very low price as a distress sale, Alamosa County records
541501400190	0550	35 FORECLOSURE	✓ first sale after foreclosure and was not exposed to the open market, supporting information is in Alamosa County records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
528124100042	0550	20 OTHER	☑ seller financed at an unknown amount, unknown rate an unknown term, this was an Internet sale and was not exposed to the entire open market, Alamosa County records
541722300206	0550	65 UNFULFILLED AGREEMENTS/NO MKT	☑ this is the third transaction in a series of three transactions between buyer and seller, the property sale was never exposed to the open market, Alamosa County records
541103100167	0550	20 OTHER	☑ seller financed at an unknown amount unknown rate an unknown term, this was an Internet sale is not exposed to the entire open market, Alamosa County records
541706200222	0550	20 OTHER	☑ seller financed at an unknown amount, unknown rate an unknown term, this was an Internet sale and was not exposed to the entire open or local market, Alamosa County records
513905400010	0550	20 OTHER	☑ seller financed had an unknown amount unknown rate an unknown term, this was an Internet sale and not exposed to the entire open market, Alamosa County records
541501100187	0550	20 OTHER	☑ seller financed at an unknown amount unknown rate an unknown term, this was an Internet sale is not exposed to the entire open market, Alamosa County records
541304020012	1212	60 SETTLE AN ESTATE	☑ property was transferred by Personal Representative's deed in order to close out an estate, not available to the open market, Alamosa County records
528532410005	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
528532408004	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
541304219009	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
541303310001	1212	64 MULTIPLE PROPERTIES	☑ Alamosa County records indicate this is a multiple property transaction, one parcel improved, one parcel vacant.
528532408001	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
541302305010	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
528532410006	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
528532410007	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a land use change from vacant to residential improved after purchase, this information is contained in almost County records
541319200019	1212	64 MULTIPLE PROPERTIES	☑ multiple property transaction was transferred via quit claim deed, Alamosa County records
541304219014	1212	68 REMODEL/NC BEFORE INSPECTION	☑ property underwent a change in use from vacant to improved residential and was improved with a single-family residential home shortly after purchase, Alamosa County records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541302307002	2112	20 OTHER	<input checked="" type="checkbox"/> multiple buildings located on property in poor condition according to Alamosa County records
541511100122	2112	17 USE CHANGE	<input checked="" type="checkbox"/> first sale after foreclosure from Wells Fargo bank and transferred via a special limited warranty deed, prior to sell the property was used as residential and commercial, after purchase the use changed to all commercial, there are two buildings on the property.
541310109012	2112	20 OTHER	<input checked="" type="checkbox"/> prior to the sale the property was improved, immediately after the use changed to commercial vacant, information within Alamosa County records
541310109013	2112	20 OTHER	<input checked="" type="checkbox"/> prior to the sale the property was improved, immediately after sale the use changed to commercial vacant, information within Alamosa County records
541315301006	2130	21 SOLD AGAIN AT A LATER DATE	<input checked="" type="checkbox"/> this is the first sale in the assessment gathering time period for this property, information contained in Alamosa County records
541310418001	2130	17 USE CHANGE	<input checked="" type="checkbox"/> use change from Exempt to Taxable, the sale was between the Alamosa school district and the Rocky Mountain Community Development, a nonprofit corporation, not exposed to the open market according to Alamosa County records
541310109011	2130	35 FORECLOSURE	<input checked="" type="checkbox"/> first sale after foreclosure from First Southwest Bank to the Alamosa County Economic Development, the property underwent a use change from improved commercial to vacant commercial after purchase according to Alamosa County records
541304318006	2130	17 USE CHANGE	<input checked="" type="checkbox"/> the property changed from taxable to exempt according to Alamosa County records
541309200102	2130	73 ASSEMBLAGE/OWNS ADJACENT PROP	<input checked="" type="checkbox"/> a higher price than market was paid for the property do to the adjacent location, according to information in Alamosa County records

**Accounts Audited:** 41     
**Auditor Agrees:** -41     
**Auditor Disagrees:** 0     
**Auditor Disagrees:** 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
2077-12-2-00-008	0100	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Open space, non-buildable strip, bought by adjacent owner
1973-21-1-02-009	0400	DQSALENONARMS Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed on open market, motivated seller, re-listed for \$400k
1975-27-2-36-001	0400	NotQualified Not Qualified	<input checked="" type="checkbox"/> Multiple parcel sale: 96 lots and five open space tracts
2071-30-4-17-008	0400	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold and relisted for \$125k
2071-30-4-17-014	0400	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Listed at \$60k, sold and then re-listed for \$67,900
2073-24-4-11-010	0400	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Listed at \$80k, foreclosed and sold, listed at \$110k, on golf course
2077-11-1-11-002	0400	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Resold in base year for \$975K, qualified
2077-29-1-00-007	0520	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Parcel is a lake/pond
1975-35-2-21-011	1112	NotQualified Not Qualified	<input checked="" type="checkbox"/> Multi-parcel sale
2077-19-4-02-005	1212	Physchngaftersl Physical changes after the sale	<input checked="" type="checkbox"/> Upgraded kitchen for \$25k
2075-08-2-07-003	1212	RecentChange Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Remodeling permit completed after sale in 2015
2075-33-2-07-001	1212	DQAtypical Disqualified Atypical Financing	<input checked="" type="checkbox"/> Resold for \$519k, 6 month balloon at 10%
2075-14-3-34-007	1212	RecentChange Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Basement finished after sale
2075-15-3-01-017	1212	Physchngaftersl Physical changes after the sale	<input checked="" type="checkbox"/> Addition made after sale
2075-17-1-02-016	1212	RecentChange Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Barn conversion, garage conversion made after sale
2075-28-2-02-007	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Permits pulled after sale for foundation repair
2075-29-2-20-010	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Sold on 5/29/14 for \$397k, fixed and flipped

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-14-1-06-016	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Water leak damaged house, sold un-remediated
2077-18-1-23-002	1212	NotQualified Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Partial interest purchased
2075-08-2-07-002	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Poor condition per TD
2077-19-2-02-138	1212	DQHUDSale Disqualified HUD Sale, by elec. bid only.	<input checked="" type="checkbox"/> Fair condition per sales verification letter, permits out
2073-03-2-12-007	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Fair condition per TD
2077-21-2-20-010	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, unable to verify terms
2077-21-4-17-014	1212	- -	<input checked="" type="checkbox"/> Updated interior per field inspection with owner
2077-22-4-15-008	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed or sold through MLS per sales verification letter
2077-18-2-08-004	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Fair condition per TD
2071-20-1-09-002	1212	- -	<input checked="" type="checkbox"/> Basement finished after sale
1973-13-2-15-021	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Fair condition per TD
1971-34-3-13-017	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No TD, No verification forms returned
1973-01-2-04-015	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Inter-related
1973-03-4-05-013	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Fair condition per TD
1973-26-1-03-025	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Fair condition per TD
1973-27-2-03-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold from Trust to Trust, sold for \$735k in 11/2013.
2073-13-2-26-004	1212	DQHVsaleNDFee Disqualified HUD/VA sale; No Doc Fee	<input checked="" type="checkbox"/> Swimming pool removed and replaced by a deck
2071-07-4-06-009	1212	- -	<input checked="" type="checkbox"/> Permit for basement finish after sale
2075-07-4-05-005	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> \$275k permit for updating after sale
2071-20-3-13-045	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Sale recorded three times

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2071-30-4-09-030	1212	DQHUDSale Disqualified HUD Sale, by elec. bid only.	<input checked="" type="checkbox"/> HUD home sold by electronic bid
2073-02-4-09-022	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Inter-related
2077-27-2-03-006	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Atypical financing: 10% for six months
2073-04-2-02-021	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Fair condition per TD
2073-14-2-07-002	1212	NotQualified Not Qualified	<input checked="" type="checkbox"/> Excessive deferred maintenance per field inspection
2073-15-2-33-010	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Fair condition per TD, backs to Tower Road
1975-22-4-05-002	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Partial interest purchased
1973-01-2-18-007	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Unable to verify condition
2071-20-1-14-013	1212	- -	<input type="checkbox"/> No justification for disqualification
2075-21-1-13-021	1212	NotQualified Not Qualified	<input type="checkbox"/> No justification for disqualification
2077-10-4-24-006	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> No justification for disqualification
1973-27-1-41-013	1225	- -	<input checked="" type="checkbox"/> Part of a multi-parcel continuing care complex
2077-18-4-12-076	1230	- -	<input checked="" type="checkbox"/> Fair condition per TD
2075-29-1-33-018	1230	NotQualified Not Qualified	<input checked="" type="checkbox"/> Multiple deed sale
1975-30-2-37-004	2230	NotQualified Not Qualified	<input checked="" type="checkbox"/> Improvement vacated for three years, remodeled after sale
2073-08-4-24-004	2230	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> 1833 DOM, PP of undetermined value
1973-10-1-17-001	2230	DQFORECLOSSALE Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Completely remodeled after sale
2075-34-2-44-004	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to tenants, not arms-length
2075-34-2-44-002	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Inter-related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2075-27-3-22-002	2245	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Poor condition per TD
2075-26-4-03-929	2245	NotQualified Not Qualified	<input checked="" type="checkbox"/> Improvement only- hangar space at the airport
2075-26-4-03-908	2245	NotQualified Not Qualified	<input checked="" type="checkbox"/> Improvement only- hangar space at the airport
2075-34-2-44-005	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to tenants, not arms-length
<b>Accounts Audited: 60      Auditor Agrees: -57      Auditor Disagrees: -3      Auditor Disagrees: -5.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>04</b>	<b>ARCHULETA</b>	
R004606	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/>
R004940	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> business affiliates, above mkt by comps
R005544	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> adjacent property
R002648	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> adjacent properties
R010806	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/>
R014315	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> needs lot of workflow by comps
R005268	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> purchased for back taxes, very poor condition
R000311	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R007635	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/>
R018933	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> high by comps
R002536	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> not on open mkt, low by comps
R018948	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R011716	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R014350	1112	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R006235	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R002467	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> related parties
R001000	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> seller financing, above mkt by comps
R000466	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> includes trade, related
R003027	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> related parties
R007780	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/>
R008075	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R009130	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> high by comps
R009368	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/>



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006821	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R009549	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R005024	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> not on open mkt, low by comps
R009921	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R012425	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R013646	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> high by comps
R014444	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R015370	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R015859	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R017228	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> rent to own
R017794	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R018214	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> high by comps
R006212	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> not on open mkt, low by comps
R000912	1212	NOT AVAILABLE ON OPEN MARKET	<input type="checkbox"/> no comments for valid DQ
R013469	1215	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R007765	1230	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R005675	1230	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> not on open mkt, low by comps
R011380	1230	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/>
R005855	1230	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> not on open mkt, low by comps
R011184	2212	CHANGE AFTER SALE	<input checked="" type="checkbox"/> change use
R018147	2212	SALE INCLUDES A FRANCHISE	<input checked="" type="checkbox"/>
R018328	2212	NONTYPICAL FINANCING	<input checked="" type="checkbox"/> seller financing,
R018328	2212	NONTYPICAL FINANCING	<input checked="" type="checkbox"/> seller financing,
R018147	2212	SALE INCLUDES A FRANCHISE	<input checked="" type="checkbox"/> sherman williams lease

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006740	2220	NONTYPICAL FINANCING	✓ high by comps
R006740	2220	NONTYPICAL FINANCING	✓
R006358	2230	NONTYPICAL FINANCING	✓ includes bluesky
R010379	2230	SALE INVOLVES PROPERTY TRADES	✓
R007392	2230	IMP ONLY/HANGAR	✓ imps only, bill of sale
R010463	2230	CHANGE AFTER SALE	✓
R006965	2230	SALE INVOLVES MULTI PROPERTIES	✓
R006649	2230	MIXED USE	✓
R007390	2230	IMP ONLY/HANGAR	✓ imps only, bill of sale
R007382	2230	IMP ONLY/HANGAR	✓ imps only, bill of sale
R006358	2230	NONTYPICAL FINANCING	✓
R011617	2230	CHANGE AFTER SALE	✓ change use
R018880	2235	CHANGE AFTER SALE	✓ change use
R006492	2235	SALE INVOLVES MULTI PROPERTIES	✓
R007090	2235	SALE INVOLVES MULTI PROPERTIES	✓
R010450	2245	SALE INVOLVES MULTI PROPERTIES	✓
R006771	2245	DISTRESS SALE; BANKRUPTCY ETC	✓ low by comps
R010425	2245	SALE INVOLVES MULTI PROPERTIES	✓
R006943	2245	SALE INVOLVES MULTI PROPERTIES	✓
R006378	2245	SALE INVOLVES MULTI PROPERTIES	✓
R018124	2245	CHANGE AFTER SALE	✓ high by comps
R010370	3215	CHANGE AFTER SALE	✓
<b>Accounts Audited: 69      Auditor Agrees: -68      Auditor Disagrees: -1      Auditor Disagrees: -1.45%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	BACA	
R008085	1112	72 OTHER-UNINFORMED BUYERS	✓ inc MH
R008202	1112	56 SALE- FORECLOSURE	✓
R008605	1112	82 OTHER-NON ARMS LENGTH	✓ above mkt by comps
R008089	1112	59 SALE- OWNER FINANCED	✓
R007868	1112	74 OTHER-FORCED SALE	✓ below mkt by comps
R007814	1112	63 SALE- PROPERTY TRADES	✓
R012690	1112	82 OTHER-NON ARMS LENGTH	✓ inc MH
R012697	1112	66 SALE- PERS PROP VALUE UNK	✓
R001829	1112	56 SALE- FORECLOSURE	✓
R002019	1112	56 SALE- FORECLOSURE	✓
R006181	1112	59 SALE- OWNER FINANCED	✓
R006128	1112	59 SALE- OWNER FINANCED	✓
R012372	2112	64 SALE- MULTIPLE PROPERTIES	✓
R010312	2112	58 SALE- BUSINESS AFFIL	✓
R012550	2112	64 SALE- MULTIPLE PROPERTIES	✓
R007541	2112	11 SEC PAYMNT OF INDEBT	✓
R008255	2112	64 SALE- MULTIPLE PROPERTIES	✓
R002133	2112	03 GIFT OR FAMILY	✓
R008254	2112	64 SALE- MULTIPLE PROPERTIES	✓
R002568	2112	78 OTHER-MULTIPLE USE	✓
R002610	2112	58 SALE- BUSINESS AFFIL	✓
R009498	2112	78 OTHER-MULTIPLE USE	✓
R007541	2112	63 SALE- PROPERTY TRADES	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001983	2112	64 SALE- MULTIPLE PROPERTIES	✓
R008132	2120	03 GIFT OR FAMILY	✓
R002033	2130	68 SALE- REMOD AFTER SALE BEF REV	✓
R002033	2130	65 SALE- UNFULFILLED AGREEMNTS	✓
R002033	2130	59 SALE- OWNER FINANCED	✓
R002033	2130	56 SALE- FORECLOSURE	✓
R002032	2130	64 SALE- MULTIPLE PROPERTIES	✓
R007528	2130	64 SALE- MULTIPLE PROPERTIES	✓
R007250	2130	56 SALE- FORECLOSURE	✓
R008677	2130	73 OTHER-USE CHANGE	✓
R008677	2130	59 SALE- OWNER FINANCED	✓
R007632	2130	59 SALE- OWNER FINANCED	✓
R001984	2130	81 OTHER-ADJNED PROPERTY	✓
R008685	2135	64 SALE- MULTIPLE PROPERTIES	✓
R002401	3115	66 SALE- PERS PROP VALUE UNK	✓
<b>Accounts Audited: 38      Auditor Agrees: -38      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>06 BENT</b>		
0001008235	0100	64 MULTIPLE PROPERTIES	✓
0001011860	0100	57 RELATED PARTIES	✓
0001013010	0100	64 MULTIPLE PROPERTIES	✓
0001007050	0100	54 RELIGIOUS INSTITUTION	✓
0008004590	0100	64 MULTIPLE PROPERTIES	✓
0023000302	0100	19 POWER OF ATTORNEY	✓
0023002475	0100	22 QUIT CLAIM DEED	✓
0023003083	0100	64 MULTIPLE PROPERTIES	✓
0001012057	0100	22 QUIT CLAIM DEED	✓
0001008235	0100	64 MULTIPLE PROPERTIES	✓
0001006790	0100	22 QUIT CLAIM DEED	✓
0001006600	0100	64 MULTIPLE PROPERTIES	✓
0001003680	0100	64 MULTIPLE PROPERTIES	✓
0023005047	0100	64 MULTIPLE PROPERTIES	✓
0031000728	0100	00 CONF. GOOD	✓ low by comps
0023003135	0100	72 UNINFORMED BUYER	✓
0023003109	0100	73 DURESS SALE	✓ low by market comps
0008006340	0200	64 MULTIPLE PROPERTIES	✓
0001000170	0200	68 REMODEL OR ADDITION OR DEMO	✓
0001005595	0200	64 MULTIPLE PROPERTIES	✓
0001004080	0510	64 MULTIPLE PROPERTIES	✓
0008001955	1112	00 CONF. GOOD	✓ high by comps
0008001885	1112	00	✓ qualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0008000613	1112	00 CONF. GOOD	✓ low by comps
0025001215	1112	64 MULTIPLE PROPERTIES	✓ multiple properties
0008002740	1112	57 RELATED PARTIES	✓
0008005245	1112	60 ESTATE	✓
0008004250	1112	00 CONF. GOOD	✓ low by comps
0008005750	1112	60 ESTATE	✓
0008003070	1112	22 QUIT CLAIM DEED	✓
0008003070	1112	68 REMODEL OR ADDITION OR DEMO	✓
0008003220	1112	73 DURESS SALE	✓ low by market comps
0008004250	1112	19 POWER OF ATTORNEY	✓
0008001705	1112	70 OTHER	✓ low by comps-old school used as res
0008004390	1112	57 RELATED PARTIES	✓
0008004460	1112	73 DURESS SALE	✓ low by market comps
0008000455	1112	56 FINANCIAL INSTITUTION	✓
0008006420	1112	56 FINANCIAL INSTITUTION	✓
0008003220	1112	73 DURESS SALE	✓ low by market comps
0023000625	1112	64 MULTIPLE PROPERTIES	✓
0008000340	1112	68 REMODEL OR ADDITION OR DEMO	✓
0008000130	1112	56 FINANCIAL INSTITUTION	✓
0031000525	1112	57 RELATED PARTIES	✓
0023005240	1112	73 DURESS SALE	✓ low by market comps
0023002980	1112	22 QUIT CLAIM DEED	✓
0023002800	1112	73 DURESS SALE	✓ low by market comps
0023002285	1112	00 CONF. GOOD	✓ low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0023003260	1112	57 RELATED PARTIES	☑
0023001515	1112	17 SPECIAL WARRANTY DEED	☑
0008005760	1112	92 LETTERS OF ADMINISTRATION	☑ settle estate
0023000401	1112	70	☑ property has sold four times since this in the 30000 range
0014001120	1112	70 OTHER	☑ high by comps-purchased by adjoining property owners
0008007100	1112	56 FINANCIAL INSTITUTION	☑
0008007010	1112	00 CONF. GOOD	☑ low by comps
0008006830	1112	56 FINANCIAL INSTITUTION	☑
0008006570	1112	60 ESTATE	☑
0001003190	1112	62 QUIET TITLE ACTION	☑
0023002225	1112	57 RELATED PARTIES	☑
0001001580	1112	00 CONF. GOOD	☑ low by comps
0001000060	1112	73 DURESS SALE	☑ low by market comps
0001000120	1112	56 FINANCIAL INSTITUTION	☑
0001000145	1112	64 MULTIPLE PROPERTIES	☑
0001000370	1112	57 RELATED PARTIES	☑
0001000400	1112	60 ESTATE	☑
0001000430	1112	56 FINANCIAL INSTITUTION	☑
0001000600	1112	60 ESTATE	☑
0001000610	1112	73 DURESS SALE	☑ low by market comps
0001000650	1112	00 CONF. GOOD	☑ low by comps
0001000805	1112	72 UNINFORMED BUYER	☑
0001007990	1112	56 FINANCIAL INSTITUTION	☑
0001001550	1112	60 ESTATE	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001004079	1112	73 DURESS SALE	✓ low by market comps
0001001865	1112	60 ESTATE	✓
0001002440	1112	56 FINANCIAL INSTITUTION	✓
0001002850	1112	70 OTHER	✓ financial inst seller-low by comps
0001003160	1112	53 CHARITABLE INSTITUTION	✓
0001007160	1112	65 SALE INVOLVES AGREEMENTS	✓
0001007170	1112	00 CONF. GOOD	✓ low by comps
0001007530	1112	71 SALE INVOLVES M H	✓
0001007610	1112	57 RELATED PARTIES	✓
0001007660	1112	73 DURESS SALE	✓ low by market comps
0001007830	1112	73 DURESS SALE	✓ low by market comps
0001001260	1112	56 FINANCIAL INSTITUTION	✓
0001006661	1112	22 QUIT CLAIM DEED	✓
0001005000	1112	73 DURESS SALE	✓ low by market comps
0001005030	1112	60 ESTATE	✓
0001005130	1112	56 FINANCIAL INSTITUTION	✓
0001005260	1112	01 CONSIDERATION OF \$500 OR LESS	✓
0001005320	1112	00 CONF. GOOD	✓ inter-family name changes on trust
0001005495	1112	64 MULTIPLE PROPERTIES	✓
0001005729	1112	56 FINANCIAL INSTITUTION	✓
0001005755	1112	60 ESTATE	✓
0001006120	1112	73 DURESS SALE	✓ low by market comps
0001006165	1112	70 OTHER	✓ high by comps-purchased by adjoining property owners
0001003540	1112	60 ESTATE	✓



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001006530	1112	56 FINANCIAL INSTITUTION	☑
0001003950	1112	73 DURESS SALE	☑ low by market comps
0001006975	1112	00 CONF. GOOD	☑ low by comps
0001007030	1112	57 RELATED PARTIES	☑
0001007060	1112	56 FINANCIAL INSTITUTION	☑
0008000573	1112	00 CONF. GOOD	☑ changed to qualified
0008000090	1112	56 FINANCIAL INSTITUTION	☑
0001004570	1112	56 FINANCIAL INSTITUTION	☑
0001004570	1112	56 FINANCIAL INSTITUTION	☑
0001004550	1112	73 DURESS SALE	☑ low by market comps
0001004490	1112	00 CONF. GOOD	☑ low by comps
0001004090	1112	60 ESTATE	☑
0001001270	1112	56 FINANCIAL INSTITUTION	☑
0001006165	1112	70 OTHER	☑ high by comps-purchased by adjoining property owners
0001012920	1112	56 FINANCIAL INSTITUTION	☑
0001013165	1112	00 CONF. GOOD	☑ low by comps
0001010030	1112	70 OTHER	☑ distress-low by comps
0001010080	1112	71 SALE INVOLVES M H	☑
0001011340	1112	56 FINANCIAL INSTITUTION	☑
0001010700	1112	57 RELATED PARTIES	☑
0001011550	1112	64 MULTIPLE PROPERTIES	☑
0001011200	1112	70 OTHER	☑ distress-low by comps
0001011260	1112	73 DURESS SALE	☑ low by market comps
0001011300	1112	00 CONF. GOOD	☑ low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001013090	1112	73 DURESS SALE	✓ low by market comps
0001013170	1112	73 DURESS SALE	✓ low by market comps
0001007990	1112	73 DURESS SALE	✓ low by market comps
0001010690	1112	57 RELATED PARTIES	✓
0001000930	1112	73 DURESS SALE	✓ low by market comps
0001011340	1112	56 FINANCIAL INSTITUTION	✓
0001012915	1112	64 MULTIPLE PROPERTIES	✓
0001012730	1112	68 REMODEL OR ADDITION OR DEMO	✓
0001012410	1112	73 DURESS SALE	✓ low by market comps
0001012330	1112	56 FINANCIAL INSTITUTION	✓
0001012140	1112	56 FINANCIAL INSTITUTION	✓
0001011770	1112	70 OTHER	✓ distress-low by comps
0001011735	1112	73 DURESS SALE	✓ low by market comps
0001011700	1112	56 FINANCIAL INSTITUTION	✓
0001011510	1112	56 FINANCIAL INSTITUTION	✓
0001013000	1112	64 MULTIPLE PROPERTIES	✓
0001008660	1112	17 SPECIAL WARRANTY DEED	✓
0001008080	1112	73 DURESS SALE	✓ low by market comps
0001008080	1112	00 CONF. GOOD	✓ low by comps
0001008110	1112	00 CONF. GOOD	✓ high by comps
0001008200	1112	56 FINANCIAL INSTITUTION	✓
0001008240	1112	68 REMODEL OR ADDITION OR DEMO	✓
0001011150	1112	00	✓ qualified sale
0001008510	1112	73 DURESS SALE	✓ low by market comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001013170	1112	73 DURESS SALE	✓ low by market comps
0001008700	1112	56 FINANCIAL INSTITUTION	✓
0001008710	1112	68 REMODEL OR ADDITION OR DEMO	✓
0001008940	1112	56 FINANCIAL INSTITUTION	✓
0001009030	1112	57 RELATED PARTIES	✓
0001009540	1112	60 ESTATE	✓
0001008240	1112	70 OTHER	✓ distress-low by comps
0001010030	1112	62 QUIET TITLE ACTION	✓
0001009770	1112	73 DURESS SALE	✓ low by market comps
0001009910	1112	01 CONSIDERATION OF \$500 OR LESS	✓
0001009420	1112	00 CONF. GOOD	✓ low by comps
0001009420	1112	57 RELATED PARTIES	✓
0001009360	1112	56 FINANCIAL INSTITUTION	✓
0001009330	1112	22 QUIT CLAIM DEED	✓
0001009330	1112	58 BUSINESS PARTNERS	✓
0001009150	1112	73 DURESS SALE	✓ low by market comps
0001009110	1112	70 OTHER	✓ owners moved and dumped-low by comps
0001011190	1115	01 CONSIDERATION OF \$500 OR LESS	✓
0001001810	1115	73 DURESS SALE	✓ low by market comps
0001010940	1115	00 CONF. GOOD	✓ low by comps
0001011190	1115	01 CONSIDERATION OF \$500 OR LESS	✓
0001000905	1115	56 FINANCIAL INSTITUTION	✓
0001010531	1120	70 OTHER	✓ distress-low by comps
0001003690	1120	56 FINANCIAL INSTITUTION	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0008004495	1140	71 SALE INVOLVES M H	✓
0008004280	1140	64 MULTIPLE PROPERTIES	✓
0001005680	2112	56 FINANCIAL INSTITUTION	✓
0001013130	2112	56 FINANCIAL INSTITUTION	✓ fin stit seller
0023001395	2112	64 MULTIPLE PROPERTIES	✓
0001008250	2120	73 DURESS SALE	✓ low by market comps
0023002310	2130	64 MULTIPLE PROPERTIES	✓
0024001035	2130	22 QUIT CLAIM DEED	✓
0001003370	2130	57 RELATED PARTIES	✓
0001009320	2130	64 MULTIPLE PROPERTIES	✓
0001007495	2130	64 MULTIPLE PROPERTIES	✓
0001007285	2130	57 RELATED PARTIES	✓
0001007285	2130	56 FINANCIAL INSTITUTION	✓
0001007275	2130	56 FINANCIAL INSTITUTION	✓
0001003910	2130	66 PERSONAL PROPERTY INVOLVED	✓
0001001385	2135	70 OTHER	✓ change of use-adjacent property owners
0001004290	2135	22 QUIT CLAIM DEED	✓
0023000740	3115	64 MULTIPLE PROPERTIES	✓
0008000765	5200	64 MULTIPLE PROPERTIES	✓
0008000765	5200	57 RELATED PARTIES	✓
0031000105	5200	58 BUSINESS PARTNERS	✓

**Accounts Audited:** 188     
**Auditor Agrees:** -188     
**Auditor Disagrees:** 0     
**Auditor Disagrees:** 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>07</b>	<b>BOULDER</b>	
R0601654	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0504726	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0010602	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0602669	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0602668	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0602666	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0602656	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0602653	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0601834	0100	18 DOC FEE ERROR/TITLE DEFECT CORRECTION	<input checked="" type="checkbox"/> Correction deed
R0600133	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0515680	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0515089	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0511565	0100	75 PERMANENTLY AFFORDABLE HOUSING	<input checked="" type="checkbox"/> Charitable institution involved in sale
R0600131	0100	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0504750	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0603796	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0500928	0100	41 FLIP/SUBSEQUENT BASE YR SALES	<input checked="" type="checkbox"/> Fixed and flipped, second sale qualified
R0141523	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0120653	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0075363	0100	14 LAND CONFIRMED TO BE UNBUILDABLE	<input checked="" type="checkbox"/> City of Longmont stated due to shape this was unbuildable
R0056548	0100	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> From taxable to exempt
R0056128	0100	17 PARTIAL INTEREST	<input checked="" type="checkbox"/> A full ownership interest was not transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0056100	0100	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0046563	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0040620	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0039638	0100	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0037390	0100	13 LAND SALE--WELL/SEPTIC AFTER SALE	<input checked="" type="checkbox"/> Not vacant land after the well and septic were installed
R0025692	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0509549	0100	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0601909	0110	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0129420	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0600963	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0600930	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0600004	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0600004	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0510959	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0510097	0200	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0003927	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0500526	0200	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties involved in this sale
R0129067	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0128226	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0121696	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0121696	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0121696	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0080686	0200	5 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale involved multiple parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0072192	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0048439	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0020488	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0004073	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0004073	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0504994	0200	5 MULTIPLE PROPERTIES	✓ Sale involved multiple parcels
R0100706	0300	61 SHORT SALE	✓ Poor condition per TD
R0505150	0400	6 PARTIAL VALUE	✓ A full ownership interest was not transferred
R0602153	1100	14 LAND CONFIRMED TO BE UNBUILDABLE	✓ Unbuildable vacant parcel attached to an improved parcel
R0109709	1112	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Did not satisfy the requirements of an arms-length transaction
R0117712	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0075803	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0080593	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0096697	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0100441	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Did not satisfy the requirements of an arms-length transaction
R0100441	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Did not satisfy the requirements of an arms-length transaction
R0100441	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Did not satisfy the requirements of an arms-length transaction
R0071900	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0114900	1212	61 SHORT SALE	✓ Poor condition per TD
R0067622	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD
R0123573	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Did not satisfy the requirements of an arms-length transaction
R0125318	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0130617	1212	77 MARKET RATE AFFORDABLE	<input checked="" type="checkbox"/> Atypical financing
R0141740	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0146203	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0507358	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0600022	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0111617	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0029504	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0002832	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0004556	1212	17 PARTIAL INTEREST	<input checked="" type="checkbox"/> A full ownership interest was not transferred
R0020232	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0021223	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0024200	1212	61 SHORT SALE	<input checked="" type="checkbox"/> Poor condition per TD
R0025014	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0025746	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0072398	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0027176	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> From taxable to exempt
R0001017	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement was razed subsequent to sale
R0032877	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement was razed subsequent to sale
R0041197	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0051227	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0054568	1212	6 PARTIAL VALUE	<input checked="" type="checkbox"/> A full ownership interest was not transferred



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0057978	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0061076	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0065901	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Did not satisfy the requirements of an arms-length transaction
R0027161	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Poor condition per TD
R0511236	1225	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Change in use
R0005697	2212	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> Grantee paid a premium to assemble this parcel with others
R0009368	2212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Extensive updating done subsequent to sale
R0126982	2220	61 SHORT SALE	<input checked="" type="checkbox"/> Poor condition per TD
R0029512	2231	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement was razed subsequent to sale
R0015821	3215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input type="checkbox"/> Not adequate justification for disqualification
R0076567	3215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input type="checkbox"/> Not adequate justification for disqualification
<b>Accounts Audited: 99      Auditor Agrees: -97      Auditor Disagrees: -2      Auditor Disagrees: -2.02%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>64</b>	<b>BROOMFIELD</b>	
R8866252	0100	MULTI PROPERTIES SALE	☑ Two parcel sale
R8863474	0100	MULTI PROPERTIES SALE	☑ Three parcel sale
R8866230	0100	MULTI SALES BASE PERIOD	☑ Subsequent sale 8-26-13 has been qualified
R8866239	0100	OTHER	☑ Unbuildable site purchased by adjacent owner, no MLS
R8866251	0100	MULTI PROPERTIES SALE	☑ Two parcel sale
R8869395	0100	MULTI PROPERTIES SALE	☑ Three parcel sale
R8866242	0100	MULTI PROPERTIES SALE	☑ Purchase included a second vacant lot
R1121047	0200	MULTI PROPERTIES SALE	☑ Subject parcel is a utility and access easement for building
R1147518	0200	MULTI PROPERTIES SALE	☑ Subject parcel is a utility and access easement for building
R8868837	0200	PROPERTY TRADE SALE	☑ Exchange of properties other than subject
R8869293	0200	MULTI PROPERTIES SALE	☑ Vacant parcel sold with adjoining improved commercial condo
R8869949	0200	REMODEL OR ADDITION/CHANGE IN USE	☑ Grantor was church; change in use to apartments
R8871806	0200	AG LAND SALE	☑ Change in use from ag to commercial
R0106420	1212	SALE NOT ON OPEN MARKET	☑ Sold at auction- not listed with realtor or MLS
R1017712	1212	POST FORECLOSURE	☑ Fixed and flipped on 4-1-13 for \$252,000
R1017492	1212	SHORT SALE	☑ Poor condition per MLS
R1017418	1212	POST FORECLOSURE	☑ Sold from exempt grantor to taxable grantee
R1017392	1212	OTHER	☑ Poor condition per MLS, sold by an estate
R1017322	1212	POST FORECLOSURE	☑ Fixed and flipped on 6-26-13 for \$260,000
R1016641	1212	SALE NOT ON OPEN MARKET	☑ Sale from an investor to original owner that was earlier foreclosed
R1016641	1212	SALE NOT ON OPEN MARKET	☑ Bank foreclosed, sold to investor, who sold it to original owner
R1017764	1212	POST FORECLOSURE	☑ Poor condition per TD
R1016204	1212	SHORT SALE	☑ There was a subsequent sale in base period with updating

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1017554	1212	POST FORECLOSURE	✓ Fixed and flipped on 2-12-14 for \$210,000
R0022927	1212	POST FORECLOSURE	✓ Structural and water damage, excessive deferred maintenance
R0022333	1212	OTHER	✓ Related parties, gift of \$15,000
R1016440	1212	POST FORECLOSURE	✓ Subsequent sale after fix and flip
R1018952	1212	POST FORECLOSURE	✓ Fixed and flipped on 6-7-13 for \$271,500
R1019031	1212	POST FORECLOSURE	✓ Poor condition per TD
R1017444	1212	POST FORECLOSURE	✓ Fixed and flipped on 2-13-14 for \$264,400
R1093438	1212	POST FORECLOSURE	✓ Fixed and flipped on 7-23-13 for \$319,000
R1112589	1212	POST FORECLOSURE	✓ Fixed and flipped on 3-15-13 for \$412,000
R1118448	1212	SHORT SALE	✓ Bank allowed extended vacant status that reduced market value
R8863574	1212	OTHER	✓ Permit pulled for new outbuilding after sale
R8869058	1212	EXCESSIVE PP (>7%)	✓ 11% personal property declared (\$55,183) on TD 1000
R1018810	1212	POST FORECLOSURE	✓ Fixed and flipped on 12-14-13 for \$259,900
R8863339	1230	OTHER	✓ Deed-restricted sale to certain buyers with sale price capped
R8863230	2212	MULTI PROPERTIES SALE	✓ Seven parcel sale
R8866320	2212	OTHER	✓ Mixed use sale: residential and commercial
R8863228	2212	MULTI PROPERTIES SALE	✓ Two improved commercial property sale
R1016280	2212	MULTI PROPERTIES SALE	✓ Sale included property in El Paso County
R0021718	2212	REMODEL OR ADDITION/CHANGE IN USE	✓ Remodeled after sale
R1141956	2212	MULTI PROPERTIES SALE	✓ Portfolio sale includes three parcels in Broomfield and others
R1144339	2215	MULTI PROPERTIES SALE	✓ Multi-parcel apartment sale
R1084506	2220	RELATED PARTIES SALE	✓ Related parties per TD
R1131084	2220	MULTI PROPERTIES SALE	✓ Four property sale
R2038177	2220	SALE NOT ON OPEN MARKET	✓ Not on open market, sold to satisfy tax lien

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1108043	2220	MULTI PROPERTIES SALE	☑ Four property sale
R1071963	2220	REMODEL OR ADDITION/CHANGE IN USE	☑ Remodeled after sale
R1055896	2220	MULTI PROPERTIES SALE	☑ Six parcel bulk sale
R1018883	2220	REMODEL OR ADDITION/CHANGE IN USE	☑ Excessive deferred maintenance and renovated after sale
R1148027	2220	MULTI PROPERTIES SALE	☑ Four property sale
R8867236	2230	SALE NOT ON OPEN MARKET	☑ Cash to seller with no appraisal, sale to investor, changed franchise
R1087855	2230	SALE OF PARTIAL INTEREST	☑ 47.69% partial interest sale
R1016955	2230	REMODEL OR ADDITION/CHANGE IN USE	☑ Poor condition per TD, minor updating done after sale
R1118947	2230	SALE TO SETTLE ESTATE	☑ Sold from estate at same price as 11/7/12 sale
R8869555	2230	SALE OF PARTIAL INTEREST	☑ 35% interest, poor condition per TD
R0023601	2230	RELATED PARTIES SALE	☑ Related parties per TD
R1118947	2230	MULTI PROPERTIES SALE	☑ Related parties transferred via quit-claim deed
R1017717	2230	SALE TO SETTLE ESTATE	☑ Grantor/grantee share same office
<b>Accounts Audited: 60      Auditor Agrees: -60      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>08</b>	<b>CHAFFEE</b>	
R326902100112	0100	117 Not arm's length	✓ sold by bankruptcy estate an effort to close the estate
R380511300064	0100	116 Bank repo	✓ multiple properties shown in county records, first sale after foreclosure
R368326100087	1112	117 Did not include full bundle of rights - paid for right to keep a building, right to use a domestic well and septic - see TD1000. Was not on the open market. <100% interest included.	✓ the buyer purchased less than the full bundle of rights as indicated in verified County records, the property was not offered on the open market
R380706400055	2112	113 REMODEL NEW CONST. AFTER SALE, MIXED USE	✓ verify County records indicates that this property was mixed-use property and was remodeled after purchase.
R368132420416	2112	57 BIA Brady sold to Brady (1/2 interest); see previous sale reception # 403314	✓ information stated on the deed indicates a one half undivided interest was transferred in this sale, the adjacent property owner purchased this property the sale also included 1031 exchange
R327117105265	2112	64 Multi parcel	✓ documents located in County records indicate this a multiple property purchase and was purchased by the adjoining property owner
R327117105265	2112	64 Multi parcel.	✓ this a multiproperty sale which included \$140,000 of the purchase price in inventory
R380705300224	2112	64 Multi parcels in two tax areas, otherwise great sale.	✓ the property was located in two different tax districts
R380705131095	2112	57 Family Transaction	✓ the TD and verified information by the staff indicates a and in family transaction not exposed to the open market, the purchase price was for half interest in the building only
R380706400022	2112	64 Issues with PP, Multi station in other county sale per phone call with president of company.	✓ the property included some inventory and was part of a larger purchase and was not made available to the open market
R368132404087	2112	113 Full renovation of basement and second story	✓ according to County verified permission the improvements remodeled after purchase which included the basement in the second story.
R380705309042	2112	113 75% rebuild	✓ the improvements were in poor condition when purchased and underwent a remodeling project of a proxy 75% of the improvement according to verified information located in County records
R327117117204	2112	115 Per DZIEKONSKI BRIAN T, he and the seller split the cost of a new roof for both buildings.	✓ this sale included multiple buildings mixed-uses
R368132448319	2112	118 COU after sale - coin shop. Not for ratio study.	✓ this is a mixed-use property verified and confirmed by County staff
R380705426060	2112	125 Multiple imps multiple use	✓ information on the TD indicates this is and in family transaction and consisted of the purchase of several buildings with several mixed uses

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R327108450146	2112	118 Q updated to from F to L and C from A to BW	✓ Changed to Qualified before audit
R368132421389	2112	115 Mixed use; residential apts. above retail.	✓ verify information from the County appraisal staff indicates this a mixed-use property with residential on the second floor and commercial on the first floor
R327108401378	2112	115 Removed from sales list due to talking with auditor who said NO mixed use.	✓ this is a mixed-use property verified and confirmed by County staff
R368132431270	2112	113 Complete remodel to res/art gallery	✓ the improvement was gutted before purchase and underwent a major remodeling project according to information located in County records
R326913300167	2112	115 Private Party/Rental	✓ this is a multiproperty sale as indicated on the deed and in verified County notes
R380705425058	2112	115 multi-bldg, mixed use.	✓ according to information verified by the County staff this is a mixed-use multi-building sale
R327117100269	2130	111 Trade involved	✓ information on the TD indicates that there was a trade involved for another real property in Buena Vista Colorado
R368132422239	2130	115 Living upstairs, restaurant downstairs-mixed use otherwise good sale. PP had very little salvage value	✓ this is a mixed-use property of retail and residential, the sale was financed by the seller at atypical amounts and rates with a balloon payment
R327121300085	2130	118 FOR 2015 -POSSIBLE CHANGE OF USE - RR SAID HE WILL PROBABLY USE MY RES VALUE AND PUT A % COMM TO ABSTRACT - PROBABLY NO PROBLEM USING FOR RATIO STUDY	✓ change in from residential to commercial according to county records
R327108466223	2130	118 According to Quest. seller reduced price for non-profit. Vacant for ten+ years.	✓ according verified information by County staff the price was reduced for a nonprofit buyer, the property was financed by the seller at a fixed rate of 5.25% for one year and had a balloon payment hundred and 30,000 due in one year
R368132302184	2130	125 OCC 344 UPDATED AT TIME OF SALE: Q FROM F TO L, C FROM BW TO F, CLASS FROM METAL TO MASONRY.	✓ according to verified information by County staff the property had to the sewer and was remodeled shortly after purchase, there are multiple improvements located on the property at the time of sale
R380705204217	2130	171 Seems rather low. Previous owner lost \$75,000. Needs more investigation and why is this not going exempt?	✓ business affiliate no open market
R380705400073	2130	64 The property was leased for 10 years to the same company, then that company bought the property. There is also another building on the property leased to a water company that has not been claimed on income questionnaires. Also Multi-parcel	✓ this a multiple property sale as indicated on the legal description and in verified County notes
R368131213044	2130	257 Family transaction	✓ information on the TD 1000 indicates is an in-family transaction was not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R327122300034	2130	64 Sale very questionable. Much repair, replace, of both PP and RP on questionnaire. High values on blue sky, going concern and PP. This was also a 1031 exchange.	✓ the sale included multiple properties and multiple improvements, the sale price also included blue sky going concern an inventory which are not real estate items
R327131400061	2130	57	✓ information on the TD and verified County information indicates this is and in family transaction was not exposed to the open market
R368132448393	2130	113 Remodel after sale; service garage into retail/light mfg. (sell honey products); also bank sale with a PTD involved.	✓ following the purchase of this property the improvements were completely remodeled, the property change from a tire company to light manufacturing of honey and sales
R353333100047	2130	66 Contains all PP	✓ according to information located on the TD 1000 piece sale price included all the personal property in this multi-parcel sale between related parties
R380509100071	2130	257 UPDATED FOR TOS: OCC 350 FROM Q F TO L, OCC 419 FROM Q F TO A	✓ information on the TD 1000 indicates is an in-family transaction was not exposed to the open market
R327116400043	3112	257 Related parties	✓ information located on the TD indicates this was an in-family transaction was not exposed to the open market
R368132448322	3112	131 Quest doesn't say what the plan for the property is. Depending on what they do with the storage and or whether they file for exempt status with caring and sharing remains to be seen.	✓ Mixed use office and retail, adjacent property owner bought the property may have influenced the price
R368130307082	3112	134 Contract was 1.5 yeas ahead of sale. Lessee purchased building	✓ the property was sold to the left the was not exposed to the open market, the contract eight and the closing date were approximately a year and half of part
R368131211066	3112	131 Purchaser owns adjacent property and is flipping in this area as it is the only industrial zoned left in the county which is the only area for grow opps.	✓ verified County information indicates the adjacent property owner purchased this property to add to his ownership as it is one of the last remaining industrial parcels in the local market
R380510200135	3115	69 Less than 100% purchased	✓ according to verified County information the grantor sold his undivided 50% interest in the property
R368131208064	3115	113 per building department the building had to be re-wired from scratch because much of the copper was stripped out. Building in desperate need of repair, much construction in process.	✓ according to verify information contained in the County records the improvements were totally remodeled after purchase due to a lack wiry and physical depreciation
R368131214049	3115	113 Quest said they didn't feel the building was at market value but they did pay that much.....	✓ motivated by location, only site in town, major remodeling change in use.
R368131214049	3115	144 Earlier of repeat sales. Flipped for grow op. after this	✓ this is the first sale in the assessment period, the property sold later in the assessment period

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R380510200005	3115	257 RELATED SALE (PARTNERS)	<input checked="" type="checkbox"/> this sale was between business affiliates and was not exposed to the open market according to verified County information
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Accounts Audited:	43	Auditor Agrees: -43	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>09</b>	<b>CHEYENNE</b>	
333920105007	0100	64 MULTIPLE PROPERTIES INVOLVED	✓
336105405001	0100	51 GOVERNMENT AGENCY AS BUYER	✓
333921217006	0100	14	✓ multiple properties
333920111003	0100	64 MULTIPLE PROPERTIES INVOLVED	✓
333920302028	0100	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336105401009	0200	64 MULTIPLE PROPERTIES INVOLVED	✓
336104311001	0200	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
333921496004	0200	80 AGRICULTURAL PROPERTY	✓
333920392036	0200	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
335108200055	1112	57 BETWEEN RELATED PARTIES	✓
334112223003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
334112213003	1112	70 OTHER	✓ low by comps, duress
334112211023	1112	57 BETWEEN RELATED PARTIES	✓
334112200098	1112	57 BETWEEN RELATED PARTIES	✓
336104307008	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104308005	1112	2	✓ CODT purchased 123 sq ft, above mkt by comps, change use
333920160002	1112	62 DOUBTFUL TITLE, QUIT CLAIMS	✓ low by comps
333921324012	1112	56 FINANCIAL INSTITUTE AS BUYER	✓ low by comps
333331300049	1112	70 OTHER	✓ change use, exempt
336109206009	1112	70 OTHER	✓ 1st sale in time period
336105407017	1112	69 PARTIAL INTEREST	✓
336105407017	1112	69 PARTIAL INTEREST	✓
336105407002	1112	69 PARTIAL INTEREST	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
336105407002	1112	69 PARTIAL INTEREST	✓
336104393022	1112	57 BETWEEN RELATED PARTIES	✓
333920107009	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104310002	1112	58 BETWEEN BUSINESS AFFILIATES	✓ low by comps
336104302003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104307008	1112	57 BETWEEN RELATED PARTIES	✓
336104307007	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104306008	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104304012	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104304007	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104302007	1112	69 PARTIAL INTEREST	✓
336104302007	1112	69 PARTIAL INTEREST	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104393019	1112	58 BETWEEN BUSINESS AFFILIATES	✓ low by comps
333920113004	1112	57 BETWEEN RELATED PARTIES	✓
333920130008	1112	70 OTHER	✓ partial interest
333920130002	1112	57 BETWEEN RELATED PARTIES	✓
333920121007	1112	69 PARTIAL INTEREST	✓
333920119011	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
333920119004	1112	57 BETWEEN RELATED PARTIES	✓
333920119003	1112	57 BETWEEN RELATED PARTIES	✓
333920427004	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333920114004	1112	69 PARTIAL INTEREST	✓
333920131007	1112	70 OTHER	✓ 1st sale in time period
333920105011	1112	57 BETWEEN RELATED PARTIES	✓
333920104004	1112	69 PARTIAL INTEREST	✓
333920104004	1112	69 PARTIAL INTEREST	✓
333331300049	1112	70 OTHER	✓ short sale
332716403007	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
309326200047	1112	57 BETWEEN RELATED PARTIES	✓
333920114004	1112	69 PARTIAL INTEREST	✓
333921106003	1112	70 OTHER	✓ bank acquired by sheriff deed, sold below mkt by comps
333921227012	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
333921227006	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921217016	1112	57 BETWEEN RELATED PARTIES	✓
333921216009	1112	70 OTHER	✓ short sale
333921210003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921208004	1112	57 BETWEEN RELATED PARTIES	✓
333920130008	1112	70 OTHER	✓ partial interest
333921203003	1112	70 OTHER	✓ buyer owns adjoining property
333920131007	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921106003	1112	56 FINANCIAL INSTITUTE AS BUYER	✓ low by comps
333920435003	1112	57 BETWEEN RELATED PARTIES	✓
336104310009	1112	51 GOVERNMENT AGENCY AS BUYER	✓
333920316003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336109207001	1112	51 GOVERNMENT AGENCY AS BUYER	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333920131008	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921324012	1112	7 ??	✓ correction deed, after sale
333921207004	1112	70 OTHER	✓ change of use
336108111004	1115	58 BETWEEN BUSINESS AFFILIATES	✓
336104307002	1135	51 GOVERNMENT AGENCY AS BUYER	✓
333920101003	1135	22	✓ MH
336105404002	1135	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
336108112007	1140	64 MULTIPLE PROPERTIES INVOLVED	✓
333921218019	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921219008	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921219010	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921219022	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921324003	2112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104310007	2115	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
336104310007	2115	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
336104310007	2115	70 OTHER	✓ doubtful title, above mkt by comps
336108112004	2115	64 MULTIPLE PROPERTIES INVOLVED	✓
336108112004	2115	64 MULTIPLE PROPERTIES INVOLVED	✓
333132100002	2130	69 PARTIAL INTEREST	✓
333920392039	2130	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921216008	2130	70 OTHER	✓ change use
333921218034	2130	69 PARTIAL INTEREST	✓
333921496003	2130	64 MULTIPLE PROPERTIES INVOLVED	✓
333921496125	2130	64 MULTIPLE PROPERTIES INVOLVED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921496125	2130	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336104309002	2130	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
336105405002	2130	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
336108104004	2130	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336109208003	2130	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336109211006	2130	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> unkwn PP
336109210009	2130	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
333921337001	2135	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
<b>Accounts Audited: 103      Auditor Agrees: -103      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	Clear Creek	
R005006	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> No TD 1000, Quit-claim deed, not in MLS
R005012	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> House burned down on site, includes water and sewer taps
R005869	0100	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Water tap paid, site plan, soil test, driveway permit in place
R006089	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, purchased bulk lots, assemblage
R006090	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, purchased bulk lots, assemblage
R006134	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, purchased bulk lots, assemblage
R000668	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by adjacent owner, not buildable
R011145	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by adjacent owner, not on market
R012437	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition per field inspection, exterior siding replaced
R016988	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Release of a judgment against property, resold for \$900k in 2012
R014534	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not habitable per field inspection
R014191	1212	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> Added two car garage after sale
R013864	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Addition completed after sale
R013743	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not in MLS, septic had to be replaced, water in crawl space
R012664	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition per field inspection, added new roof, paint
R001712	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Water rights included in sale, cash deal,
R012202	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Property released as collateral for debt
R011994	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Builder purchased house unfinished, completed and resold
R007128	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not in MLS, purchased by tenant
R006257	1212	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Not in MLS, sold completely furnished
R004084	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Discounted sale for veteran, fair condition per owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001741	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Fair condition per field inspection, resold 1-16-13 for \$150k
R013441	1212	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> Poor condition: excessive deferred maintenance
R004605	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Purchased by adjacent owner, remodeled and expanded business
R001242	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Demolished Peoria Hotel and built Carl's Junior
R004521	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Mixed Use, buyers finished off second story as apartments
R004531	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by long term tenant
R007222	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two improvements, change in commercial use
R001240	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by long term tenant
R017564	2235	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Residential house and a separate grow building for grow house
<b>Accounts Audited: 30      Auditor Agrees: -30      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
556334103014	0100	19 OTHER SALE	<input checked="" type="checkbox"/> individual locates existing owners and makes an offer on their property, not offered on the open market unqualified status supported by documentation in county records
598122303046	0100	19 OTHER SALE	<input checked="" type="checkbox"/> is the first sale after foreclosure and was not offered on the open market according to Conejos County records
572323200120	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded County information indicates is a multiple property sale in two taxing areas
613713200961	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> multiple property sale supported by documentation in county records
587102202010	0100	50 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> the property was transferred to avoid foreclosure, supported by documentation in county records
556334102035	0100	50 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> the property was transferred to avoid foreclosure, supported by documentation in county records
587102202006	0100	07 RELATED PARTIES	<input checked="" type="checkbox"/> this was an inter-Corporation sale and was not exposed to the open market supported by documentation in county records
586724451062	0100	07 RELATED PARTIES	<input checked="" type="checkbox"/> this transaction between a father and a son was not available on the open market supported by documentation in county records
571735406023	0100	11 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> the sale was result of a bankruptcy and was a sold thru a directive of the court, supported by documentation in county records
598121104083	0100	19 OTHER SALE	<input checked="" type="checkbox"/> this is a distress sale as the owner was crosswise with the rest of his community and felt he forced to sell at a low price, seller distress supported by documentation in county records
598106205002	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this property sale included multiple properties, supported by documentation in county records
598329400011	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> multiple property sale supported by documentation in county records
556335201027	0100	11 JUDICIAL ORDER OR DECREE	<input checked="" type="checkbox"/> this property was sold as a directive of a bankruptcy court and was sold below market value, supported by documentation in county records
586724355057	0100	07 RELATED PARTIES	<input checked="" type="checkbox"/> related parties as stated in the Conejos County records
598106204027	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> County records indicate this is a combining of two parcels into one between related parties.
598122203057	0100	18 UNVERIFIABLE SALE	<input checked="" type="checkbox"/> this is a first sale after foreclosure from a bank to an individual and was not open to the public market according to County records
556335200007	0100	19 OTHER SALE	<input checked="" type="checkbox"/> this transaction was started by a company who contacts owners and makes an offer on the property this is not an open market transaction and the information is contained in a Conejos County records



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
587507441032	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ multiple property sale supported by documentation in county records
598106202003	0200	14 SALE INVOLVES MULTIPLE PROP.	✓ recorded County information indicates is a multiple property sale, seller financed at above market rates
598729140143	0200	14 SALE INVOLVES MULTIPLE PROP.	✓ multiple property sale supported by documentation in county records
598534200018	0501	46 MIXED USE	✓ guide permits and inventory were included in the sales price according to Conejos County records
598729300009	0503	48 ASSEMBLAGE	✓ this is a highly motivated buyer who would not allow anyone else to purchase this property information is contained in the Conejos County records
598329400024	0510	48 ASSEMBLAGE	✓ purchased by adjoiner according to records
586733200181	0520	48 ASSEMBLAGE	✓ parcel in enclave by adjoiner, purchased by adjoiner, according to
572515300009	0530	19 O T H E R   S A L E	✓ owner was approached by a buyer and accepted the offer, the property was not for sale before the offer, supported by documentation in county records
556130100004	0540	18 UNVERIFIABLE SALE	✓ property sold in a distress situation, after analysis of the real estate market it was determined this sale is far below market value, supported by documentation in county records
556130200020	0540	19 O T H E R   S A L E	✓ evidence located in the Conejos County records shows that this is a first sale in the collection period, transferred via Quit Claim deed
557122300804	0540	40 LESS THAN 100%	✓ county and recorded documents indicate a 1/3 undivided interest in the property
556121100100	0550	43 PERSONAL REPRESENTATIVE	✓ property was transferred by Personal Representative's deed and as a result of the death, supported by documentation in county records
556118300091	0550	13 SALE INVOLVES TRADE	✓ this involved is a trade and not available to the open market, supported by documentation in county records
556324400029	0550	14 SALE INVOLVES MULTIPLE PROP.	✓ multiple property sale supported by documentation in county records
556323400046	0550	19 O T H E R   S A L E	✓ this transaction was started by a company who contacts owners and makes an offer on the property, not an open market transaction, supported by documentation in county records
586510300143	0550	19 O T H E R   S A L E	✓ this is the first sale and the period, information contained in the Conejos County records
556118200088	0550	19 O T H E R   S A L E	✓ this is the first sale and the period, information contained in the Conejos County records
556117300072	0550	15 UNFULFILLED AGREEMENT SALE	✓ the previous owner financed the sale and took the property back for failure to make payments, supported by documentation in county records
556132200246	0550	50 DEED IN LIEU OF FORECLOSURE	✓ the contract price was agreed to 11 years before the recordation of the deed, supported by documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
571703100019	0550	19 O T H E R   S A L E	<input checked="" type="checkbox"/> property sold in a distress situation, after analysis of the real estate market it was determined this sale is far below market value, supported by documentation in county records
598106205033	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded County information indicates is a multiple property sale
613319300010	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> this sale was for 1/12 undivided interest and was a multi-property sale according to Conejos County records
555922300015	1112	43 PERSONAL REPRESENTATIVE	<input checked="" type="checkbox"/> this parcel was purchased as part of an assemblage of an adjoining property owner the buyer knew the seller and has bought several parcels from him, not exposed to the open market
587508341052	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded county information indicates is a multiple property sale
586724104015	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded County information indicates is a multiple property sale
572329186029	1135	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> a mobile home of unknown value was included in the sale information included in Conejos County records, this property was transferred by Quit Claim deed
572320474001	1135	18 UNVERIFIABLE SALE	<input checked="" type="checkbox"/> this is an unqualified sale due to misinformation of about the sale price of the property the deed says \$10 and other valuable considerations, the TD says \$5000 and the County has \$15,000 in their records, no way to confirm the sales price.
571907100007	1135	19 O T H E R   S A L E	<input checked="" type="checkbox"/> a mobile home of unknown value was included in the sale information included in Conejos County records
586733300267	1212	19 O T H E R   S A L E	<input checked="" type="checkbox"/> this property was purchased by the adjoiner to increase her ownership, supported by documentation in county records
587517202021	2115	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> according to assessor's records the improvements have been completely remodeled immediately after sale.
613318100909	2130	19 O T H E R   S A L E	<input checked="" type="checkbox"/> this property was sold at a fire sale price due to the deed bill of a nation of the church and the church members the sale was under duress please only member deed to hear the property didn't want to deal with problems
572114317001	2130	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> county records indicate an remodel after purchase.
572114333163	2135	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded County information indicates is a multiple property sale
572114315037	2135	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> recorded County information indicates is a multiple property sale
<b>Accounts Audited: 51      Auditor Agrees: -51      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
73200080	0100	U Z	✓ property was purchased via the internet, not open to the normal market, supporting documentation in county records
70115250	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70219240	0100	U Z	✓ the sale is unqualified due to an error in the legal description, county records.
70711270	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70110750	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70119190	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
71502540	0100	U Z	✓ property was purchased via the internet, not open to the normal market, supporting documentation in county records
71200690	0100	U Z	✓ property was purchased via the internet, not open to the normal market, supporting documentation in county records
70701680	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70248160	0100	U Z	✓ first sale in the data gathering period, supporting documentation in county records
70705590	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70391050	0100	U Z	✓ property was purchased via the internet, not open to the normal market, supporting documentation in county records
70261090	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70357720	0100	U Z	✓ Seller financed, no terms indicated, supporting documentation in county records
70235730	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70270590	0100	U Z	✓ the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70397900	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70357910	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70110730	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70121500	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70209690	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70105220	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70336180	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
72900012	0100	U Z	<input checked="" type="checkbox"/> sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70241070	0100	U Z	<input checked="" type="checkbox"/> sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70275920	0100	U Z	<input checked="" type="checkbox"/> property was purchased by a developer via the internet, not open to the normal market, supporting documentation in county records
70358972	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70271600	0100	U Z	<input checked="" type="checkbox"/> this is the first sale in the data gathering period and includes multiple properties, supporting documentation in county records
70301980	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the Internet is not open to the entire Market there is included in the Costilla County records
70221550	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70121470	0100	U Z	<input checked="" type="checkbox"/> sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70706350	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70256770	0100	U Z	<input checked="" type="checkbox"/> in-family transaction, not exposed to the open market, supporting documentation in county records
70344440	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70369050	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
71527110	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
71525180	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70384300	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70391530	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70111490	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70356840	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70214770	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70394340	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
70704530	0100	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
70232421	0100	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
40002490	0550	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
30004471	0550	U Z	<input checked="" type="checkbox"/> property was purchased via the internet, not open to the normal market, supporting documentation in county records
10008331	0550	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
30005991	0560	U Z	<input checked="" type="checkbox"/> the sale price was negotiated before assessment period . It is considered unqualified sale due to delay in finalizing sale, old sale price.
10007970	0560	U Z	<input checked="" type="checkbox"/> first sale in the data gathering period, supporting documentation in county records
<hr/>			
Accounts Audited:	50	Auditor Agrees: -50	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>13</b>	<b>CROWLEY</b>	
10200062	0100	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10300160	0100	54 Sale Involves Religious Institu	<input checked="" type="checkbox"/> path finder property co to international christen fellowship of colorado springs
10300336	0100	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> bandimere to bandimere
10400008	0100	70 OTHER	<input checked="" type="checkbox"/> above mkt by comps
10300417	0100	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10100891	0100	71 IN LEIU OF FORECLOSURE	<input checked="" type="checkbox"/> spoke with realtor - Tri County Housing short sale-change in use to res
10200221	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> also inc MH
10300221	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multi parcels in sugar city
10800183	0200	82 INCLUDED WATER SHARES	<input checked="" type="checkbox"/>
10801975	0540	70 OTHER	<input checked="" type="checkbox"/> split-rural site with water meter
10400322	1112	80 NON RESIDENTIAL IMPS	<input checked="" type="checkbox"/>
10100457	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
10300416	1112	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10801370	1135	72 MOBILE HOME	<input checked="" type="checkbox"/>
10802083	1135	81 FINALIZATION OF PRIOR CONTRACT	<input checked="" type="checkbox"/>
10802060	1135	81 FINALIZATION OF PRIOR CONTRACT	<input checked="" type="checkbox"/>
10200018	1135	72 MOBILE HOME	<input checked="" type="checkbox"/>
10200018	1135	72 MOBILE HOME	<input checked="" type="checkbox"/>
10100430	1212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/>
10200016	1212	71 IN LEIU OF FORECLOSURE	<input checked="" type="checkbox"/> low by comps
10100531	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> low by comps
10100228	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> low by comps
10100481	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10300395	1212	68 REMODEL-NEW CONSTRUCTION	✓
10400175	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓ low by comps
10200192	1212	64 MULTIPLE PROPERTIES	✓
10100963	1212	64 MULTIPLE PROPERTIES	✓
10100630	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100964	1212	64 MULTIPLE PROPERTIES	✓
10100220	1212	68 REMODEL-NEW CONSTRUCTION	✓
10200129	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓ low by comps
10300056	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10400254	1212	72 MOBILE HOME	✓
10100027	1212	77 SALVAGE CONDITION	✓ unlivable due to condition/heating/plumbing/gas line
10100963	1212	85 SPLIT	✓
10400091	1212	83 FOLLOWED REO SALE	✓
10100161	1212	68 REMODEL-NEW CONSTRUCTION	✓
10100643	1212	79 Quick Sale	✓ Realtor flip for below mkt by comps (Andy Medina)
10400397	1212	53 Sale Involves Gov't Agency	✓
10100827	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100891	1212	71 IN LEIU OF FORECLOSURE	✓ spoke with realtor - Tri County Housing short sale-change in use to res
10100428	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10300078	1212	60 SALE TO SETTLE ESTATE	✓
10100555	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10100823	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10300136	1212	57 SALE BETWEEN RELATED PARTIES	✓
10400138	1212	68 REMODEL-NEW CONSTRUCTION	✓



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10400146	1212	51 Sale Involves Gov't Agency	✓
10200118	1212	69 PARTIAL INTEREST	✓
10100232	1212	69 PARTIAL INTEREST	✓
10100232	1212	69 PARTIAL INTEREST	✓
10100486	1212	60 SALE TO SETTLE ESTATE	✓
10100630	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10100833	1212	57 SALE BETWEEN RELATED PARTIES	✓
10400091	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10400194	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100963	1212	64 MULTIPLE PROPERTIES	✓
10100232	1212	69 PARTIAL INTEREST	✓
10400250	1212	79 Quick Sale	✓ Realtor flip for below mkt by comps (Andy Medina)
10100519	1212	57 SALE BETWEEN RELATED PARTIES	✓
10100397	1212	60 SALE TO SETTLE ESTATE	✓
10100456	1212	57 SALE BETWEEN RELATED PARTIES	✓
10100246	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100487	1212	68 REMODEL-NEW CONSTRUCTION	✓
10100255	1212	68 REMODEL-NEW CONSTRUCTION	✓
10100382	1212	71 IN LEIU OF FORECLOSURE	✓
10100455	1212	64 MULTIPLE PROPERTIES	✓
10300194	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100672	1212	60 SALE TO SETTLE ESTATE	✓
10100704	1212	63 SALE INVOLVES TRADE	✓
10400134	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10100382	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10200185	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10400067	1212	69 PARTIAL INTEREST	✓
10400067	1212	69 PARTIAL INTEREST	✓
10300206	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10300116	1212	77 SALVAGE CONDITION	✓ unlivable due to condition/heating/plumbing/gas line
10300302	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓ low by comps
10100216	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10200118	1212	69 PARTIAL INTEREST	✓
10200118	1212	69 PARTIAL INTEREST	✓
10100275	1212	84 SEE TD 1000	✓ Realtor flip for below mkt by comps (Andy Medina)
10100436	1212	68 REMODEL-NEW CONSTRUCTION	✓
10100498	1212	68 REMODEL-NEW CONSTRUCTION	✓
10300362	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10100600	1212	57 SALE BETWEEN RELATED PARTIES	✓
10100897	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10400093	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10200118	1212	69 PARTIAL INTEREST	✓
10400125	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10300145	1212	77 SALVAGE CONDITION	✓ unlivable due to condition/heating/plumbing/gas line
10100577	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100380	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10300078	1212	60 SALE TO SETTLE ESTATE	✓
10100150	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓ low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10300357	1212	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10100368	1212	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10300022	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> low by comps
10400120	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10801483	1235	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
10801483	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
10801605	1272	83 FOLLOWED REO SALE	<input checked="" type="checkbox"/>
10800173	1272	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10801629	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10800717	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10800998	1272	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/>
10500144	1272	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
10801308	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10700056	1272	74 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/>
10801605	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10801466	1272	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10800717	1272	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
10801677	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10700056	1272	51 Sale Involves Gov't Agency	<input checked="" type="checkbox"/>
10800060	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10801574	1272	64 MULTIPLE PROPERTIES	✓
10802022	1272	74 AG CLASS AT TIME OF SALE	✓
10700070	1272	60 SALE TO SETTLE ESTATE	✓
10200206	2212	66 Undetermined Personal Property	✓ liquor store plus stock and license
10100956	2212	75 Multiple Use	✓
10100538	2212	71 IN LEIU OF FORECLOSURE	✓ confirmed by Warren Davis
10400116	2212	70 OTHER	✓ imps on leased land, railroad
10200036	2212	58 Sale betweenBusiness Affiliates	✓ change of use res to commercial
10100786	2212	75 Multiple Use	✓ res with commercial
10100675	2212	58 Sale betweenBusiness Affiliates	✓ Dick Wright and associate
10200207	2212	71 IN LEIU OF FORECLOSURE	✓ seller financing/assessor spoke w/financer "Bar Crowley"
10100177	2212	56 SALE INVOLVES FINANCIAL INSTIT	✓ bank sold 1st nat ord to 1st nat Las Animas
10100200	2212	51 Sale Involves Gov't Agency	✓ Board of county commissioners
10100611	2220	58 Sale betweenBusiness Affiliates	✓
10100003	2230	68 REMODEL-NEW CONSTRUCTION	✓ res has apartment in back that was remodel
10801576	2230	58 Sale betweenBusiness Affiliates	✓ confirmed
10100813	2230	64 MULTIPLE PROPERTIES	✓ 1st nat ord to 1st nat of Las Animas
10100179	2230	58 Sale betweenBusiness Affiliates	✓ 1st nat bank to Lindoe Inc "Dick Berg bank owner
10100957	2230	75 Multiple Use	✓
10100404	2230	57 SALE BETWEEN RELATED PARTIES	✓ Randy Reeves to Donny Reeves Bros also 3 properties
10100223	2230	58 Sale betweenBusiness Affiliates	✓ Doug knows the people
10500078	2230	71 IN LEIU OF FORECLOSURE	✓ Bar in sugar city personal sale
10300296	2230	71 IN LEIU OF FORECLOSURE	✓ Bar in sugar city personal sale
10100458	2235	63 SALE INVOLVES TRADE	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 139	Auditor Agrees: -143	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
0010220950	000050	64 MULTIPLE PROPERTIES	✓ verified County records and information contained on the deed and the TD indicate a multiple property sale
0010236230	000050	61 JUDICIAL ORDER/DECREE	✓ the property was transferred via order of the court and was not exposed to the open market the transfer document is a master commissioners deed
0010178460	000250	69 PARTIAL INTEREST	✓ this sale included a 50% undivided interest as stated on the deed located in Custer County records
0010147539	000250	62 QUIT CLAIMS	✓ this property was transferred by Quit Claim deed and the recordation is included Custer County records
0010096200	000300	64 MULTIPLE PROPERTIES	✓ verified County records and information contained on the deed and the TD indicate a multiple property sale
0010184296	000300	57 RELATED PARTIES	✓ this property was transferred by Quit Claim deed and is a transaction between cousins not exposed to the open market
0010041585	000350	75 IMMEDIATE RESALE	✓ remodeled after purchase but before field inspection
0010112134	000350	62 QUIT CLAIMS	✓ this property was transferred by Quit Claim deed and the recordation is included Custer County records
0010138253	001050	62 QUIT CLAIMS	✓ this property was transferred by Quit Claim deed and the recordation is included Custer County records
0010130453	001050	53 CHARITABLE	✓ property was transferred from non-profit organization to an individual, not open market, recorded documents and staff remarks in county records
0010188251	001050	56 FINANCIAL	✓ first sale after foreclosure from the Bank of New York, the property was never offered on the open market, and was the first sale assessment period of multiple sales in the assessment period, recorded documents and staff remarks in county records
0010116354	001050	51 GOVERNMENT AGENCY	✓ first sale after foreclosure from the Bank of New York, not exposed to the open market, first sale in the assessment period, recorded documents and staff remarks in county records
0010118150	001050	56 FINANCIAL	✓ property transferred from the Housing and Urban Development to an individual, this a multiple property sale and was not exposed to the open market, recorded documents and staff remarks in county records
0010055251	001050	56 FINANCIAL	✓ property transferred from Federal Home Loan Mortgage Corporation to an individual based on an offer made by that individual, the property was not exposed to the open market, recorded documents and staff remarks in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010152420	001050	56 FINANCIAL	✓ property transferred by Quit Claim deed from the bank of America, first sale after foreclosure, it also included several buildings, recorded documents and staff remarks in county records
0010014350	001050	75 IMMEDIATE RESALE	✓ the property was sold by the federal home loan mortgage Corporation to an individual, the property was never exposed to the open market
0010090350	001050	57 RELATED PARTIES	✓ the grantor and grantee are formally on the property together in this is merely to transfer hundred percent to the other party is not offered on the open market
0010055952	001050	57 RELATED PARTIES	✓ property was transferred via Quit Claim deed and was an in-family transaction not exposed to the open market, recorded documents and staff remarks in county records
0010152003	001050	74 OTHER	✓ the negotiated price for this property was done in 2006, the part property was purchased on a lease installment land contract not available to the open market in 2012
0010030850	001050	60 SETTLE ESTATE	✓ this property was transferred by personal representatives deed to close an estate the property was never exposed to the open market
0010086250	001050	60 SETTLE ESTATE	✓ this property was transferred by personal representatives deed to close an estate the property was never exposed to the open market
0010128750	001050	55 EDUCATIONAL	✓ property transferred by Quit Claim deed from a nonprofit organization to an individual, recorded documents and staff remarks in county records
0010096450	001050	62 QUIT CLAIMS	✓ the property was transferred via Quit Claim deed and is and in family transaction as stated on the TD 1000
0010195400	001050	62 QUIT CLAIMS	✓ the property was transferred by Quit Claim deed and is and in family transaction as shown on verified Custer County records
0010131702	005200	64 MULTIPLE PROPERTIES	✓ this is a sale of multiple properties as indicated in the verified County notes and on the warranty deed
0010170952	005300	69 PARTIAL INTEREST	✓ this property was transferred by mineral deed and for the mineral rights only
0010037149	012000	52 PUBLIC UTILITY	✓ seller financed 0% for \$25,000 for unknown period
0010076301	012000	64 MULTIPLE PROPERTIES	✓ this is a multiple property transaction as verified on legal descriptions deed and in verified County records
0010047200	012100	53 CHARITABLE	✓ the property was property was sold on right of first refusal and wouldn't never be exposed to the open market. You
0010218002	012100	75 IMMEDIATE RESALE	✓ this is the first sale after foreclosure from the first state bank of Colorado to an individual limited liability corporation property was not offered on the open market
0010229256	012100	57 RELATED PARTIES	✓ grantor for this transaction is the manager of the grantees organization, church related and not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010183801	012100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this is a multiple property sale as stated on the deed on the TD and in verified County records
<hr/>			
Accounts Audited:	32	Auditor Agrees: -32	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%
<hr/>			



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R009442	0100	70 OTHER	✓ documents located in county records indicate this was a trade for money and is another parcel
R008386	0100	58 BETWEEN BUSINESS AFFILIATES	✓ purchased by adjoiner at higher than market value, assemblage, for care center, county records
R008325	1135	70 OTHER	✓ REO sale which is well below market value after sales analysis, supporting documentation is located in county records
R002611	1135	72 LAND AND MOBILE HOME	✓ sale included land and a mobile home, supporting documentation is located in county records
R007005	1212	70 OTHER	✓ first sale after foreclosure from Fannie Mae to an individual, not exposed to the open market according to county documentation
R001944	1212	70 OTHER	✓ seller financing indicates a higher interest due to the short lending period, and other lending issues, information in county records
R020792	1212	70 OTHER	✓ sale included two residences as documented in county records
R007285	1212	70 OTHER	✓ property was purchased by a relocation company, not exposed to the open market supporting documentation located in county records
R005190	1212	70 OTHER	✓ sale included a main residence and a detached garage, supporting documentation included in county records
R018433	1212	70 OTHER	✓ life estate transferred to a family member, county records
R021512	1212	70 OTHER	✓ documentation located in county records indicates a in addition and remodel shortly after purchase and before inspection
R019439	1212	70 OTHER	✓ bank sale was not exposed to the open market and sold below market value, supporting documentation in county records
R015975	1212	70 OTHER	✓ parcels located in two counties no way to allocate value between counties, based on county information
R017551	1212	70 OTHER	✓ condition of the improvements included a failing foundation, roof problems and other depreciation issues, supporting documentation located in county records
R003401	2112	64 INVOLVES MULTIPLE PROPERTIES	✓ documentation in county records indicate a multiple property purchase
R007907	2112	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ shortly after the purchase the building was demolished based on appraiser inspection, county records support the unqualified classification
R017907	2112	72 LAND AND MOBILE HOME	✓ sale included land and a mobile home of unknown value, supporting documentation located in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014888	2112	64 INVOLVES MULTIPLE PROPERTIES	✓ documentation in county records indicate a multiple property purchase
R021810	2130	51 INVOLVES A GOVERNMENT AGENCY AS BUYER	✓ purchase was for right-of-way and was under the threat of condemnation, not open market , not arms length, documentation located in county files
R013899	2130	64 INVOLVES MULTIPLE PROPERTIES	✓ documentation located in county records indicate a multiple property sale
R019431	2130	64 INVOLVES MULTIPLE PROPERTIES	✓ documentation located in county records indicate a multiple property sale
R001202	2130	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ shortly after purchase the improvements were demolished and the lot was filled in. The buyer was highly motivated to be in close proximity to the school and paid above market price according to documented county records
R023805	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ after purchase the new owner extensively remodeled the improvement including plumbing, electrical, conversion from coal to gas heat, etc., based on the information contained in county records
R009041	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ extensive repair work and remodeling immediately after purchase, documented information county records
R013734	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ county records indicate multiple property sale
R002779	2212	70 OTHER	✓ sale was not exposed to the open market, sale is called a pocket sale, as property was purchased for a single party known by the new owner, documented information is located in county records
R008991	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ documented county information indicates there was extensive remodeling and building restoration after purchase
R007906	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ county notes indicates an extensive remodeling and building restoration after purchase
R002773	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ county records indicate multiple property sale
R006689	2212	58 BETWEEN BUSINESS AFFILIATES	✓ grantor in this transaction sold to a partner, business affiliates, documented county records
R014023	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ the existing residence was demolished shortly after purchase and the new owners plan a change in use to a pawn store, documentation is contained in county records
R007906	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ extensive repair work and remodeling done immediately after purchase, documented county records
R017692	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ improvements located on this property were demolished immediately after sale according to documented county records
R008167	2230	70 OTHER	✓ sale involved a mixed-use property and was extensively remodeled after purchase according to county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014393	2230	70 OTHER	<input checked="" type="checkbox"/> first sale after foreclosure, not exposed to the open market, purchased directly from Wells Fargo Bank.
R007774	2230	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> documentation located in county records indicates a multiple property sale, transferred by PR deed
R009937	2230	64 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> documentation located in county records indicates a multiple property sale
R023684	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> there was extensive remodeling done immediately after purchase, documentation in county records
R004987	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> there was extensive repair work and remodeling done immediately after purchase, documentation in county records
R003603	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> after purchase a new shop was added, verified information located in county files
R002820	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> remodel after purchase due to fire, county records
R013749	2230	70 OTHER	<input checked="" type="checkbox"/> property was not exposed to the open market confirmed information located in county records
R009038	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> after sale the property changed in use and was also remodeled, documentation is located in county records
R014053	2230	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> documented county information indicates this is not open market sale and was sold between business affiliates
R014207	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> the improvements located on this property were demolished immediately after sale according to documented county records
R001726	520	70 OTHER	<input checked="" type="checkbox"/> documented county records indicate this is a sale between friends and was not offered to the open market, seller financing.
<b>Accounts Audited: 46      Auditor Agrees: -46      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
06074-35-001-000	0100	V8	✓ No market exposure, scraped imps, buyer approached seller
05244-17-033-000	0100	8\$	✓ Split-out from a larger parcel, allocation, no exposure
05244-17-029-000	0100	V8	✓ Split-out from a larger parcel, allocation, was exposed
02323-26-009-000	0100	8	✓ Resold 6/14 for \$175k
02276-10-012-000	0100	8	✓ Unable to determine if sale was on open market
05244-17-032-000	0100	8\$	✓ Split-out from a larger parcel, allocation, no exposure
02283-15-002-000	0101	8	✓ Multi-building commercial sale
06181-12-026-000	0200	8\$	✓ Buyer approached seller and paid cash, assemblage
05156-00-058-000	0300	G	✓ DOT was grantor, not exposed to open market
05024-24-006-000	1112	M8	✓ Resold in 5/14 for \$710k
02276-33-045-000	1112	U	✓ No MLS, No sales verification letter, builder assemblage
02261-16-015-000	1112	M8	✓ Fixed and flipped for \$354k in 4/14, fair condition
02254-04-008-000	1112	M8	✓ Fixed and flipped in 4/13 for \$319k, total update
02252-30-017-000	1112	M\$	✓ Fixed and flipped 5/14 for \$334k, fair condition per TD
02252-26-012-000	1112	M\$	✓ Three base year sales, fixed and flipped, final sale Q'd
02244-31-015-000	1112	M8	✓ Fixed and flipped 4/13 for \$206k, poor per TD
02244-29-012-000	1112	M8	✓ Owner under duress to sell, moved out of state
01131-12-021-000	1112	M8	✓ Excessive deferred maintenance
02263-05-008-000	1112	M8	✓ Improvement demolished, land sale only
05016-23-011-000	1112	M7	✓ Resold in 2014 for \$652k
01137-18-022-000	1112	M8	✓ Fair condition per TD
05085-12-024-000	1112	V8	✓ Fair condition per TD, poor per sales letter, no MLS
05151-16-017-000	1112	MS	✓ Poor condition per TD, spent \$80k in remodel, flipped

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05151-27-005-000	1112	V8	<input checked="" type="checkbox"/> No MLS, Not exposed to market
05253-09-017-000	1112	WS	<input checked="" type="checkbox"/> House scraped, new improvement 44% complete for 2015
05253-27-011-000	1112	N	<input checked="" type="checkbox"/> Sold with improvement under construction, resold \$1.2M
05262-05-004-000	1112	M\$	<input checked="" type="checkbox"/> Poor condition per TD, demolished, new build
05265-23-016-000	1112	M8	<input checked="" type="checkbox"/> Fixed and flipped 11/13 for \$375k
05321-04-071-000	1112	8\$	<input checked="" type="checkbox"/> Two houses on property, one burned down, one salvage
05363-18-003-000	1112	M8	<input checked="" type="checkbox"/> Resold in 3/14 for \$732k
06313-20-015-000	1112	DC	<input checked="" type="checkbox"/> Listed at \$689k, water damage, mold in basement
07043-19-002-000	1112	M\$	<input checked="" type="checkbox"/> Fixed and flipped 2/14 for \$503,450
02293-23-013-000	1112	MD	<input checked="" type="checkbox"/> Fixed and flipped 8/14 for \$755k
01274-27-027-000	1112	DM	<input type="checkbox"/> No justification for disqualification
01331-05-012-000	1112	D	<input type="checkbox"/> No justification for disqualification
06081-17-042-000	1112	D	<input type="checkbox"/> No justification for disqualification
05242-18-025-000	1112	MN	<input type="checkbox"/> No justification for disqualification
05242-21-015-000	1112	M	<input type="checkbox"/> No justification for disqualification
01285-20-017-000	1114	D*	<input checked="" type="checkbox"/> Motivated seller, short days on market
02294-22-013-000	1125	VC	<input checked="" type="checkbox"/> \$94K in permitted work done after purchase,
07094-14-248-248	1130	8*	<input checked="" type="checkbox"/> No MLS, sale from trust to trust, not arms-length
02331-16-047-047	1130	8*	<input checked="" type="checkbox"/> 0 DOM, not exposed
02331-09-211-211	1130	8*	<input checked="" type="checkbox"/> Seller had a 2.5 year balloon expiring, had to sell, duress
00102-04-045-045	1130	GC	<input checked="" type="checkbox"/> Excessive deferred maintenance
02345-44-475-475	1130	8*	<input checked="" type="checkbox"/> Sold back to the builder and bought another unit, resold for \$445k
02345-37-064-064	1130	M8	<input checked="" type="checkbox"/> This is a qualified sale
05125-04-042-042	1130	D*	<input checked="" type="checkbox"/> Seller was motivated

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02332-21-074-074	1130	DC	✓ Fair condition per TD, \$40k in deferred maintenance,
05131-01-052-000	2112	N8	✓ Walgreens triple net investment
05122-22-070-000	2112	8?	✓ Multiple parcel, partial interest, multiple buildings
05086-30-035-000	2112	MD	✓ Shell sale, QC deed, sold at auction
02251-19-013-000	2112	M8	✓ Walgreens triple net investment
05161-08-012-000	2120	8%	✓ Not listed with COSTAR, no brokers, seller financed
05113-21-042-000	2120	8*	✓ Not on market, hospice, possible tenant bought to buy it
05241-00-030-000	2120	DC	✓ \$3.1M in repairs to parking garage
05044-21-045-000	2120	DM	✓ Grow house with a loan called in by lender, forced sale
01194-00-164-000	2130	8%	✓ Grow house, TD had sales price of \$1M, \$750k financed
02174-25-012-000	2130	N8	✓ Not exposed tenant purchase, multiple use
02133-00-027-000	2135	N8	✓ Tenant purchase of a grow facility
02331-18-058-058	2230	M8	✓ Residential condo and commercial condo sale
<hr/>			
Accounts Audited: 60	Auditor Agrees: -55	Auditor Disagrees: -5	Auditor Disagrees: -8.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
504736218033	10010	05 EXEMPT DEED	✓
480529100086	10010	95 FIRE DAMAGE	✓
505917300078	10010	97 DEMOLISION	✓
506301113002	10010	02 BETWEEN RELATED PARTIES	✓
506301110001	10010	02 BETWEEN RELATED PARTIES	✓
504736306003	10010	02 BETWEEN RELATED PARTIES	✓
504736218032	10010	02 BETWEEN RELATED PARTIES	✓
480520200259	10010	28 ASSEMBLAGED	✓
480536415005	10010	9 included MH	✓
480728300089	10010	06 AGRICULTURAL PROPERTY	✓
505125200010	10010	22 MULTI PROPERTY/BUILDINGS	✓
504736227018	10010	19 FORECLOSURE	✓
507111200016	10010	19 FORECLOSURE	✓
504736200110	10010	19 FORECLOSURE	✓
480536410012	10010	26 JOINED WITH OTHER PROPERTY	✓
480536418012	10010	41 LAND/BLDG WORTH MORE THAN SALE	✓
504735106005	10010	41 LAND/BLDG WORTH MORE THAN SALE	✓
507111400030	10010	41 LAND/BLDG WORTH MORE THAN SALE	✓
507111200047	10010	27 NOT AN ARMS-LENGTH TRANSACTION	✓ rent to own, owner finance, not on open mkt
480536418001	10010	22 MULTI PROPERTY/BUILDINGS	✓
506301100021	10010	11 STRESS SALE	✓ going into nursing home, house not in livable condition
481718400064	10010	27 NOT AN ARMS-LENGTH TRANSACTION	✓ Grantor and Grantee same person
507111200020	10010	29 BETWEEN BUS. AFFILIATES	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
504736203013	10010	60 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/>
480536409008	10010	10 PURGED MOBILE HOME	<input checked="" type="checkbox"/>
506136300281	10010	10 PURGED MOBILE HOME	<input checked="" type="checkbox"/>
504736207015	10010	99 RE-SOLD DURING DATA COLL. PER.	<input checked="" type="checkbox"/>
479926300048	10010	99 RE-SOLD DURING DATA COLL. PER.	<input checked="" type="checkbox"/>
481723100039	10010	99 RE-SOLD DURING DATA COLL. PER.	<input checked="" type="checkbox"/>
480536301003	20000	05 EXEMPT DEED	<input checked="" type="checkbox"/>
504736208012	20000	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
506301205009	20000	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
507111200009	20000	01 USE CHANGE	<input checked="" type="checkbox"/>
506301202008	20000	28 ASSEMBLAGED	<input checked="" type="checkbox"/>
506301106008	20000	04 INCLUDED PERSONAL PROP.	<input checked="" type="checkbox"/>
506301110014	20000	99 RE-SOLD DURING DATA COLL. PER.	<input checked="" type="checkbox"/>
504736208001	20000	97 demolition	<input checked="" type="checkbox"/> bldg falling in on self, roof gone, bought for land
504736219032	20000	27 NOT AN ARMS-LENGTH TRANSACTION	<input checked="" type="checkbox"/>
504736228016	20000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/>
506301205009	20000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/>
<b>Accounts Audited: 40      Auditor Agrees: -40      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0444190	0100	Verified Multiple Parcels	✓ Multiple parcels: three
R0459405	0100	Foreclosure	✓ Deed in lieu to lender, resold for \$158k on 5-23-14
R0363554	1212	Incomplete Transfer(see notes)	✓ Incorrect legal description
R0360147	1212	Foreclosure	✓ Mold present and not remediated before sale
R0332354	1212	Short Fix w/ PT#	✓ Fixed and flipped for \$258k in 5/14
R0333059	1212	Foreclosure	✓ Excessive deferred maintenance
R0337997	1212	Foreclosure	✓ Fair per TD, mold, resold 10-7-13 for \$325k
R0338251	1212	Foreclosure	✓ Poor condition per TD, resold for \$292k on 9-6-13
R0338293	1212	Foreclosure	✓ Poor condition per TD, sold gutted to studs
R0338901	1212	Foreclosure	✓ Poor condition per TD, excessive deferred maintenance
R0340922	1212	Incomplete Transfer(see notes)	✓ Lot and block were incorrect on deed, could not convey
R0342346	1212	Foreclosure	✓ Poor condition per TD, broken pipes, vacant to two years
R0372238	1212	Short Fix w/ PT#	✓ Poor condition per TD, no bathroom on second floor
R0334148	1212	Foreclosure	✓ Mold, fixed and flipped on 5-21-13 for \$249,900
R0013320	1212	Foreclosure	✓ Excessive deferred maintenance
R0064645	1212	Foreclosure	✓ Excessive deferred maintenance
R0084996	1212	Foreclosure	✓ Resold 10-25-13 for \$271k, fixed and flipped
R0103982	1212	Foreclosure	✓ Poor condition per TD, water damage
R0118228	1212	Foreclosure	✓ Excessive deferred maintenance
R0119511	1212	Foreclosure	✓ Fair per TD, sold cash, resold two months later for \$319k
R0166297	1212	Foreclosure	✓ Resold 4-10-14 for \$370k
R0141241	1212	Foreclosure	✓ Fair per TD, buyer spent \$50k in repairs
R0147344	1212	Foreclosure	✓ Excessive deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0376569	1212	Pre Sale Review	☑ Incomplete transfer, subsequent correction deed
R0273658	1212	Foreclosure	☑ Resold in May, 2013 for \$213k, rehabbed and resold
R0345480	1212	Foreclosure	☑ Water damaged
R0372616	1212	Foreclosure	☑ Poor condition per TD, plumbing, mold and drywall damage
R0328865	1212	Foreclosure	☑ Fair condition per TD, re-sold \$265k on 4-26-14
R0082288	1212	Foreclosure	☑ Resold 10-11-13 for \$295k, fixed and flipped
R0423205	1212	Pre Sale Review	☑ One year old sale just got recorded in Douglas
R0317956	1212	Personal Representative Deed	☑ Poor condition per TD, 11 DOM, sold for \$745k 4-30-14
R0485008	1212	Incomplete Transfer(see notes)	☑ Incorrect legal description
R0480279	1212	Related Parties	☑ Inter-corporate sale
R0475799	1212	Liquidation	☑ This is a land sale where there were access issues, no MLS
R0474492	1212	Personal Representative Deed	☑ Excessive deferred maintenance
R0449153	1212	Short Fix w/ PT#	☑ Resold for 1-30-14 for \$620k
R0445599	1212	Quit Claim Deed	☑ Bank owned property conveyed by QCD, satisfied liens
R0428121	1212	Short Fix w/ PT#	☑ Fair condition per TD, re-sold 3-17-14 for \$890k
R0417565	1212	Quit Claim Deed	☑ Related parties
R0406078	1212	Foreclosure	☑ Poor condition per TD
R0403547	1212	Foreclosure	☑ Sold to a non-profit rehab company with income restrictions
R0389730	1212	Liquidation	☑ Improved one year later, this is a land sale, bank ordered sale
R0386711	1212	Incomplete Transfer(see notes)	☑ Grantor send in POA to clear up an incorrect deed
R0385091	1212	Foreclosure	☑ Fixed and flipped on 3-31-14 for \$357,500
R0379304	1212	Foreclosure	☑ Poor condition per TD, water damage and mold
R0433682	1212	Gift	☑ Related parties, transferred equity
R0430216	1213	Incomplete Transfer(see notes)	☑ Incorrect legal description

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0439667	1213	Pre Sale Review	<input checked="" type="checkbox"/> Sale was recorded March 18, 2015
R0119634	1213	Short Fix w/ PT#	<input checked="" type="checkbox"/> Poor condition per TD, resold 2/14 for \$234,900.
R0073525	1213	Short Fix w/ PT#	<input checked="" type="checkbox"/> Poor condition per TD, resold for \$210k on 4-11-14
R0442479	1213	Quit Claim Deed	<input checked="" type="checkbox"/> Fixed and flipped on 2-14 for \$190k
R0395677	1230	Quit Claim Deed	<input checked="" type="checkbox"/> Unsure what was transferred, resold 4-30-14 for \$169,950
R0460732	1230	Gift	<input checked="" type="checkbox"/> No MLS, no market, gift equity on TD, mother-child relationship
R0374154	2220	Foreclosure	<input checked="" type="checkbox"/> Poor condition per TD and 100% vacant
R0438936	2220	Foreclosure	<input checked="" type="checkbox"/> Multiple parcels: two parcels, second account subdivided into four lots
R0474954	2220	Exclude from Analysis	<input checked="" type="checkbox"/> 69% core and shell sale, subsequently developed and completed
R0377352	2230	Exclude from Analysis	<input checked="" type="checkbox"/> Building demolished and a bakery built on site
R0460113	2230	Short Fix w/ PT#	<input checked="" type="checkbox"/> Resold 5-17-14 for \$775k
R0437998	2235	Trade or Exchange	<input checked="" type="checkbox"/> No COSTAR, exchange on TD, included facilities in multiple states
R0475445	2245	Exclude from Analysis	<input checked="" type="checkbox"/> Core and shell office condo, two units on one deed
<b>Accounts Audited: 60      Auditor Agrees: -60      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>19</b>	<b>EAGLE</b>	
R045740	0100	63 SALE INVOLVES PROPERTY TRADE	✓ the property was not offered on the open market the sale included a trade.
R021916	0100	78 NON MARKET SALE/DISTRESS	✓ the sale the property was part of a bankruptcy proceeding out of Florida, the property was transferred by trustee's deed out of bankruptcy court not open market arms length
R056368	0100	78 NON MARKET SALE/DISTRESS	✓ this was a distress sale as the owner was behind on taxes and needed to get out from underneath property was sold to a friend.
R059716	0100	73 SEE REMARKS	✓ this was a transaction between the current over owner and the previous owner the property was not offered to the open market
R059710	0100	73 SEE REMARKS	✓ this was a transaction between the current over owner and the previous owner the property was not offered to the open market
R045542	0100	8 PROPERTY NOT EXPOSED TO OPEN MARKET	✓ the abutting neighbor approach the owner and made an offer on the property was accepted property was never listed on the open market
R059177	0100	8 PROPERTY NOT EXPOSED TO OPEN MARKET	✓ verified information contained in County files indicates that this sale was not listed on the MLS or any other service and was purchased by making an offer to the owner
R031208	0100	56 SALE AFTER FORECLOSURE	✓ this is a first sale after foreclosure from first citizens bank to Krista property holdings the sale is not exposed to the open market
R051042	0100	56 SALE AFTER FORECLOSURE	✓ this was a first sale after foreclosure from first citizens Bank and trust and was transferred via quit claim deed
R059118	0100	78 NON MARKET SALE/DISTRESS	✓ the property was not exposed to the open market and was sold by bargain and sale deed of the first citizens Bank and trust is a first sale after foreclosure and is considered a distress sale
R051985	0400	78 NON MARKET SALE/DISTRESS	✓ Changed to Qualified
R052406	0400	73 SEE REMARKS	✓ the sale was the first sale in the assessment period and is considered unqualified
R001510	1212	8 PROPERTY NOT EXPOSED TO OPEN MARKET	✓ this property was not listed for sale in any manner the owner financed the sale is not at market conditions.
R030517	1212	68 SALE INVOLVES PROP REMODELED AFTER SALE	✓ after purchase the improvements were completely remodeled this was done before field inspection
R019452	1212	68 SALE INVOLVES PROP REMODELED AFTER SALE	✓ is the first sale after foreclosure from Citibank and it was in poor condition at the time of sale, water and mold damage were evident in the improvements, the improvements were remodeled after sale but before inspection
R024066	1212	68 SALE INVOLVES PROP REMODELED AFTER SALE	✓ this is a sale from the housing and urban development to an individual with \$3500 sewer concession and not available to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R041934	1212	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> the property was not listed with a realtor or on the open market according to verify county records
R050001	1212	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> property was not listed on the open market at the time sale according to verify County records
R032878	1212	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> the sale property suffered from water damage and required complete remodel of the improvements
R021077	1212	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> is the first sale after foreclosure from the Deutsche bank to an individual the property was not exposed to the open market
R022166	1212	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> this first sale after foreclosure from the Federal Home Loan Mortgage to an individual, the property is not exposed to the open market.
R050902	1212	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> according to verified information within the county records this was a distress sale due to the sellers having health issues that require them to live at a lower elevation the property is priced for quick sale due to the health situation's
R044648	1212	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> the property was sold at a very low price from the Bank of New York to an individual, an offer was made on the property at \$390,000 when \$600,000 still owed on the loan the property , the sale was not exposed to open market
R051050	1212	53 INVOLVES A CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> the property was transferred from the individual to Habitat for Humanity properties deed restricted had no MLS listing, the information is located in verified County records.
R052217	1212	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> this is a sale from the housing and urban development to an individual with \$2500 first year concession and not available to the open market
R040577	1212	78 NON MARKET SALE/DISTRESS	<input type="checkbox"/> this was a distress short sale in order to get out from underneath the remaining loan on the property, this information is contained in the county records and verified by county staff.
R004268	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> this is a first sale after foreclosure from the Bank of America to an individual the property is not exposed to the open market
R014353	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> this is the first sale after foreclosure from First Bank to an individual, the property was not exposed steel market
R028268	1230	77 SHORT SALE	<input checked="" type="checkbox"/> this is a short sale as verified by county staff, this is the first of two sales during the time period
R015453	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Fannie Mae to an individual, the property was not exposed to the open market
R047082	1230	78 NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> property was not exposed to the open market and was a first sale after foreclosure from the Wells Fargo bank
R060468	2245	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> the property was transferred by quit claim deed and was for an undivided 50% interest language on the deed supports the unqualified status

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R058031	2245	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> information on the TD indicates this is less than 100% interest transferred in this transaction
R009942	2245	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> this a partial interest sale which transferred 45% undivided interest to the property
R060472	2245	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> this a partial interest sale which transferred 50% undivided interest to the property
R049447	2245	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Changed to Qualified
R047104	2245	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the deed and County records indicate this a multi-property sale
R046043	2245	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> County records verified by staff indicate this is a related parties transaction was not exposed to the open market
R059466	2245	64 SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> the deed and County records indicate this a multi-property sale
<hr/>			
<b>Accounts Audited:</b>	<b>39</b>	<b>Auditor Agrees: -38</b>	<b>Auditor Disagrees: -1</b>
			<b>Auditor Disagrees: -2.56%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
3311002026	0100	GK REO or Government Sale	<input checked="" type="checkbox"/> Bank held for 3.5 years, then listed and sold in 83 days
3311002025	0100	GK REO or Government Sale	<input checked="" type="checkbox"/> Bank held for 7.5 years, then listed and sold for 85 days
3311003003	0100	GK REO or Government Sale	<input checked="" type="checkbox"/> Bank held property for four years
7108302006	0100	GK REO or Government Sale	<input checked="" type="checkbox"/> Bank held for 2 years, not in MLS
7411427010	0100	GK REO or Government Sale	<input checked="" type="checkbox"/> 3600 sf lot with residential improvement, demo'd 6-21-13
6430104008	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per field inspection, fixed and flipped on 9-17-14 for \$121,000
6429312032	1212	W Below Average Condition	<input checked="" type="checkbox"/> No MLS, sold to investor, fixed and flipped on 9-10-14 for \$144,900.
6409335015	1212	GW Government Below Average Condition	<input checked="" type="checkbox"/> Improvement settling due to expansive soils, no engineering reports
6429312022	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, No MLS, no market exposure
4305005022	1212	W Below Average Condition	<input checked="" type="checkbox"/> Missing flooring, no sink. No MLS, sold to investor
5606424023	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, excessive interior deferred maintenance
5607102004	1212	W Below Average Condition	<input checked="" type="checkbox"/> Excessive deferred maintenance
6308002007	1212	Z Other	<input checked="" type="checkbox"/> Sold out of US Bankruptcy Court, not typical grantor
6329424014	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, excessive interior deferred maintenance
5208242005	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, damaged from Black Forest Fire
6332222008	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, needed meth remediation, fixed/flipped 12/14 for \$140k
2300000329	1212	Z Other	<input checked="" type="checkbox"/> Access via unmaintained road across neighbor's property
6416404018	1212	GW Government Below Average Condition	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped 3-3-15 for \$175k
6435110013	1212	W Below Average Condition	<input checked="" type="checkbox"/> Subsequent sale in base year (6-15-14) so this sale was unqualified
7414102009	1212	Z Other	<input checked="" type="checkbox"/> Sold out of US Bankruptcy Court, not typical grantor
7401302015	1212	GW Government Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, damage from frozen pipes, deferred maintenance
7326407032	1212	E Estate Sale	<input checked="" type="checkbox"/> No exposure to open market, sold the same day as a death cert on prior owner
7105215015	1212	W Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, excessive interior deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6513214097	1212	GW Government Below Average Condition	✓ Poor condition per MLS, fixed and flipped on 11-4-14 for \$220k
6513204019	1212	W Below Average Condition	✓ Fair condition per TD, fixed and flipped 12-16-14 for \$144k
6511121017	1212	GW Government Below Average Condition	✓ Poor condition per TD, fixed and flipped on 11-12-14 for \$154,950
6335411001	1212	Z Other	✓ Fair condition per TD
6435110013	1212	W Below Average Condition	✓ Excessive deferred maintenance
6401401057	1212	GW Government Below Average Condition	✓ Repair escrow of \$2300, plumbing system problems
6416107019	1212	W Below Average Condition	✓ Fair condition per TD, deferred maintenance, home in commercial zoned area
6415411017	1212	GW Government Below Average Condition	✓ Excessive deferred maintenance
5606106036	1212	GW Government Below Average Condition	✓ Additions made without permits, flipped on 1-16-15 for \$170k
6414303022	1212	GW Government Below Average Condition	✓ Fair condition per TD
5520204052	1212	W Below Average Condition	✓ Partially completed renovation, resold four months later for \$169,900
5320405101	1212	Z Other	✓ Improvement only sale, no land attached to sale
6403307012	1212	GW Government Below Average Condition	✓ Poor condition per TD, sewer line repairs needed and furnace repairs needed
6505205015	1212	W Below Average Condition	✓ Excessive deferred maintenance
5236002002	1212	W Below Average Condition	✓ Poor condition per TD, No MLS, Resold six weeks later
6429210003	1212	W Below Average Condition	✓ Fair condition per TD, 61 year house with original furnace & original interior finish
6421103003	1212	GW Government Below Average Condition	✓ Excessive deferred maintenance
6422108228	1212	Z Other	✓ No MLS, fair condition per TD
6424102117	1212	W Below Average Condition	✓ No MLS, no market exposure
6427114012	1212	GW Government Below Average Condition	✓ \$16k repair bill for a new sewer line may have influenced price
6423408020	1212	W Below Average Condition	✓ Poor condition per TD, "condemned" by City of CS, unauthorized occupants
7402317026	1215	W Below Average Condition	✓ No MLS, seller financing
7412107009	1215	W Below Average Condition	✓ Excessive deferred maintenance
6409326012	1220	Z Other	✓ Not MLS, not exposed on open market



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6409414019	1225	GW Government Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD, salvage value per field inspection
6307402156	1230	GW Government Below Average Condition	<input checked="" type="checkbox"/> Fair condition per TD, excessive interior deferred maintenance
6334102054	1230	GW Government Below Average Condition	<input checked="" type="checkbox"/> Fair condition per TD, no MLS, no market exposure
6334102064	1230	GW Government Below Average Condition	<input checked="" type="checkbox"/> Fair condition per TD
5407114065	1230	GW Government Below Average Condition	<input checked="" type="checkbox"/> Poor condition per TD
6422110021	1230	GW Government Below Average Condition	<input checked="" type="checkbox"/> Fair condition per TD, excessive interior deferred maintenance
6307407089	1230	GW Government Below Average Condition	<input type="checkbox"/> No justification for disqualification
5607104030	1240	GW Government Below Average Condition	<input checked="" type="checkbox"/> Mobile Home Park, multiple improvements
6413000054	2235	Z Other	<input checked="" type="checkbox"/> Purchased for future land development, improvements were salvage value
6416105020	2235	Z Other	<input checked="" type="checkbox"/> Not in MLS, COSTAR. Fair per TD, Currently listed for \$475k
7125201017	2245	Z Other	<input checked="" type="checkbox"/> Tenant purchase, not on market
6236206010	2245	Z Other	<input checked="" type="checkbox"/> Not on market, no TI, partial completion
6206301212	2245	Z Other	<input checked="" type="checkbox"/> Not on market, no TI, partial completion
4304002176	2245	Z Other	<input checked="" type="checkbox"/> Not listed, affiliated buyer/seller
4304002174	2245	Z Other	<input checked="" type="checkbox"/> Not listed, affiliated buyer/seller
7411236018	2250	Z Other	<input checked="" type="checkbox"/> Church property, not on open market, fair condition per TD
6420213022	2250	Z Other	<input checked="" type="checkbox"/> Partially exempt, not on open market
5324000001	2250	Z Other	<input checked="" type="checkbox"/> Partially exempt, below average condition, became 100% taxable for 2014
<hr/>			
Accounts Audited: 65	Auditor Agrees: -64	Auditor Disagrees: -1	Auditor Disagrees: -1.54%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R117532	0400	VACANT LAND DEVELOPER TO BUILDER	✓ Three vacant parcel sales
R117434	0400	VACANT LAND DEVELOPER TO BUILDER	✓ Sale to active builder
R118421	1112	DOUBTFUL TITLE (EX:QUITCLAIM)	✓ Related parties
R105773	1212	POOR CONDITION AT TIME OF SALE	✓ Electrical issues, updated after sale, lived in basement
R114609	1212	DOUBTFUL TITLE (EX:QUITCLAIM)	✓ Sale price reflects land value
R118003	1212	NONGOVERNMENT TAX EXEMPT INSTITUTE	✓ Homes for Heroes program with donated labor and materials
R106572	1212	POOR CONDITION AT TIME OF SALE	✓ Salvage condition, fire damage on 8-20-12, sold as is
R108651	1212	POOR CONDITION AT TIME OF SALE	✓ Poor condition per TD and MLS
R109230	1212	CHANGED CLASSIFICATION AFTER SALE	✓ Fire demolished this home two months later, rebuilt and resold
R110300	1212	POOR CONDITION AT TIME OF SALE	✓ Not livable at time of sale, no kitchen
R112496	1212	POOR CONDITION AT TIME OF SALE	✓ Fixed and flipped, subsequent sale qualified
R113107	1212	POOR CONDITION AT TIME OF SALE	✓ TD stated salvage, MLS says significant repair
R106470	1212	POOR CONDITION AT TIME OF SALE	✓ Mice, snakes in subject. 16 dumpsters used to cart off PP
R104645	1212	SALE WAS UNVERIFIABLE	✓ No justifications for disqualification
R103680	1212	UNINFORMED AND/OR OUT OF STATE BUYER/SEL	✓ Subsequent sale that was qualified
R103981	1212	POOR CONDITION AT TIME OF SALE	✓ Not on open market, buyer found from a neighbor, salvage
R104452	1212	DEEDED BACK IN LIEU OF FORCLOSURE	✓ Deeded back to lender for mortgage amount
R104555	1212	SALE INVOLVES A TRADE	✓ No justifications for disqualification
R119011	1212	DOUBTFUL TITLE (EX:QUITCLAIM)	✓ Family member sale
R118003	1212	NONGOVERNMENT TAX EXEMPT INSTITUTE	✓ Homes for Heroes program received parcel to build above home
R117051	1212	SALE HAS NO CONSIDERATION STATED	✓ Veteran purchased received home for no consideration
R100794	1212	SALE WAS UNVERIFIABLE	✓ TD not returned, resubmitted, not returned, subsequent sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R106191	1212	REMODELING/BUILDING WAS DONE AFTER SALE	<input checked="" type="checkbox"/> Fixed and flipped, subsequent sale qualified
R117923	1230	BUYER WAS MOTIVIATED	<input checked="" type="checkbox"/> Not on open market, assembling units
R110226	2212	NON-TYPICAL FINANCING, CONSIDERED BAD	<input checked="" type="checkbox"/> 8% financing with a balloon, sold to a tenant
R108588	2220	NON-TYPICAL FINANCING, CONSIDERED BAD	<input checked="" type="checkbox"/> Sold subsequently in 2012 for \$255k
R105689	2225	SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Sale included ag land and a second parcel
R117614	2230	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Sale included a second lot with extensive personal property included
R108376	2230	GOOD IMPROVED RESIDENTIAL SALE	<input checked="" type="checkbox"/> Residential home to a commercial body shop
R100710	2230	NONGOVERNMENT TAX EXEMPT INSTITUTE	<input checked="" type="checkbox"/> Sold to a church
<hr/>			
<b>Accounts Audited:</b>	<b>30</b>	<b>Auditor Agrees: -30</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R015396	1112	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> FOUNDATION PROBLEMS
R030172	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> AG PROPERTY
R039171	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R033433	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R013686	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R016626	1112	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> PERSONAL FRIENDS, BELOW MKY BY COMPS
R013821	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R016662	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R025780	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R030759	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R021493	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R017377	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R016625	1112	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> LOW BY MKT
R032562	1112	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> SHORT SALE
R022452	1112	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> LOW BY MKT
R036809	1112	90 ARMSLENGTH	<input checked="" type="checkbox"/> CHANGED TO QUALIFIED
R014834	1112	90 ARMSLENGTH	<input type="checkbox"/> property in poor condition
R015514	1125	58 SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R030595	2112	7 CORRECTION DEED	<input checked="" type="checkbox"/> add spouse
R036534	2115	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/>
R016912	2120	95 CONSTURCTION PURPOSES	<input checked="" type="checkbox"/> LAND PURCHASED FOR Jack in box-govt over reach forced sale
R022153	2135	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/>
R022153	2135	71 AG SALE	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R034228	2135	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> mixed use
R015561	2212	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/>
R022759	2212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/>
R018099	2212	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> below mkt by comps
R022497	2230	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> PP of unknown value
R022036	2235	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
R015475	2235	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> PP of unknown value
R032603	3115	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> below mkt by comps
<hr/>			
Accounts Audited:	31	Auditor Agrees: -30	Auditor Disagrees: -1
		Auditor Disagrees: -3.23%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R312200	0100	70 ONLY REO LAND SALE IN GLENWOOD, NOT INDICATIVE OF MARKET, CASH SALE, PURCHASER BOUGHT TO FLIP BECAUSE IT WAS SUCH AN AMAZING DEAL	<input checked="" type="checkbox"/> this is an REO sale and was priced for quick sale. The property was not exposed to the open market.
R820081	0100	70 REO SALE BY WELLS FARGO AT BELOW MARKET VALUE. UNQUAL.	<input checked="" type="checkbox"/> this is the first sale after foreclosure from Wells Fargo Bank to an individual. Individual made an offer in the bank accepted..
R005916	0100	70 PROPERTY NEVER LISTED, SOLD BY WORD OF MOUTH. BUYER PAID AN ETRA PREMIUM (MORE THAN FAIR MARKET VALUE PER BUYER) TO GET THIS PROPERTY AS PART OF THEIR OTHER 14 LOT BULK SALE. PROPERTY IS TO REMAIN VACANT, RE-SOLD IN FUTURE. SALE PRICE IS MUCH HIGHER TH	<input checked="" type="checkbox"/> the property was never marketed and sold via word-of-mouth. The buyer was highly motivated to buy this particular site and paid more than market value.
R045005	0100	64 Multiple parcels	<input checked="" type="checkbox"/> the deed the TD and verified county information indicates is a multiple property sale
R044308	0100	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$172,139.22	<input checked="" type="checkbox"/> the property was acquired at foreclosure sale through a public trustee's deed. The property was never offered on the open market.
R341112	0200	64 INCLUDES LOTS 59, 60,61,62, AND 63 (ALL SEPARATE PARCEL AND SCHEDULE NUMBERS)	<input checked="" type="checkbox"/> the deed and verified county information indicates a multiple property sale.
R083343	0200	70 OWNS THE ADJACENT LOT 8, NO MLS, MAILED SALES QUESTIONNAIRE. MB	<input checked="" type="checkbox"/> this is a multiple property sale and was acquired by the adjoiner. The property was not exposed to the open market according to verified county notes.
R042026	0200	51 OWNES ADJ PROPERTY. MB	<input checked="" type="checkbox"/> verified county information indicates the purchaser owned the adjacent property and the location did had an effect on the price paid
R024314	0520	64 Multiple parcels	<input checked="" type="checkbox"/> the deed the TD and verified county information indicates is a multiple property sale
R023135	0540	70 FAIR QLTY LAND. HAS NUMEROUS GAS WELLS. BOUGHT FROM GAS COMPANY. FOR SALE BY OWNER, NOT LISTED ON THE OPEN MARKET. NO APPRAISAL DONE.	<input checked="" type="checkbox"/> the property was marketed by the owner and was not listed on the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R050029	0550	70 NOT ON OPEN MARKET / OWNER OF CONTIGUOUS PROP PURCHASED AFTER DC OF HUSBAND / THERE IS A PLOTTAGE VALUE TO THIS PARCEL W/ ITS KILLER VIEWS ADDED TO THE CREEK & PONDS OF THE CONTIGUOUS PROP / OLDER WELL ON ROAD RUNNING ALONG E PORTION TO VIEW POINT / LARGE	<input checked="" type="checkbox"/> the property was purchased by the adjoiner to add to his present ownership. The sale was a result of a death and was made to close the estate
R350890	1212	70 5/19/2014: PER RETURNED SALES QUESTIONNAIRE - DISTRESSED SALE, NOT MARKETING SALE. RB 10-16-2014: SPOKE WITH BUYER WHO CONFIRMED THAT THEY CONSIDERED THIS SALE ALONG WITH THE SALE OF THE ADJACENT VACANT LOT AS ONE TRANSACTION THOUGH IT INVOLVED TWO SEPAR	<input checked="" type="checkbox"/> is a distress sale as indicated on the county questionnaire and verified by county personnel. The property was never made available to the open market.
R040302	1212	70 NO MLS, BOUNDARY LINE ADJUSTMENT.	<input checked="" type="checkbox"/> this sale was for an easement and a boundary line adjustment and was not exposed to the open market as it was between a adjoiner's only
R361303	1212	69 EXPIRED MLS / SOLD IN GOOD CONDITION / NEED OF A LITTLE TLC / SOLD AS IS / BACKS TO RIFLE CREEK / ORIG PRICE \$115,000, ASKING PRICE \$95,000, EXPIRED 6/30/13 & DOM 629.CONTRACT DATE 9/20/13-8-14 NOH LEFT CARD, FRONT OF HOME IS SHOWING SIGNS OF DEFERR	<input checked="" type="checkbox"/> this sale was result of a death in the family and was not available on the open market.
R360043	1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE ? DEFICIENCY IS \$161,067.35	<input checked="" type="checkbox"/> this property was purchased at foreclosure bid sale and was not available on the open market.
R340566	1212	70 PER SALES QUESTIONNAIRE-COURT SET PRICE SINCE OWNER WAS INJURED, OWNER DOES NOT THINK PRICE IS A FAIR REFLECTION OF THE MARKET.NO MLS, FSBO, NO APPRAISAL,	<input checked="" type="checkbox"/> information contained on the sales questionnaire indicates a court-ordered sale, the price was also set by the court. The property was never exposed to the open market
R011176	1212	70 NEVER ON OPEN MARKET, THE BUYERS APPROACHED THE SELLER AFTER HEARING THE SELLER WAS HAVING TROUBLE WITH CD FOR UNPERMITTED COMM USE / ASPEN PROPERTY MANAGEMENT PURCHASED THE PROPERTY AS AN INVESTMENT, RENTAL, AND THE PERFECT STORAGE LOCATION / THE PROPER	<input checked="" type="checkbox"/> this is a mixed-use property of commercial and residential. It was never offered on the open market as the grantee approached the grantor when they found out there troubles with the illegal commercial use on site.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R200261	1212	70 PP, APPLIANCES. PAID CASH. SELLER WAS IN DISTRESS/ HAD SELL QUICKLY. DOM 149. HOME IN AVG. CONDITION. WATER RIGHTS, DOMESTIC WATER WELL. SWO CONF. THE INVENTORY HOME HAS SOME DEFERRED MAINT.	<input checked="" type="checkbox"/> verified information within the county notes indicates that this sale was in distress. The statement appears on the supplemental county questionnaire.
R350835	1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE - WITH AN OVER BID OF \$5,756.40	<input checked="" type="checkbox"/> property was acquired as a result of a foreclosure sale and was not exposed to the entire open market.
R200827	1212	70 NO PP. HOME IS IN POOR CONDITION AT THE TIME OF SALE SOLD AS IS. HOME HAD OTHER ISSUES, NOT EXPLAINED PER SALES QUESTIONNAIRE. SELLER IS SECRETARY OF VETERAN AFFAIRS. PER MLS & SALES VER. LETTER. DOM 61. REO SALE.	<input checked="" type="checkbox"/> this property was acquired subsequent to a foreclosure and was transferred by the Sec. of Veterans Affairs, not exposed to open market.
R247229	1212	70 NO PP, AVG. COND. PER TD1000. 243 DAYS ON MARKET. HOME HAS BEEN AUCTIONED OFF. REO SALE.	<input checked="" type="checkbox"/> the property was acquired from Fannie Mae as a result of a foreclosure, the property was not exposed to the open market.
R050240	1212	70 363 DOM / SHORT SALE- CONTRACT DATE 7/19/2012 277 DAYS UNDER CONTRACT / NOT REFLECTIVE OF MARKET CONDITIONS AT TIME OF CLOSING / POOR CONDITION AT TIME OF SALE / PHYS AFTER SALE, NOH LFT CRD, OWNER CALLED TO CONF., OWNER SAID THERE WAS A HUGE AMOUNT OF	<input checked="" type="checkbox"/> the signing of the contract and the closing date was nearly 9 months apart, this is atypical for this area , according to verified information contained in the county records.
R490187	1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$183,164.73	<input checked="" type="checkbox"/> the property was purchased through a public trustee deed after foreclosure.
R490607	1212	70 SOLD IN AVG CONDITION, REMODELED IN 2011, NEW PAINT & CARPET, NEWER APPLIANCES, MASTER BATH HAS HEATED FLOOR, 1 BEDROOM IS NON-CONFORMING, ORIG PRICE \$235,000, ASKING PRICE \$159,000 & DOM 478. SENT SQ. 4/5/20133/4/14: PHY INSP SALES FOLLOW UP, NOH,	<input checked="" type="checkbox"/> the sale was handled by a relocation company and was not made available to the open market. a relocation holding company has its own agenda, the price paid does not reflect market value.
R300004	1212	70 NO PP, SHORT SALE. THIS APPEARS TO BE A DISTRESS SALE. PREVIOUS OWNER PASSED AWAY. NO APPRAISAL WAS DONE. A REALTOR WAS USED.	<input checked="" type="checkbox"/> the sale was considered a distress sale because the previous owner passed away and the property was sold to close the estate, no appraisals,, and the selling price was below mkt. value according to research by county staff.



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R040106	1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$153,345.79, OWNERS TRIED TO SHORT SALE.	<input checked="" type="checkbox"/> this property was purchased through a foreclosure sale at an auction..
R580156	2212	69 Partial Interest	<input checked="" type="checkbox"/> the parcel was purchased by the Department of Transportation under the threat of condemnation and was not an arm's-length or open market transaction
R044681	2215	70 CANT LOCATE MLS, IMPROVEMENTS ONLY SALE, BUYER CLAIMING OVER HALF THE SALE PRICE IS PP. REQUESTING FURTHER INFORMATION ON PP AS PP ACCOUNT THAT ACCOMPANIES THIS BUSINESS (P024030) DOES NOT HAVE A COST OR VALUE OF THIS AMOUNT TO JUSTIFY THE ADJUSTMENT. VM	<input checked="" type="checkbox"/> after research by county appraiser an MLS could not be located for this property; not exposed to the open market. Based on information on the TD 56% of the purchase price consisted of personal property.
R312392	2220	70 CANT LOCATE MLS. PURCHASER DOES NOT FEEL THE \$425,000 PURCHASE PRICE IS TRUE MARKET VALUE, PROPERTY APPRAISED AT \$400,000 FOR LENDING BUT PURCHASER PAID A PREMIUM BECAUSE IT SUITED THEIR BUSINESS NEEDS AND THE SELLER AGREED TO FINANCE A PORTION OF THE P	<input checked="" type="checkbox"/> motivated buyer paid a premium because it suited their business and location needs, additionally the seller agreed to finance a portion of the purchase. price
R112061	2230	70 WILLIAM TONEY LOST HIS INTEREST IN THE PROPERTY DUE TO A BANKRUPTCY COURT, THIS DEED IS TRANSFERING HIS REMAINING INTEREST TO TWO GUYS INVESTMENT AND DAVID ANDERSON. MB SEE TRUSTEE DEED FOR MORE INFORMATION. SENT SALES QUESTIONNAIRE, NO MLS	<input checked="" type="checkbox"/> the property was transferred by trustee's deed as a result of a bankruptcy. the property was not exposed to the open market.
R247288	2230	58 NO CURRENT MLS, MAILED SALES QUESTIONNAIRE. MB SEE RETURNED SALES QUESTIONNAIRE	<input checked="" type="checkbox"/> the property was marketed on a for sale by owner basis and was not exposed to the open market.
R370291	2230	64 INCLUDES ADJACENT VACANT SITE	<input type="checkbox"/> this is a multiple property sale as indicated on the deed and within verified county notes
R082646	2235	70 5 PARCELS - BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$641065.81	<input checked="" type="checkbox"/> this multiple property sale was transferred by public trustee's deed, and was only made available at auction.
R260035	2235	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$213,085.19	<input checked="" type="checkbox"/> the property was marketed by auction and was not made available to the open market, the property was transferred by public trustee's deed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R040833	2235	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – OVER PAYMENT IS \$49.91	<input checked="" type="checkbox"/> the property was marketed by auction and was not made available to the open market, the property was transferred by public trustee's deed.
R260012	2235	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$1,856,062.52 - 3 PARCELS	<input checked="" type="checkbox"/> the property was purchased at auction and was transferred by public trustee's deed subsequent to a foreclosure
R540091	2235	69 TD SAYS 50% OWNERSHIP, SALE PRICE WAS 3.2M, CANT LOCATE MLS, MAILED SALES QUESTIONNAIRE	<input checked="" type="checkbox"/> the TD and the deed indicates one half undivided interest.
R008935	2236	70 HAS ELECTRIC, SEPTIC, CISTERN, IRRIGATION. LAND HAS A DETACHED GARAGE. DOM 780. SUBTRACTED OUT FDG.	<input checked="" type="checkbox"/> this was a first sale in the time period. The property had a minor improvement on the property, based on the appraiser's opinion this helped unqualify this sale for vacant property.
<b>Accounts Audited: 38      Auditor Agrees: -37      Auditor Disagrees: -1      Auditor Disagrees: -2.63%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	24	GILPIN	
R010692	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lots; one improved and one vacant
R008803	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Six lot multiple parcel sale
R013119	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R011286	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Nine parcel sale
R011200	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale with one improved
R011049	0100	Unqualified/Invalid SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 33% partial interest
R010233	0100	Unqualified/Invalid BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Ten lot sale
R009696	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R009650	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R011474	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 19 parcel sale
R008986	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale plus a mining claim
R011480	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 12 parcel sale
R008802	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Six lot multiple parcel sale
R008615	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Eight parcel sales
R007983	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R006996	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Purchased home and lot next door

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006927	0100	Unqualified/Invalid BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R006311	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R006281	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R009628	0100	Unqualified/Invalid INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R011992	0100	Unqualified/Invalid SALE CONFIRMED MORE THAN ONE SOURCE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013105	0100	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013037	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013034	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013028	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013027	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R013026	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Short sale to avoid bankruptcy
R013025	0100	Unqualified/Valid DURESS SALE	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R011425	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale with one improved
R011995	0100	Unqualified/Invalid SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Liquidated by owner to pay taxes
R005636	0100	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Adjacent owner abandoned personal property on site that decreased value
R011895	0100	Unqualified/Invalid B.L.E. AFTER SALE	<input checked="" type="checkbox"/> Purchased by adjacent owner
R011790	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale with one improved
R011768	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R011763	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale with one improved
R011575	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 3 parcel sale with a partially completed bridge over the creek

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011516	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 4 parcel sale with one improved
R011485	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> 4 parcel sale
R012932	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 5 lot sale
R001279	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two parcel sale combined into one parcel
R010112	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R000151	0100	Unqualified/Invalid SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 1/3 Interest sold
R000722	0100	Unqualified/Invalid CHANGE IN PROPERTY AFTER SALE	<input checked="" type="checkbox"/> Multi-parcel sale combined into one parcel
R000755	0100	Unqualified/Invalid SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/> Change in family status precipitated a less than market sale
R000772	0100	Unqualified/Invalid SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Not in MLS, less than typical exposure
R000791	0100	Unqualified/Invalid SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Buyer contacted land owners and purchased site, no MLS
R006197	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R000857	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R005772	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Sale and resale on the same day with \$23k in miscellaneous improvements
R002446	0100	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Buyer purchased adjacent lot with home before foreclosure, no MLS
R002457	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two parcel sale combined into one parcel
R002564	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R002569	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not in MLS, buyer and seller were friends
R005634	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two parcel sale included house
R002927	0100	Unqualified/Invalid NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased as buffer parcel by adjacent landowner, not in MLS
R003188	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three lot sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003440	0100	Unqualified/Invalid NOT ARMS LENGTH	☑ Purchased as buffer parcel by adjacent landowner, not in MLS
R003658	0100	Unqualified/Invalid FINANCIAL INSTITUTION IS BUYER	☑ Two parcel sale combined into one parcel
R004304	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Purchased as buffer parcel by adjacent landowner, not in MLS
R004604	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Three lot sale
R004651	0100	Unqualified/Invalid NOT ARMS LENGTH	☑ Purchased as buffer parcel by adjacent landowner, not in MLS
R004659	0100	Unqualified/Invalid NOT ARMS LENGTH	☑ Not in MLS, buyer and seller were friends
R004781	0100	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Purchased home and lot next door
R005565	0100	Unqualified/Invalid NOT ARMS LENGTH	☑ Buyer approached seller to purchase lot, not on open market
R002807	0100	Unqualified/Invalid NOT ARMS LENGTH	☑ Not in MLS, buyer and seller were friends
R013094	0200	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Two lot sale available for casino expansion
R012225	0200	Unqualified/Invalid NOT ARMS LENGTH	☑ Inter-corporate sale of a treasury deed
R006679	0200	Unqualified/Invalid NOT ARMS LENGTH	☑ Not on open market, sold to company storing propane tanks
R002383	0200	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Six commercial lots in Central City
R004079	0200	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Twelve lot sale In Black Hawk
R004158	0200	Unqualified/Invalid INVOLVES MULTIPLE PROPERTIES	☑ Five lot sale In Black Hawk with parking structure
R002612	1212	Unqualified/Invalid DURESS SALE	☑ Poor condition per field inspection
R002701	1212	Unqualified/Invalid DURESS SALE	☑ Fair condition per TD
R004477	1212	Unqualified/Invalid DURESS SALE	☑ Poor condition per TD
R003160	1212	Unqualified/Invalid DURESS SALE	☑ Renovation incomplete at time of sale. Not complete as of current date
R002936	1212	Unqualified/Invalid DURESS SALE	☑ Fair condition per TD, not listed on the market
R014025	1212	Unqualified/Invalid DURESS SALE	☑ Fair condition per TD and fair per field inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014031	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Both owners contracted cancer and subject sold for mortgage amount
R005015	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fair to poor condition per field inspection
R012488	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Owners sold for amount of mortgage owed
R004818	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD and field inspection
R005437	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Salvage per TD, poor per field inspection
R005541	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fixed and Flipped for \$195k on 11/13
R005588	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD and field inspection
R007931	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fair condition per TD, updated and now under contract
R005812	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fair condition per field inspection, poor per TD
R006145	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Hole in roof at time of sale
R006261	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD and field inspection
R004799	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fixed and Flipped for \$150k after base year
R006271	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Fair condition per TD and fair per field inspection
R005771	1212	Unqualified/Invalid DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD and field inspection
R004411	1212	Unqualified/Invalid DURESS SALE	<input type="checkbox"/> No justification for disqualification
<b>Accounts Audited: 92      Auditor Agrees: -91      Auditor Disagrees: -1      Auditor Disagrees: -1.09%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R304830	0100	OTHER DOCUMENT EXTENSIVELY	✓ Sold to adjacent homeowner
R159571	0100	OTHER DOCUMENT EXTENSIVELY	✓ Sale of a portion of this lot to adjacent homeowner
R142320	0100	OTHER DOCUMENT EXTENSIVELY	✓ Purchased by adjacent owner, no MLS, no open market
R175210	0100	COURT DECREE OR ORDER	✓ Sold out of Chapter 7 bankruptcy, no TD or SC letter
R208238	0100	COURT DECREE OR ORDER	✓ Sold out of Chapter 7 bankruptcy, no TD or SC letter
R209729	0100	OTHER DOCUMENT EXTENSIVELY	✓ Purchased by adjacent owner, no MLS, no open market
R304732	0100	OTHER DOCUMENT EXTENSIVELY	✓ Purchased from a corporation , atypical financing
R008270	0100	SALE RESULTS FROM JUDICIAL ORDER OR DECR	✓ No TD, no sales confirmation letter, sold by trustee's deed
R122640	0100	FINANCIAL INSTITUTION BUYER	✓ Parcel was exchanged as partial settlement of a debt
R072120	0520	SALES OF DOUBTFUL TITLE	✓ No Clear title was established prior to sale
R000134	0550	FINANCIAL INSTITUTION BUYER	✓ Deed in lieu, sales price equals outstanding balance
R300010	1212	BANK SALE AFTER FORECLOSURE	✓ No MLS, not exposed to open market
R308663	1212	OTHER DOCUMENT EXTENSIVELY	✓ Inter-familial
R303534	1212	SALE OF PARTIAL INTEREST	✓ 25% partial interest
R303051	1212	SALE OF PARTIAL INTEREST	✓ 25% partial interest
R034350	1212	BANK SALE AFTER FORECLOSURE	✓ Excessive deferred maintenance
R065540	1212	OTHER DOCUMENT EXTENSIVELY	✓ Auction sale, no MLS,
R168330	1212	OTHER DOCUMENT EXTENSIVELY	✓ Atypical DOM, motivated seller
R204765	1212	NA	✓ 46% complete at date of sale, permit pulled to complete
R197770	1212	BANK SALE AFTER FORECLOSURE	✓ Fair condition per TD
R002550	1212	BANK SALE AFTER FORECLOSURE	✓ Excessive deferred maintenance, foundation issues
R170960	1212	BANK SALE AFTER FORECLOSURE	✓ Poor per TD, fixed and flipped on 8-17-12 for \$30,500



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R083461	1212	OTHER DOCUMENT EXTENSIVELY	✓ Poor condition per TD, stripped of plumbing & electrical
R165531	1212	OTHER DOCUMENT EXTENSIVELY	✓ Seller financed \$189k, atypical financing
R160800	1212	BANK SALE AFTER FORECLOSURE	✓ Owner stated poor condition at sale, being remodeled
R157630	1212	BANK SALE AFTER FORECLOSURE	✓ Atypical DOM, motivated seller
R113780	1212	OTHER DOCUMENT EXTENSIVELY	✓ Quit claim of a partial interest, no MLS, not exposed
R301135	1230	OTHER DOCUMENT EXTENSIVELY	✓ 100% seller financed, atypical financing
R307874	1230	MULTIPLE PROPERTIES	✓ Condo and separate parcel for garage
R309326	1230	MULTIPLE PROPERTIES	✓ Condo and separate parcel for garage
R135240	1230	BANK SALE AFTER FORECLOSURE	✓ Poor condition per TD, sold at auction
R199820	2212	EXTENSIVE REMODELING OF PROPERTY	✓ Improvement gutted and permit pulled for interior finish
R034817	2215	EXTENSIVE REMODELING OF PROPERTY	✓ Hotel gutted and remodeled, changed kitchens configuration
<b>Accounts Audited: 33      Auditor Agrees: -33      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R031579	100	70 other	✓ at the time of sale the property was vacant , after sale the property was improved with the single-family residential house
R070857	100	56 financial institution	✓ Supporting documentation supplied
R031569	100	70 other	✓ at the time of sale the property was vacant , after sale the property was improved with the single-family residential house
R031588	100	70 other	✓ at the time of sale the property was vacant , after sale the property was improved with the single-family residential house
R041044	100	70 other	✓ at the time of sale the property was vacant , after sale the property was improved with the single-family residential house
R008949	1135	53 charitable org.	✓ Supporting documentation supplied
R002201	2112	77 remodel after sale	✓ confirmation with the owner indicates remodeling was done after purchase
R003345	2112	71 not open market	✓ the sale was not exposed to the open market, property sold by word-of-mouth according to information in county documentation
R002242	2112	71 not open market	✓ the sale was not exposed to the open market, property sold by word-of-mouth according to information in county documentation
R002075	2112	57 related parties	✓ names on the deed and names on the TD indicate a family transaction, not exposed to the open market
R071217	2112	76 reconfigured property	✓ the larger parcel was subdivided shortly after purchase according to county records
R003523	2130	71 not open market	✓ the property was purchased by a tenant and was not exposed to the open market information contained in county records
R001523	2130	70 other	✓ improvements were remodeled shortly after purchase, the property changed in use from a bank to a four-wheel-drive rental shop
R001956	2130	75 first sale	✓ this is the first sale of this property in the valuation period
R003197	2130	70 other	✓ property changed in use, information is located in county documentation
R002258	2130	71 not open market	✓ buyer contacted the owner and made an offer for the property, it was accepted, no realtor, not listed, not open market
R071227	2130	76 reconfigured property	✓ the larger parcel was subdivided shortly after purchase according to county records
R001539	2130	77 remodel after sale	✓ the improvements were remodeled after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R070769	2130	68 extensive remodel	✓ information located within the county records indicate the improvement was remodeled shortly after purchase
R025512	2130	57 related parties	✓ TD and deed indicate related parties
R002181	2130	77 remodel after sale	✓ after the sale the property changed in use from service garage to a warehouse, this included some remodeling according to document county records
R045219	2130	68 extensive remodel	✓ change in use of this property from restaurant to single-family residential, remodeled shortly after purchase
R002249	2130	57 related parties	✓ a follow-up supplemental letter states related parties, not open market
R002182	2130	71 not open market	✓ buyer contacted the owner and made an offer for the property, it was accepted, no realtor, not listed, not open market
R002171	2130	77 remodel after sale	✓ change in use to a mixed-use of commercial and residential, the improvements were remodeled after purchase according to staff inspection
R032098	2245	64 multiple properties	✓ multiple properties near ski area transferred in this sale according to county records
R045080	2245	64 multiple properties	✓ multiple properties near ski area transferred in this sale according to county records
R005260	2245	64 multiple properties	✓ multiple properties near ski area transferred in this sale according to county records
R041913	2245	64 multiple properties	✓ multiple properties near ski area transferred in this sale according to county records
R031973	2245	58 business affiliates	✓ information on the TD indicates a transfer between business affiliates and was not exposed to the open market
R042175	2245	71 not open market	✓ the property was purchased by a tenant and was not exposed to the open market information contained in county records
R026623	2245	77 remodel after sale	✓ confirmation with the owner indicates remodeling was done after purchase
R003506	2245	58 business affiliates	✓ information on the TD indicates a transfer between business affiliates, not exposed to the open market
R031972	2245	58 business affiliates	✓ information on the TD indicates a transfer between business affiliates and was not exposed to the open market
R005970	2245	64 multiple properties	✓ multiple properties near ski area transferred in this sale according to county records
R044716	2245	64 multiple properties	✓ multiple property sale in a condo facility, transfer included all units except 8
R033812	3115	73 mixed use	✓ this is a mixed-use property of commercial and residential uses confirmed by county staff and included in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002283	3115	51 government agency	<input checked="" type="checkbox"/> this a transfer with a government agency, the transfer was based on a lease/purchase option which is not typical in the market
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Accounts Audited:	38	Auditor Agrees: -38	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R001440	0100	70 OTHER	✓ the property purchased was a non-buildable site however the price paid was for a buildable site. The property is on the side of slugmillion slide area no possible water in the area and no water well because of the unstable slide all this information is d
R002830	0100	57 SALE IS BETWEEN RELATED PARTIES	✓ owner of the Corporation sold the property to his daughter, this was a multiple property sale as documented in county records
R002772	0100	58 SALE IS BETWEEN BUSINESS AFFILIATES	✓ this is a sale within the corporation and was not exposed to the open market as documented in county records
R002836	0100	58 SALE IS BETWEEN BUSINESS AFFILIATES	✓ this is sale between business affiliates as documented in County records and on public documents
R001338	0100	70 OTHER	✓ this is the first sale after foreclosure from a bank to an individual documentation is in county records
R000510	0100	70 OTHER	✓ this is the first sale after foreclosure from a bank to an individual documentation is in county records
R002475	0100	48 - TD1000	✓ this transaction included site improvements and a building, the value of the improvements and structure are unknown, information documented in county records
R003252	0100	70 OTHER	✓ the adjacent property owner purchased as part of an assemblage after he approached the owner with an offer, county documentation
R001246	0100	70 - OTHER	✓ the property underwent a use change from vacant to residential and is documented in county records
R003192	0100	64 - SALE INVOLVES MULTIPLE PROPERTIES	✓ information on the TD and the deed indicate multiple property sale
R003254	0100	57 - SALE BETWEEN RELATED PARTIES	✓ this was a transfer between brother and sister was not exposed to the open market
R001762	0540	48 TD1000	✓ the property was not all offered on the open market as the grantor approach the grantee and made an offer
R000252	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in- family transaction and was not exposed to the open market, the transfer was less than 100% interest
R001974	1212	50 IMPROVEMENTS ONLY	✓ improvements only, no real estate, county documentation
R003196	1212	52 SALE INVOLVES A PUBLIC UTILITY	✓ sale between a public utility and a property owner for a narrow strip of land nonbuildable, documentation located in County records
R000892	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ documentation located in County records indicates and in-family transaction was not available to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000236	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction, not exposed to the open market
R000252	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R000252	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R000252	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R001150	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R001283	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R001801	1212	50 IMPROVEMENTS ONLY	✓ improvements only, no real estate, county documentation
R000013	1212	70 OTHER	✓ this sale was affected by owner health issues which caused the owner to sell at a lower price in order to move to a different location, this is atypical motivation on the seller's part
R000185	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ this is a transfer of multiple properties as shown on the deed on the TD
R002849	1212	70 OTHER	✓ bank owned was sold to a bank employee at way below market value of the property, not exposed to the open market as documented in county files
R002683	1212	70 OTHER	✓ this was a first sale after foreclosure from Fannie Mae and was not exposed to the open market this information is documented in county records
R003208	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ this sale was an in-family transaction and consisted of multiple properties, documentation in county files
R003207	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ this sale was an in-family transaction, documented in county files
R000194	1212	60 SALE IS TO SETTLE AN ESTATE	✓ this was an effort to close the estate and is evidenced by the very low sale price, as noted the improvement was in very poor condition, documentation of the sale is located county records
R001056	1212	60 SALE IS TO SETTLE AN ESTATE	✓ distress sale as a tenant bought the property from the owner, not open market
R000252	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ information on the TD 1000 indicates this was an in-family transaction and was not exposed to the open market, the transfer was less than 100% interest
R000332	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ this is a purchase of multiple properties and is documented in County records
R001189	1212	70 OTHER	✓ improvements are in need of major repair or demolition, foundation, roof, not typical for market
R001184	2212	70 OTHER	✓ transaction between friends, not exposed to the open market, documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002888	2215	48 TD1000	<input checked="" type="checkbox"/> the property changed in use from single-family two single-family and multifamily and a or a hostel documentation is included in county records
<hr/>			
Accounts Audited:	36	Auditor Agrees: -36	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
32497	0100	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> this property changed in use from vacant to residential after purchase
163163	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> first sale after foreclosure of multiple properties as stated on the deed and TD 1000
43872	0100	35 INVOLVES RELIGIOUS INST	<input checked="" type="checkbox"/> this sale was to a religious institution as stated in county records
44442	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> the owner wanted out of property ownership and price the property for quick sale out of distress
3477533	0100	77 UNKNOWNLEGEABLE BUYER	<input checked="" type="checkbox"/> there are issues concerning the water source in the subdivision, bad water, non-potable
31748	0100	66 BANKRUPTCY	<input checked="" type="checkbox"/> the property was transferred by Trustee's deed which stems from a bankruptcy, this property was not exposed to the open market
33394118	0100	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> this was an improved property which changed to vacant after purchase
27406	0100	09 TRADE INV	<input checked="" type="checkbox"/> a trade was involved as indicated on the TD 1000
27406	0100	42 2 TRANS 1 DAY PREVIOUS OWN	<input checked="" type="checkbox"/> transaction is between family members of multiple properties and was not exposed to the open market
342648	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties indicated in county documentation and on the deed
32344	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> multiple properties are indicated on recorded documents
4656027	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> this property was purchased by the adjoining owner
4030350	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> seller was in distress and was contacted by the buyer with an offer, the seller except of the offer, not open market
36321	0100	77 UNKNOWNLEGEABLE BUYER	<input checked="" type="checkbox"/> this property was not exposed to the open market, county records
3339843	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> information in county records indicates a multiple property sale
35765	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> grantee purchased property as a buffer to his adjacent lot
27422	0100	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> change in use from agricultural to other vacant, property has an airplane runway
3339512	0100	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> changed in use from vacant to residential
32344	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> county records indicate this was a purchase of multiple properties
35870	0100	09 TRADE INV	<input checked="" type="checkbox"/> county records indicate a trade was involved in this transaction
41421	0200	01 CONF RETRN	<input checked="" type="checkbox"/> this purchase was part of an assemblage, there was a change in use in the property from a pizza parlor to a grow operation as indicated in county records



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
28711	0200	18 MULTIPLE PROPERTIES	✓ they were two properties included in this transaction as indicated by county records
29496	0500	77 UNKNOWLEDGEABLE BUYER	✓ after analysis of the vacant land market it was determined this sale price was somewhat higher than other sales, the county felt that this was an unknowledgeable buyer
24692	0500	16 OTHER-NOTE	✓ water rights were included as stated on the TD
20217	0500	16 OTHER-NOTE	✓ county documentation indicates the property was purchased by the adjacent owner
429282	0500	16 OTHER-NOTE	✓ non-buildable lot due to terrain and a row which passes directly through the lot
27425	0500	70 NON-TYPICAL	✓ the property was purchased by the adjoining property owner
5124091	1112	70 NON-TYPICAL	✓ information contained in county records indicate the grantor wanted to get rid of the property and was under duress to do so
47110	1112	62 GOVERNMENT AGENCY AS SELLER	✓ first sale after foreclosure from the Secretary of Housing and Urban Development county records indicate no changes to the property after purchase
31187	1112	62 GOVERNMENT AGENCY AS SELLER	✓ REO sale from Fannie Mae to an individual after inspection by county staff there was no remodeling to the improvements after purchase
11413	1112	38 CHANGE IN USE AFTER SALE	✓ owned adjacent parcel according to county records
24070	1112	16 OTHER-NOTE	✓ first sale after foreclosure from HUD
186552	1112	01 CONF RETRN	✓ this transfer was seller financed at not typical market rates, documentation indicates and in-family transaction
21715	1112	01 CONF RETRN	✓ this is the first sale after foreclosure from the U.S. Bank
1114620	1112	16 OTHER-NOTE	✓ owner inherited the property did not want to keep it, priced for quick transfer, no regard to market value sale
3600504	1112	01 CONF RETRN	✓ property was purchased from Fannie Mae, first sale after foreclosure and was adjacent to his existing property
14543	1112	62 GOVERNMENT AGENCY AS SELLER	✓ this is the first sale after foreclosure from the Sec. of Veterans Affairs to an individual
37592	1112	01 CONF RETRN	✓ the purchaser was the adjoining property owner, the property was not offered on the open market
533429	1112	62 GOVERNMENT AGENCY AS SELLER	✓ this is the first sale after foreclosure from the Sec. of Veterans Affairs to an individual
29010	1112	62 GOVERNMENT AGENCY AS SELLER	✓ this is a first sale after foreclosure from Fannie Mae, and was sold for loan value as indicated by county notes
5124125	1112	16 OTHER-NOTE	✓ the improvements located on this property were remodeled and rebuilt after transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
18304	1112	01 CONF RETRN	✓ it was learned by the staff that the buyer and seller are friends and the property was not exposed to the open
13320	1112	16 OTHER-NOTE	✓ this is a first sale in the valuation period, stated in county records
533409	1112	62 GOVERNMENT AGENCY AS SELLER	✓ this is the first sale after foreclosure from the Secretary of Housing and Urban Development county records indicates no changes to the property after purchase
18304	1112	16 OTHER-NOTE	✓ notes located in county records indicate that the buyer and seller are friends
12750	1112	01 CONF RETRN	✓ this is a first sale after foreclosure from Fannie Mae, and was sold for loan value as indicated by county notes
3339510	1112	01 CONF RETRN	✓ the improvements were in poor condition, transfer was via Quit Claim deed
41467	1112	62 GOVERNMENT AGENCY AS SELLER	✓ first sale after foreclosure from Fannie Mae to an individual
34895	1112	38 CHANGE IN USE AFTER SALE	✓ a change in use of the property was from vacant to residential
23235	1112	70 NON-TYPICAL	✓ the property was purchased at an auction, not exposed to the open market
28771	1112	16 OTHER-NOTE	✓ first sale after foreclosure from US Bank NA, property was sold to recoup the missed mortgage payments
3339654	1112	16 OTHER-NOTE	✓ first sale after foreclosure not exposed to the open market
33840	1112	01 CONF RETRN	✓ first sale after foreclosure from HUD to an individual, not open market
17953	1112	01 CONF RETRN	✓ sale from federal credit union to an individual to recoup some of the previous mortgage payments as indicated in documented county records
46217	1112	01 CONF RETRN	✓ first sale after foreclosure from HUD confirmation of the sale is included in county records
474793	1112	70 NON-TYPICAL	✓ first sale after foreclosure from the Bank of America to an individual, after inspection by the staff it appears there have been no changes to the property since purchase
27140	1112	38 CHANGE IN USE AFTER SALE	✓ county information indicates a change in use after transfer
33496	1112	16 OTHER-NOTE	✓ REO sale on a property which was formally foreclosed, this information is documented in county records
398538	1112	38 CHANGE IN USE AFTER SALE	✓ change in use from ag to residential after transfer
39225	1112	24 ARMSLENGTH SALE	✓ the owner of the property no longer wanted the property and lowered the price to get rid of it, distress sale information in county records
20220	1212	38 CHANGE IN USE AFTER SALE	✓ this was an in-family transaction not offered to the open market and changed in use from vacant to residential after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
12001	1212	16 OTHER-NOTE	✓ the property was purchased by the adjacent property owner to assemble with his current ownership
38088	2000	31 FINANCIAL INSTITUTION AS BUYER	✓ county records indicate a transaction between business affiliates and not offered to the open market
33275	2000	69 2 BLDGS/ MULTI USE PROP	✓ mixed-use property which was the first sale after foreclosure from Community U.S. Bank
18772	2000	24 ARMSLENGTH SALE	✓ sale from a bank who wanted to recoup the value of the mortgage, not exposed local market
239582	2000	38 CHANGE IN USE AFTER SALE	✓ this is a mixed-use property as indicated in the county records the mixed-use is commercial and residential
62500	2000	38 CHANGE IN USE AFTER SALE	✓ improvements were in salvage condition, the property changed in use from a nursing home to an antique shop
22561	2000	01 CONF RETRN	✓ the owner sold the house due to an illness of his wife, the property was sold to a renter in another building owned by Mr. Mapes, not open market
25640	2000	69 2 BLDGS/ MULTI USE PROP	✓ at the time of sale the sale property included several buildings and mixed-use of residential and commercial
39542	2000	83 OWNS ADJ PROPERTY	✓ grantee owned the adjacent property, transaction was seller financed
27960	2000	45 GOVERNMENT AGENCY AS BUYER	✓ sale was seller financed at atypical rates
47390	2000	22 REMODEL OR ADDITION AFTER SALE	✓ county records indicate an ongoing remodel after purchase, notes recorded in CAMA
17310	2000	17 PER DOC FE	✓ sale was motivated due to health problems, family needed to sell property, additionally this the first sale of in the time period
353915	2000	22 REMODEL OR ADDITION AFTER SALE	✓ after purchase an improvement was constructed on the site
2143314	2000	09 TRADE INV	✓ document information on the TD indicates a trade was involved in this transfer
22561	2000	77 UNKNOWLEDGEABLE BUYER	✓ information indicates the buyer was a renter in another building owned by the seller and was sympathetic of the current owners health problems and bought property, the property was not exposed to the open market
17194	2000	83 OWNS ADJ PROPERTY	✓ improvements on this property underwent extensive remodeling shortly after purchase
32461	2000	16 OTHER-NOTE	✓ the property was damaged by fire in 2009 and has been completely remodeled since the grantee purchased the property
210022	2000	16 OTHER-NOTE	✓ first sale after foreclosure from a bank to an investor who buys foreclosed properties from lenders, not exposed to the open market
223241	2000	16 OTHER-NOTE	✓ multiple property sale indicated in county records, financed at 0% for five years, atypical financing, documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
62034	2000	35 INVOLVES RELIGIOUS INST	<input checked="" type="checkbox"/> sale between churches, not open market
34705	2000	45 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/> sale to a government agency
17310	2000	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> extensive remodeling as well is a change in use after purchase
<hr/>			
Accounts Audited:	83	Auditor Agrees: -83	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>29</b>	<b>Jackson</b>	
0900908100	0540	57 SALE BETWEEN RELATED PARTIES	✓ the property was sold in various interests to various parties. It wasn't exposed to the open market.
0090116900	0560	01 GOOD SALE	✓ documents and comments in county records support the qualified classification.
0900604000	0560	10 FRIENDS-SPECIAL SALE PRICE	✓ the property was transferred by bargain and sale deed between related parties as friends. The sale was not exposed to the open market.
0900604000	0560	69 PARTIAL INTEREST SALES	✓ this transfer was for partial interest only , not exposed to the open market.
0011220000	1112	0 N/A	✓ qualified sale, owner financed at local market rates, documents and comments in county records support the qualified classification.
0011005601	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0091126900	1112	69 PARTIAL INTEREST SALES	✓ the property was transferred by warranty deed. The interest transferred was not 100% according to County records.
0010879800	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0011025900	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0090173000	1112	01 GOOD SALE	✓ remodeled and sold on the open market - good sale
0010566400	1112	16 REC'D OUT OF FORECLOSURE	✓ the property was in poor condition and was purchased from Deutsche Bank far below market value. The previous owner purchased the property from the bank not exposed to the open market.
0090173000	1112	0 N/A	✓ the improvements located on the property were in poor condition and in need of extensive remodeling. First sale in time period.
0090815500	1112	57 SALE BETWEEN RELATED PARTIES	✓ this property transferred by quit claim deed. The last names of the grantor and grantee are the same. This property is not exposed to the open market.
0090759110	1112	69 PARTIAL INTEREST SALES	✓ the property was transferred between friends via a quit claim deed. Not exposed to the open market.
0090635000	1112	57 SALE BETWEEN RELATED PARTIES	✓ the property was transferred by special warranty deed from a living trust to an actor in the living trust. not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0090425371	1112	11 JOINED TO ANOTHER PARCEL	✓ this was part of a larger ownership which was sold off prior to this sale. This parcel was not included in the larger sale. Deed was drawn up to quiet the title because of administrative error related to the first sale. This was not a transfer but merely an administrative cure.
0090395720	1112	57 SALE BETWEEN RELATED PARTIES	✓ quit claim deed was used to transfer property from father to son. Not exposed to the open market.
0011212001	1112	57 SALE BETWEEN RELATED PARTIES	✓ mobile home which was sold between relatives.
0010698000	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0010878200	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0091201001	1112	57 SALE BETWEEN RELATED PARTIES	✓ this property was transferred by bargain and sale deed and was from a trust to actors within the trust.
0011005601	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0010334400	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
4000291000	1112	69 PARTIAL INTEREST SALES	✓ County verification indicates that the transfer of rights and was three quarters of interest and was later combined with an adjoining parcel.ag land
1001186000	1112	9 Bank Sale	✓ this property was transferred from the housing and urban development to a Douglas housing investment. Property was not exposed to the open market.
0900510000	1112	57 SALE BETWEEN RELATED PARTIES	✓ the property was transferred by quit claim deed within the family. Not exposed to the open market.
0010646000	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0090190000	12120	57 SALE BETWEEN RELATED PARTIES	✓ the property was transferred by quit claim deed and was between a trust and an individual within the trust. Not exposed to the open market
8100795000	1235	57 SALE BETWEEN RELATED PARTIES	✓ according to information came from the County the grantor and grantee are related. The property was never exposed to the open market.
8100361100	1235	30 NADA VALUE 6-30-92	✓ this is a sale of a mobile home located in a mobile home park. County notes and memory support this unqualified sale.
2100925600	2135	57 SALE BETWEEN RELATED PARTIES	✓ the deed indicates that the grantor in the grantee have the same last name and are indeed related. This property was not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 31	Auditor Agrees: -31	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>30</b>	<b>JEFFERSON</b>	
214935	0100	58 Sale Reviewed Through Analysis	✓ Two lot sales
214913	0100	58 Sale Reviewed Through Analysis	✓ Sold in eleven days to a trust, DOM is atypical
047559	0100	58 Sale Reviewed Through Analysis	✓ Unbuildable site per field inspection
206263	0520	58 Sale Reviewed Through Analysis	✓ Two lot sales
092072	1112	58 Sale Reviewed Through Analysis	✓ Sold to corporation for rehab
096360	1112	58 Sale Reviewed Through Analysis	✓ Poor condition per TD, fixed and flipped in 9/14 for \$272k
101085	1112	58 Sale Reviewed Through Analysis	✓ Inter familial
130165	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
158006	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
106817	1112	58 Sale Reviewed Through Analysis	✓ Condo unit purchased from the HOA
091472	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
085210	1112	58 Sale Reviewed Through Analysis	✓ No MLS, not listed, no exposure
177799	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
080962	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
068994	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
067467	1112	58 Sale Reviewed Through Analysis	✓ Sold from family to the family trust
058917	1112	58 Sale Reviewed Through Analysis	✓ Fixed and flipped by an exempt entity for \$339k in 12/14
049321	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
044767	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
091001	1112	58 Sale Reviewed Through Analysis	✓ Fixed and flipped for \$300k on 10/14
20306	1112	58 Sale Reviewed Through Analysis	✓ Fair condition per TD
403112	1112	58 Sale Reviewed Through Analysis	✓ Related parties
032986	1112	58 Sale Reviewed Through Analysis	✓ Built over a coal mine, fair condition per TD



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
26610	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Fair condition per TD
12687	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Fixed and flipped for \$337,000 in November, 2014
001643	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Excessive deferred maintenance
453517	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Owner quit-claimed back to builder three months after sale
32248	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Fixed and flipped for \$369,000 in November, 2014
410430	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Inter familial
456648	1112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Duplicate deed, other deed qualified
045376	1112	58 Sale Reviewed Through Analysis	<input type="checkbox"/> No justification found for disqualification
190452	1112	99 Sale Reviewed Through Analysis	<input type="checkbox"/> Owner declared entire purchase price as personal property
009682	1120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Poor condition per TD, fixed and flipped in 10/14 for \$380k
452752	1125	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Not listed on the open market
013461	1125	58 Sale Reviewed Through Analysis	<input type="checkbox"/> No justification found for disqualification
413392	1230	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Not listed on the open market
110314	2112	29 One Schedule, multiple lots/buildings	<input checked="" type="checkbox"/> Marijuana influenced the sales price
436274	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Bulk portfolio sale, personal property
431037	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Bulk portfolio sale, personal property
211641	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Property boarded up, fire damaged, chain-link fenced in, now vacant
195532	2112	58 Requires further verification	<input checked="" type="checkbox"/> Buyout of partner involved parcels in multiple counties
110320	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Bulk, portfolio sale, related parties, personal property
447437	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Partial interest, bulk sale
110269	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Bulk portfolio sale, buying out a partner
109969	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Partial interest, bulk sale
451319	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Purchase included trade of \$1.8M
025172	2112	55 Change of use intended	<input checked="" type="checkbox"/> Change in use from commercial to residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
008269	2112	71 Improved sale requiring appraiser review	<input checked="" type="checkbox"/> Foundations issues, converted residence now commercial
005951	2112	29 One Schedule, multiple lots/buildings	<input checked="" type="checkbox"/> Multiple parcel, multiple property sale, includes PP & business value
110019	2112	49 Partial interest in property	<input checked="" type="checkbox"/> Bulk portfolio sale, buying out a parcel
005631	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Part of a bulk, portfolio sale
082511	2112	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Bulk, portfolio sale, related parties, personal property
458838	2112	58 Sale Reviewed Through Analysis	<input type="checkbox"/> No justification found for disqualification
000336	2112	00 Sale Reviewed Through Analysis	<input type="checkbox"/> HUD home sold in average condition
000920	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Excessive deferred maintenance, 50% vacant,
041786	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Seller sold halfway through restoration
051311	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Excessive vacancy (90%), sold as a shell building
154036	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Vacant for one year, listed for two years, then 65% vacant
183876	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Multi-parcel sale from a bank to a church
012506	2120	58 Sale Reviewed Through Analysis	<input checked="" type="checkbox"/> Excessive vacancy
<b>Accounts Audited: 60      Auditor Agrees: -55      Auditor Disagrees: -5      Auditor Disagrees: -8.33%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>31</b>	<b>Kiowa</b>	
This includes all the unqualified sales in Kiowa County			
111112315	1112	68-REMODEL & RESOLD	✓
111113177	1112	10-SETTLE ESTATE (SALE OCCURRED 20 YEARS EARLIER)	✓
111112220	1112	12-QUIT CLAIMS	✓
111110561	1112	12-QUIT CLAIMS	✓
112931135	1112	12-QUIT CLAIMS	✓
112913892	1112	14-INCL. VAC LOTS & AG IMP.	✓
111112143	1112	10-SETTLE ESTATE	✓
111112602	1112	18-SALE INCLUDED SINGLE WIDE MH ON PROP.	✓ comps show low value
112313302	1112	12-QUIT CLAIMS & INCL. VAC LOTS & AG IMP.	✓
111111215	1112	64-MULTIPLE PROPERTIES	✓
111113014	1112	68-GARAGE ADDED	✓
112313150	1112	06-RELATED	✓
111111215	1112	68-REMODEL & GARAGE + MULTIPLE PROPERTIES	✓
111210988	1112	05-FINANCIAL	✓
111111191	1112	06-RELATED & 68-BLDG. ADDED	✓
112310248	1112	68-REMODEL	✓
111111557	1112	06-RELATED	✓
112912693	1112	68-REMODEL & RESOLD	✓
111112925	1112	05-DISCOUNTED FOR QUICK SALE	✓ comps show low value
112310248	1112	06-RELATED	✓
111113176	1112	06-RELATED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111212697	1112	05-FORECLOSURE RESALE	✓
111112612	1112	10-SETTLE FAMILY ESTATE	✓
111112613	1112	10-SETTLE FAMILY ESTATE	✓
111112610	1112	10-SETTLE FAMILY ESTATE	✓
111922873	1112	68-REMODEL	✓
111112075	1112	68-REMODEL	✓
111110943	1112	05-FORECLOSURE RESALE	✓
111111552	1112	18-SALE INCLUDED SINGLE WIDE MH ON PROP.	✓
111112330	1210	16-UNDET. PP	✓
111112344	1210	IMP TORN DOWN	✓
111112891	1210	16-UNDET. PP	✓
<b>Accounts Audited: 32      Auditor Agrees: -32      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	Kit Carson	
33100011	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
77011005	10000	36 OTHER	<input checked="" type="checkbox"/> distress sale due to divorce-below comps by market
19001007	10000	36 OTHER	<input checked="" type="checkbox"/> southeastern colorado properties llc seller below mkt by comps
575020951013	10000	36 OTHER	<input checked="" type="checkbox"/> distress sale due to divorce-below comps by market
79006010	10000	36 OTHER	<input checked="" type="checkbox"/> renter purchased and remodeled while living there
33083002	10000	36 OTHER	<input checked="" type="checkbox"/> related sister to brother
21008003	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
34042008	10000	36 OTHER	<input checked="" type="checkbox"/> property on mkt for many years
33036002	10000	36 OTHER	<input checked="" type="checkbox"/> bank of new york mellow trust co trustee
16018008	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
33078002	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
32033009	10000	36 OTHER	<input checked="" type="checkbox"/> household finance corp
551360844016	10000	36 OTHER	<input checked="" type="checkbox"/> shortsale
34033001	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
79006010	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
19001006	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
33067006	10000	36 OTHER	<input checked="" type="checkbox"/> mortgage company buyout
30010001	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
35037002	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
16027003	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
34039019	10000	36 OTHER	<input checked="" type="checkbox"/> relocation service below mkt by comps
21008001	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
551360844021	10000	36 OTHER	<input checked="" type="checkbox"/> shortsale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
77006013	10000	36 OTHER	<input checked="" type="checkbox"/> foreclosure sale
553320843002	10000	36 OTHER	<input checked="" type="checkbox"/> bankruptcy sale
79007007	10000	36 OTHER	<input checked="" type="checkbox"/> quit claimed-below mkt by comps
24002001	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
553310843012	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
18000019	20000	39 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> joel tanner -buyer-has been leasing property for years
33002001	20000	39 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> buyer had to acquire quiet title
33032009	20000	39 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> lessee purchase
34005002	20000	39 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> seller financed-not on open mkt
34022016	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
34054004	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
553190843004	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
34048007	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
32027002	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
45000005	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
43201003	20000	36 OTHER	<input checked="" type="checkbox"/> Property split
553250843016	20000	37 AGRI USE	<input checked="" type="checkbox"/> seller financed-not on open mkt
16021006	20000	36 OTHER	<input checked="" type="checkbox"/> Property split
10012003	20000	36 OTHER	<input checked="" type="checkbox"/> seller financed-not on open mkt
77003017	20000	41 ??	<input checked="" type="checkbox"/>
553250843015	20000	37 AGRI USE	<input checked="" type="checkbox"/> seller financed-not on open mkt
565300946005	20000	38 BUYER OWNES ADJACENT PROPERTY	<input checked="" type="checkbox"/> seller financed-not on open mkt
559060943010	20000	36 OTHER	<input checked="" type="checkbox"/> purchased land separate from building
50502002	20000	41 ??	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
34032011	20000	39 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> estate transfer
<hr/>			
Accounts Audited:	48	Auditor Agrees: -48	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>34</b>	<b>LA PLATA</b>	
R419396	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R020552	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R007580	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R004903	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> fin inst to fin inst
R419075	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R417174	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R022792	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R434182	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R004449	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> sold below mkt by comps
R020412	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> sold to renter below mkt
R010362	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R419831	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R014200	1212	SUP BARGAIN POWER NOTES REQUIRED	<input checked="" type="checkbox"/> short sale
R015219	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> structural damage
R428763	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> deed restriction
R428764	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> deed restriction
R428811	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> tax exempt org
R428789	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> deed restriction
R428811	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> deed restriction
R419167	1212	SUP BARGAIN POWER NOTES REQUIRED	<input checked="" type="checkbox"/> inc MH
R008852	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> above mkt by comps
R003589	1212	SUP BARGAIN POWER NOTES REQUIRED	<input checked="" type="checkbox"/> house in unlivable condit/sold less than land
R013667	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> PP inc



<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R012291	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> mkt comps /high value
R000169	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> not mkt/low by comps
R023318	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> not mkt/low by comps
R021409	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> craigs list sale above mkt
R428788	1212	SPEC INCENT/CON NOTES REQUIRED	<input checked="" type="checkbox"/> deed restriction
R023995	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R008877	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> related party sale
R005222	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> change use
R422455	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> two sales on same day
R007577	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R010830	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R011489	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R017318	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> deed correction to sales price
R013099	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R009085	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R433517	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R418648	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R003793	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R022462	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> name change
R023578	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R007627	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R421478	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> above mkt by comps
R002576	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R017310	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007505	1230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R014957	1230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R014622	1230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R434742	2212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> bank to bank below mkt by comps
R004518	2220	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> below mkt by comps
R421294	2230	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> foreclosure/below mkt by comps
R015932	2230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> not avail to public/below mkt by comps
R004316	2235	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> above mkt by comps
R022565	2245	NOT MARKET SALE NOTES REQUIRED	<input type="checkbox"/> sale to be reviewed for qualification
<b>Accounts Audited: 56      Auditor Agrees: -55      Auditor Disagrees: -1      Auditor Disagrees: -1.79%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
0010176750	005200	69 PARTIAL INTEREST	✓ this sale included a 50% undivided interest as stated on the deed located in Custer County records
000010003578	0100	67 INCLUDES LICENSE-FRANCHISE	✓ the sale included a water tap which is atypical in this marketplace, information in county records
000010901102	0100	62 QUIT CLAIMS	✓ Quit Claim deed was used to transfer this property, information in county records
000010004147	0100	62 QUIT CLAIMS	✓ this is a transfer between related parties, a Quit Claim deed was used for the transfer, information in county records
000010337313	0100	18 MULTIPLE PROPERTIES	✓ multiple properties were included in this transaction as stated on the deed and in county records
000010004051	0100	15 RIGHT OF WAY / EASEMENT	✓ this is a multiple property sale as indicated on the TD and on the deed, information in county records
000020125513	0100	62 QUIT CLAIMS	✓ a Quit Claim deed was used to transfer this property, information in county records
000010397804	0100	70 OTHER	✓ that deed and information from county records indicate a multiple property sale
000010002609	0100	57 RELATED PARTIES	✓ county records indicate this home was not openly marketed and was a deal between friends, also indicated on the TD
000010389704	0100	76 NOT ON MARKET	✓ the property was purchased by the adjoiner and was not exposed to the open market, information in county records
000020000297	0100	16 UNDETERMINED PERSONAL PROPERTY	✓ the property included outbuildings of undetermined value, information in county records
000010434801	0100	70 OTHER	✓ uninformed buyer, paid way above market price after final analysis of the market, information in county records
000010004289	0100	67 INCLUDES LICENSE-FRANCHISE	✓ property sold with a tap fee included which is atypical in this market, information in county records
000010003822	0100	72 STRESS SALE	✓ the property was sold by a realtor who never exposed the property to the MLS or open market, information in county records
000010003396	0100	21 STRESS	✓ county records indicate there was a tax lien on the property at the time of sale for about \$8000, other notes indicates legal issues and the incarceration of the owner, this is a stress sale
000010434201	0100	76 NOT ON MARKET	✓ property was advertised only on craigslist and was not made available to the open market, information in county records
000010003559	0100	62 QUIT CLAIMS	✓ the property was transferred by Quit Claim deed, information in county records
000020001360	0200	64 MULTIPLE PROPERTIES	✓ multiple properties were included in this transaction as stated on the deed and in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000010002068	0510	14 SETTLE ESTATE	✓ this was a sale to close the estate, sale was from trust to a family member, not open market, information in county records
000010002959	0520	08 CEMETARY LOT	✓ this parcel is encumbered by part of the cemetery property, information in county records
000010011804	0520	26 PURCHASE PRICE EXCEEDS MARKET	✓ after final analysis of this market this property sold for 300% over the mean, information in county records
000010077001	0520	62 QUIT CLAIMS	✓ the property was transferred by Quit Claim deed, not exposed to the open market, information in county records
000015213802	0520	57 RELATED PARTIES	✓ according to information on the sales questionnaire the property was offered by the owner not listed in MLS,
000010000455	0530	69 PARTIAL INTEREST	✓ this purchase included 3/5 of the mineral rights as stated in County notes
000010051804	0540	76 NOT ON MARKET	✓ errors on deed did not pass title, correction deed filed the next month, information in county records
000015024002	0540	64 MULTIPLE PROPERTIES	✓ multiple properties were included in this transaction as stated on the deed and in county records
000020000500	1112	84 MIXED USE	✓ the improvements on this property were in poor condition with heating flooring destroyed by smoke damage and has been remodeled since the purchase. information in county records
000020011633	1112	70 OTHER	✓ not listed in open market, information in county records
000020000473	1112	70 OTHER	✓ uneconomic remnant , duress, seller in legal problems, information in county records
000020000114	1112	76 NOT ON MARKET	✓ this property was not offered to the open market as it was sold to a tenant, information in county records
000020000252	1112	76 NOT ON MARKET	✓ this property was for sale by owner and was not exposed to the open market, information in county records
000030000052	1112	76 NOT ON MARKET	✓ this property was for sale by owner and was not exposed to the open market, information in county records
000020000897	1112	84 MIXED USE	✓ change in use from B&B to residential, information in county records
000010011775	1112	76 NOT ON MARKET	✓ not listed on open market, information in county records
000020000692	1115	84 MIXED USE	✓ changed in use from multi-family to single family, information in county records
000010002193	11350	76 NOT ON MARKET	✓ at the time of sale there were two mobile homes which were included in the sales price, information in county records
000010184312	1212	70 OTHER	✓ this was a transfer of personal property only, transferred via bill of sale, information in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000010002381	1212	70 OTHER	<input checked="" type="checkbox"/> sale included a membership to a trout club and any existing buildings located on the tract, information in county records
000010002509	1212	70 OTHER	<input checked="" type="checkbox"/> the sale included a membership to mount massive lakes and was deed restricted, information in county records
000020153001	2112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> sale included multiple properties and was sold between business affiliates, information in county records
000060166601	2120	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> sale included multiple properties as stated in county records
000020191305	2130	57 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD and county records indicate an in-family transaction and was not exposed to the open market
000020001428	2230	78 INCOMPLETE DECLARATION	<input checked="" type="checkbox"/> information in county records the improvements cannot be used in their current almost salvage condition, the property has been vacant for over four years
<b>Accounts Audited: 43      Auditor Agrees: -43      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1636232	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615839	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634796	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634795	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1605138	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615567	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645990	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1636533	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615596	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615636	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615828	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615847	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615848	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615895	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615898	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1615899	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1637784	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1619812	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638390	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1621249	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1621905	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1622150	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1619811	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1638490	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1642243	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1642242	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1642235	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1642234	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1641030	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1640679	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1639324	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638670	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638625	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638573	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638334	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638494	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1637787	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638487	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638425	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638396	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625592	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638388	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1623878	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1638322	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1637818	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1637817	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1637797	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1638502	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R0328766	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1634472	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634482	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634512	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634777	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634781	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634784	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634785	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634786	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1634787	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625409	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R0314722	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1632168	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R0549657	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0612901	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0654019	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0679488	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0749818	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0756083	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0784320	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1058134	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1638997	0100	62 Land sale - Split-out/Combined	<input checked="" type="checkbox"/> Parcel no longer exists
R1642487	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0275522	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Loafing shed on lot
R1628958	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1623893	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1624443	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder Sale
R1624544	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1624551	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625063	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625378	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625586	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625789	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1625799	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1628461	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1633858	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1628950	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1633855	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1629011	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1629012	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1629013	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1629017	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1630217	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1631246	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1631423	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1631432	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1631971	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1623891	0100	59 Land sale - Sale to builder	✓ Builder sale
R1628846	0100	59 Land sale - Sale to builder	✓ Builder sale
R1646036	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1645979	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646001	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646024	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646025	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646026	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646027	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1632210	0100	36 Land sale - Multiple sale	✓ Multiple Parcel sale
R1646030	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1645957	0100	27 Land sale - Contract-Agreement	✓ Builder transferred to owner to acquire construction loan
R1646056	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646057	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646063	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1646076	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1632371	0100	36 Land sale - Multiple sale	✓ Multiple Parcel sale
R1630807	0100	25 Land sale - Change of use	✓ Change from one use to another
R1646028	0100	27 Land sale - Contract-Agreement	✓ Inter-corporate sale
R1645917	0100	27 Land sale - Contract-Agreement	✓ Builder transferred to owner to acquire construction loan
R1632012	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1657097	0100	25 Land sale - Change of use	✓ QCD on three exempt parcels to taxable entity
R1641522	0100	26 Land sale - Charitable Agency	✓ Habitat for Humanity bought nine lots
R1622111	0100	27 Land sale - Contract-Agreement	✓ Builder transferred to owner to acquire construction loan

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1645913	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645914	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645961	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645916	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645958	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645918	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645920	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Inter-corporate sale
R1645929	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645930	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645931	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1645934	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Sale included construction loan for improvement
R1632208	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1645915	0100	27 Land sale - Contract-Agreement	<input checked="" type="checkbox"/> Builder transferred to owner to acquire construction loan
R1632184	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1645890	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645888	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645887	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645886	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645885	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645884	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1632363	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1632188	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1645893	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1632064	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1632033	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1632031	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632031	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1632024	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1247760	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists
R1645883	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645902	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645911	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645910	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645909	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645908	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645907	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645906	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645891	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645904	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645892	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645901	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645900	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645897	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645896	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645895	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645894	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1627999	0100	25 Land sale - Change of use	☑ No MLS, part of a portfolio purchase, plat approved
R1645905	0100	24 Land sale - Business affiliate	☑ Business partnership sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1645953	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1646016	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1646017	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1646023	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645965	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645964	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645963	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1633866	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645954	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645992	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645952	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645949	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645948	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1633889	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1633874	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1655119	0100	25 Land sale - Change of use	<input checked="" type="checkbox"/> Sale included construction costs for a tri-plex
R1645959	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645973	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645986	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645985	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645984	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645983	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645982	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645977	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1646002	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645974	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645997	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645972	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645971	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645968	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645967	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645966	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645991	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1633856	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645975	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1652545	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647826	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647840	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647857	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647926	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647938	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1647944	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1633873	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1652542	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645922	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1652551	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1652819	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1652823	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1652892	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1652956	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1653050	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1652286	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645942	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1632774	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1632707	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1632568	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1645947	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645946	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645945	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645912	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645943	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645919	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1632531	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1632507	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1645939	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645938	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645928	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645927	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1631993	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645944	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1646215	0100	59 Land sale - Sale to builder	☑ Builder sale
R1647782	0100	59 Land sale - Sale to builder	☑ Builder sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1647781	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646227	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646226	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646224	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646223	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645994	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646216	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647824	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646156	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646152	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646000	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645999	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645996	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1652822	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1646217	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647941	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1632012	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1652816	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1652813	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1652808	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1648050	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647957	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647783	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647942	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1647821	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647939	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647934	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647930	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647929	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647829	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647828	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645993	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1647951	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644170	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645863	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645504	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645501	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644716	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644571	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644564	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645995	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644172	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645921	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644147	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644142	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644089	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1643961	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1643957	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1642545	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1644180	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645941	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645987	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645981	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645980	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645978	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645970	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645962	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645873	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645956	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645874	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645940	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645936	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645935	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645933	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645932	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645926	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1653024	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1645960	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1632056	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645858	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645765	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645015	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1644979	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1642479	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1642467	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1628560	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1634136	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645862	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1632033	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1630705	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1629019	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1628614	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1628612	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1652817	0100	59 Land sale - Sale to builder	<input checked="" type="checkbox"/> Builder sale
R1642465	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645871	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645882	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645881	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645880	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645879	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645878	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645877	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645859	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645875	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Inter-corporate sale
R1645860	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale
R1645869	0100	24 Land sale - Business affiliate	<input checked="" type="checkbox"/> Business partnership sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1645868	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645866	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1634328	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645865	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645864	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1626870	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1645876	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0276987	0100	62 Land sale - Split-out/Combined	☑ Combined and deleted with neighboring parcel
R1654254	0100	62 Land sale - Split-out/Combined	☑ Inactive parcel
R1642244	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists
R1642236	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists
R1605159	0100	59 Land sale - Sale to builder	☑ Builder sale
R1631910	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists
R1605137	0100	59 Land sale - Sale to builder	☑ Builder sale
R1628579	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0547883	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists
R1621269	0100	68 Land sale - Vacant Ag land	☑ Reclassified as ag subsequent to sale
R0164925	0100	62 Land sale - Split-out/Combined	☑ Combined for senior housing project
R1654732	0100	59 Land sale - Sale to builder	☑ Builder sale
R1654381	0100	59 Land sale - Sale to builder	☑ Builder sale
R1654375	0100	59 Land sale - Sale to builder	☑ Builder sale
R1654351	0100	59 Land sale - Sale to builder	☑ Builder sale
R1653032	0100	59 Land sale - Sale to builder	☑ Builder sale
R0784451	0100	62 Land sale - Split-out/Combined	☑ Parcel no longer exists

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0753505	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1626044	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1625787	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1615902	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1615602	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1615600	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1605095	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0275662	0100	63 Land sale - Unfulfilled Agree	☑ Dispute with National Forest lot line
R1270818	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R1650006	0100	63 Land sale - Unfulfilled Agree	☑ Buyer deceived into thinking it was a lakefront lot, not
R0521736	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0442011	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0312606	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0272647	0100	24 Land sale - Business affiliate	☑ Deleted and combined between neighbors
R0269301	0100	24 Land sale - Business affiliate	☑ Sale between neighbors
R0534340	0100	7 Demolished/Destroyed/Damaged	☑ Purchased four months before 2013 flood
R1642543	0100	59 Land sale - Sale to builder	☑ Builder sale
R1405691	0100	24 Land sale - Business affiliate	☑ Business partnership sale
R0756156	0100	31 Land sale - Family-In house	☑ Inter-familial
R0274810	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R0275115	0100	39 Land sale - Other than raw	☑ Electricity to property
R0756172	0100	28 Land sale - Correction Deed	☑ Two deeds recorded on same day to correct name
R1619821	0100	28 Land sale - Correction Deed	☑ Two deeds corrected name
R1640602	0100	28 Land sale - Correction Deed	☑ Corrected incorrect deed

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1649792	0100	28 Land sale - Correction Deed	✓ Corrected prior deed
R1643667	0100	29 Land Sale- Duplicate in Sale Period	✓ Later sale in collection period
R1605092	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0512923	0100	31 Land sale - Family-In house	✓ Inter-familial
R0270440	0100	39 Land sale - Other than raw	✓ Electricity to property
R1389149	0100	31 Land sale - Family-In house	✓ Inter-familial
R1603671	0100	31 Land sale - Family-In house	✓ Inter-familial
R1620610	0100	31 Land sale - Family-In house	✓ Inter-familial
R1626858	0100	31 Land sale - Family-In house	✓ Inter-familial
R1626861	0100	31 Land sale - Family-In house	✓ Inter-familial
R1626931	0100	31 Land sale - Family-In house	✓ Inter-familial
R1636228	0100	31 Land sale - Family-In house	✓ Inter-familial
R0111155	0100	31 Land sale - Family-In house	✓ Two deeds, bought from neighbor
R1638481	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638982	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638643	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638622	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638614	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638587	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638582	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1638575	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0273031	0100	39 Land sale - Other than raw	✓ Electricity to property
R1638545	0100	36 Land sale - Multiple sale	✓ Multiple parcel sale
R0272892	0100	39 Land sale - Other than raw	✓ Power hookups in place

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1638444	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1637807	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1637791	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0258008	0100	39 Land sale - Other than raw	☑ Included minor structure and electricity
R0260207	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R0261726	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R0269794	0100	39 Land sale - Other than raw	☑ Shed, well and electrical outlets for RVs
R1641034	0100	32 Land sale - Fin Inst as buyer	☑ Error corrected, it is a valid sale
R1638564	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1634506	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652605	0100	31 Land sale - Family-In house	☑ Inter- familial
R1289900	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1636560	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636556	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636384	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1636223	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1635127	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0631060	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1634509	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0529044	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1593983	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1594477	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1597547	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1597650	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1597669	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1597673	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1602343	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1602820	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1634514	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0247162	0100	36 Land sale - Multiple sale	☑ Four parcel sale
R1655062	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1642554	0100	32 Land sale - Fin Inst as buyer	☑ Not in MLS, inter-corporate
R1596268	0100	34 Land sale - Govt agency buyer	☑ Town of Estes Park purchased two parcels
R1642401	0100	35 Land Sale- Religious Institution	☑ Sold to St. Peter's Anglican Church
R1655130	0100	35 Land Sale- Religious Institution	☑ Church sold to taxable entity for a new sub
R0140082	0100	36 Land sale - Multiple sale	☑ Two parcel
R0241644	0100	36 Land sale - Multiple sale	☑ Two parcel
R1217569	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0247162	0100	36 Land sale - Multiple sale	☑ Four parcel sale
R1615476	0100	32 Land sale - Fin Inst as buyer	☑ No MLS, deed in lieu of foreclosure
R0247260	0100	36 Land sale - Multiple sale	☑ Two parcel sale
R0302155	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0302163	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0302210	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0314536	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0321788	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0327794	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0327808	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0246751	0100	36 Land sale - Multiple sale	☑ Three parcel sale
R1652555	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653355	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1647942	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1651720	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1651722	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652191	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652193	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652199	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1646157	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652554	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1645846	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652821	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652986	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653110	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653138	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653232	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653272	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1653350	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1656300	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1652285	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1642677	0100	36 Land sale - Multiple sale	☑ multiple parcel sale
R1597688	0100	59 Land sale - Sale to builder	☑ Builder sale
R1615585	0100	59 Land sale - Sale to builder	☑ Builder sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1644462	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644461	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644432	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644432	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644052	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1646375	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1643699	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1653356	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644577	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644580	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644601	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1644904	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645436	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645475	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645518	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1645678	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1643980	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1639004	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1653351	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641034	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640961	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640960	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640953	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640951	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1640640	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641505	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640545	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641527	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654751	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654761	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654770	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654771	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654773	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654873	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1655034	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1217259	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1640640	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1642478	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1653358	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654298	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654341	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654647	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654655	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654699	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1654745	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1641040	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1642487	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1655574	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1642474	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1642471	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1642415	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1642410	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1642124	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1642123	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1641725	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1641711	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1642553	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1624308	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1246151	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1320718	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1367935	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1397184	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1555901	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1591364	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1594482	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1644086	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1619295	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1631989	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1624311	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1625590	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1625652	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1631227	0100	39 Land sale - Other than raw	☑ Well, septic and electric

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1631326	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1644066	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1644082	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1630757	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1619294	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R0583782	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630775	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630776	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630787	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630812	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630817	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630825	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630829	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631941	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1084194	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Well, septic and electric
R1631945	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631991	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631964	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631966	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631981	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631982	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631984	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631985	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631987	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1644090	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1605126	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0246689	0100	59 Land sale - Sale to builder	☑ Sale to builder
R1645925	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645950	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645951	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645998	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1654288	0100	51 Land sale - Property trade	☑ 1031 exchange with undisclosed amount on trade
R0270644	0100	52 Land sale - Questionable sale	☑ Sale and resale involving family
R1637611	0100	52 Land sale - Questionable sale	☑ Multiple parcel sale
R1644085	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1643667	0100	52 Land sale - Questionable sale	☑ Irregular shape and setbacks does not allow building
R1645889	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R0523658	0100	59 Land sale - Sale to builder	☑ Sale to builder
R1597644	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597648	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597651	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597652	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597653	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597655	0100	59 Land sale - Sale to builder	☑ Builder sale
R1597668	0100	59 Land sale - Sale to builder	☑ Builder sale
R1639370	0100	52 Land sale - Questionable sale	☑ Multiple parcel sale
R0278084	0100	46 Land sale - Partial value	☑ Partial Value
R1644135	0100	39 Land sale - Other than raw	☑ Well, septic and electric

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1646710	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R1649814	0100	39 Land sale - Other than raw	☑ Outbuilding included of 1200 sf
R1655107	0100	39 Land sale - Other than raw	☑ Well, septic and electric
R0560529	0100	42 Land sale - Partial interest	☑ Partial Interest
R0560529	0100	42 Land sale - Partial interest	☑ Partial Interest
R0756156	0100	42 Land sale - Partial interest	☑ Partial Interest
R1580800	0100	42 Land sale - Partial interest	☑ Partial Interest
R1645924	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1597113	0100	42 Land sale - Partial interest	☑ Partial Interest
R1645923	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1624901	0100	49 Land sale - Pkg Financing	☑ Builder transferred to owner to acquire construction loan
R1630773	0100	49 Land sale - Pkg Financing	☑ Land parcel used as collateral for sale
R1643929	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645861	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645867	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645870	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1645872	0100	49 Land sale - Pkg Financing	☑ Sale included construction loan for improvement
R1631943	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1580800	0100	42 Land sale - Partial interest	☑ Partial Interest
R1624471	0100	36 Land sale - Multiple sale	☑ Multiple Parcel sale
R1625804	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1621785	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1621786	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1621810	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R0275140	0100	39 Land sale - Other than raw	<input checked="" type="checkbox"/> Driveway, electric and shed
R1621834	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621834	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621862	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621885	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621737	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624238	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621736	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624497	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1624498	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1624571	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1625651	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1625654	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1625658	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1625783	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1625797	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625801	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1631962	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615897	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1605171	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1609113	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1609113	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1613787	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615569	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1615669	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615715	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615817	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615819	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621778	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615882	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1624456	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple Parcel sale
R1615900	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615903	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615925	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1616040	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1619363	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1619364	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621184	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621268	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1621632	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1615856	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1628615	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1622612	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630220	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1625806	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630215	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630213	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R1630212	0100	36 Land sale - Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale

<b>Parcel</b>	<b>Abstract #</b>	<b>Qualification Notes</b>	<b>Auditor Concurs - Notes</b>
R1630076	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630027	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630239	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630349	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630023	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630006	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628615	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628481	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1627631	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1628388	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1627632	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630621	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630721	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630739	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1625811	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1625986	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1630013	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1626273	0100	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1643814	0200	36 Land sale - Multiple sale	☑ Multiple parcel sale
R0008770	0200	18 Foreclosure, Forced Sale, PTD	☑ Strip of vacant land sold to City, easement
R1066234	0200	78 Multiple sale	☑ Multiple parcel sale
R0288136	0200	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1268562	0200	36 Land sale - Multiple sale	☑ Multiple parcel sale
R1269313	0200	36 Land sale - Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1613739	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1232878	0200	63 Land sale - Unfulfilled Agree	✓ Severely restricted by zoning, required to install public street
R1617950	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1641924	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1633324	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1645143	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1652212	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1581236	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1651521	0200	24 Land sale - Business affiliate	✓ Business partnership sale
R1655133	0200	25 Land sale - Change of use	✓ Residential property demo'd and will be regional hospital
R1416910	0200	25 Land sale - Change of use	✓ Change in use
R0520225	0200	25 Land sale - Change of use	✓ Change in use
R1647667	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1631300	0200	24 Land sale - Business affiliate	✓ Business partnership sale
R1622897	0200	24 Land sale - Business affiliate	✓ Business partnership sale
R1116169	0200	34 Land sale - Govt agency buyer	✓ City of Fort Collins purchased land near homeless shelter
R1642379	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1634810	0200	62 Land sale - Split-out/Combined	✓ Inactive parcel
R1581231	0200	46 Land sale - Partial value	✓ Partial Interest Sale
R1603752	0200	46 Land sale - Partial value	✓ Partial Interest Sale
R1641581	0200	46 Land sale - Partial value	✓ Partial Interest Sale
R0008737	0200	27 Land sale - Contract-Agreement	✓ Alley paving was a stipulation to sale, more than lot sale
R1655135	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale
R1649723	0200	36 Land sale - Multiple sale	✓ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0009156	0200	86 Questionable sale	✓ Site was affected by excessive discarded personal property
R1641618	1112	2 Atypical condition	✓ Poor condition per TD, multiple buildings
R0275247	1112	87 Remodel or addition after sale	✓ Fair condition cabin, additional and remodeled after sale
R0742643	1112	87 Remodel or addition after sale	✓ Additional basement finish done after sale: \$30 k permit
R0118796	1112	2 Atypical condition	✓ In the middle of renovation at time of purchase
R1625586	1112	87 Remodel or addition after sale	✓ Basement finished after sale
R0584568	1112	2 Atypical condition	✓ Remodeled after sale, sold off a portion of lot
R0713228	1112	2 Atypical condition	✓ Poor condition per TD, validated after unable to confirm
R1172263	1112	2 Atypical condition	✓ Fixed and flipped for \$389k, fair condition per TD
R1352105	1112	2 Atypical condition	✓ Vandalism, excessive deferred maintenance, leaking pipes
R1624837	1112	87 Remodel or addition after sale	✓ Basement finished after sale
R1605020	1112	2 Atypical condition	✓ Not exposed to open market, needs \$100k cost to cure
R1655577	1112	87 Remodel or addition after sale	✓ No MLS, totally remodeled after sale, price was for land
R1644502	1112	2 Atypical condition	✓ Fixed and flipped for \$800k, poor condition per TD
R1611631	1112	87 Remodel or addition after sale	✓ Added a garage after sale, now has multiple buildings
R1604041	1112	98 Sale to settle an Estate	✓ Sold to daughter per estate
R1638574	1112	87 Remodel or addition after sale	✓ Basement finished after sale
R1590797	1112	2 Atypical condition	✓ No kitchen, no plumbing, vandalized
R0159590	1112	2 Atypical condition	✓ Roof deterioration, boiler replaced, 100 sf outbuilding
R1565192	1140	21 Involves property trades	✓ Mobile home park and mobile homes included in trade
R1652622	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R1306880	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R1615172	1230	87 Remodel or addition after sale	✓ Duplicate sale in time frame, fix and flipped
R1634909	1230	87 Remodel or addition after sale	✓ Basement finished after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1648647	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R0790940	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R1655979	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R1640270	1230	87 Remodel or addition after sale	✓ Basement finished after sale
R0238350	2112	18 Foreclosure, Forced Sale, PTD	✓ Included convenience store personal property at \$68k
R0525979	2112	21 Involves property trades	✓ Multiple uses, multiple parcels
R1601475	2112	81 Personal Property of undetermined Value	✓ Included all PP inventory in a convenience store, subsequent sale
R1647562	2112	18 Foreclosure, Forced Sale, PTD	✓ Could not determine personal property value
R1629626	2112	18 Foreclosure, Forced Sale, PTD	✓ Multiple parcels, tenant improvement financing included in sale
R1601475	2112	18 Foreclosure, Forced Sale, PTD	✓ Included all PP inventory in a convenience store
R0640239	2112	42 Land sale - Partial interest	✓ Partial Interest Sale
R0377112	2112	18 Foreclosure, Forced Sale, PTD	✓ Duplicate sale in time frame, not at market rent
R1009907	2112	74 Mobile Home	✓ Sale includes land, mobile home, PP, sold to lessee
R0175978	2112	18 Foreclosure, Forced Sale, PTD	✓ Sale based on NOI and cap rate, speculative, new stadium
R0161438	2112	78 Multiple sale	✓ Two parcel sale, lack of visibility
R1648094	2112	13 Foreclosure, Forced Sale, PTD	✓ Forced sale, not on open market, sold for debt
R0009776	2112	13 Foreclosure, Forced Sale, PTD	✓ MMO dispensary remodeled after sale
R1337351	2112	9 Duplicate Sale In Time Frame	✓ Duplicate sale in time period between business associates
R0175978	2112	7 Demolished/Destroyed/Damaged	✓ Building demo'd within two weeks of purchase
R0038016	2112	5 Contract - Agreement	✓ Sold to lessee, family in house sale
R1532570	2112	18 Foreclosure, Forced Sale, PTD	✓ Auto parts store had inventory and blue sky included
R0038024	2112	87 Remodel or addition after sale	✓ Purchased as land parcel with College Avenue frontage
R1528297	2112	87 Remodel or addition after sale	✓ Remodeled warehouse after sale into car dealership
R1369024	2112	87 Remodel or addition after sale	✓ Video store vacant for two years, remodeled into pawn shop

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0491764	2112	87 Remodel or addition after sale	☑ Liquor store addition after sale
R0409979	2112	87 Remodel or addition after sale	☑ Remodeled after sale
R0134376	2112	87 Remodel or addition after sale	☑ Remodeled after sale and change of use
R0131458	2112	87 Remodel or addition after sale	☑ South side of earlier purchase to auto dealership
R1633327	2112	21 Involves property trades	☑ Included \$248k in trade value
R0042765	2112	87 Remodel or addition after sale	☑ Sale and leaseback to tenant, addition for 2014
R1542107	2112	87 Remodel or addition after sale	☑ Asbestos mitigation, remodeled from Goodwill to Bar
R0037982	2112	87 Remodel or addition after sale	☑ Salon added to the second floor of burger restaurant
R1593361	2112	87 Remodel or addition after sale	☑ Added \$95k remodel after sale, multiple parcels
R1615251	2112	87 Remodel or addition after sale	☑ Change in use from salon to bait shop, \$100k remodel after sale
R1639265	2112	87 Remodel or addition after sale	☑ Remodeled into three retail units and room for a church
R1654726	2112	4 Change of use	☑ Converted to commercial condo units
R0228982	2112	98 Sale to settle an Estate	☑ Estate sale, multiple uses, poor condition
R0445673	2112	98 Sale to settle an Estate	☑ Settled a living trust
R0126845	2112	87 Remodel or addition after sale	☑ Change of use from storage and remodel in auto dealership
R1612778	2112	3 Between business affiliates	☑ Inter-corporate sale
R1603531	2112	78 Multiple sale	☑ Multiple parcel sale
R1364090	2112	78 Multiple sale	☑ Multiple parcel sale
R1303902	2112	78 Multiple sale	☑ Multiple parcel sale
R0377112	2112	78 Multiple sale	☑ Multiple parcel sale
R1401122	2112	4 Change of use	☑ Change from Blockbuster to 7-11 and dental office
R0640239	2112	42 Land sale - Partial interest	☑ Partial Interest Sale
R0444103	2112	3 Between business affiliates	☑ Inter-corporate sale
R1575503	2112	78 Multiple sale	☑ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1301462	2112	3 Between business affiliates	☑ Inter-corporate sale
R0635928	2112	4 Change of use	☑ Fitness center to retail, owner carry
R0200557	2112	4 Change of use	☑ Buildings demo'd, change in use to office
R1281011	2112	82 Partial interest	☑ Partial Interest Sale
R1645414	2112	81 Personal Property of undetermined Value	☑ Could not determine personal property value
R0596159	2112	3 Between business affiliates	☑ Inter-corporate sale
R1645371	2130	82 Partial interest	☑ Partial Interest Sale
R1530682	2130	82 Partial interest	☑ Partial Interest Sale
R1530682	2130	82 Partial interest	☑ Partial Interest Sale
R1055259	2130	76 Multiple bldgs on parcel	☑ Multiple buildings
R1434349	2130	81 Personal Property of undetermined Value	☑ Unable to determine personal property
R1634456	2130	82 Partial interest	☑ Partial Interest Sale
R1645371	2130	82 Partial interest	☑ Partial Interest Sale
R1530682	2130	82 Partial interest	☑ Partial Interest Sale
R1654880	2130	84 Partial val %comp/per val	☑ Incomplete construction as of assessment date
R1648556	2130	78 Multiple sale	☑ Multiple parcel sale
R1643780	2130	78 Multiple sale	☑ Multiple parcel sale
R1435302	2130	78 Multiple sale	☑ Multiple parcel sale
R1233467	2130	78 Multiple sale	☑ Multiple parcel sale
R0449008	2130	78 Multiple sale	☑ Multiple parcel
R0148954	2130	78 Multiple sale	☑ Multiple parcel sale
R0134384	2130	78 Multiple sale	☑ Multiple parcel sale
R1593011	2130	76 Multiple bldgs on parcel	☑ More than one building on site
R1645371	2130	82 Partial interest	☑ Partial Interest Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0409561	2130	87 Remodel or addition after sale	✓ Old building demo'd and new bank building built
R1021583	2130	82 Partial interest	✓ Partial Interest Sale
R1638821	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R1606107	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R1387073	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R1385917	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R1191535	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R0519537	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R0237361	2130	76 Multiple bldgs on parcel	✓ Multiple buildings
R0416789	2130	87 Remodel or addition after sale	✓ Changed from industrial to medical offices
R1530682	2130	82 Partial interest	✓ Partial Interest Sale
R0385280	2130	87 Remodel or addition after sale	✓ Repaired damage and updated electrical service
R0053457	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R0044806	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R0043672	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R1530682	2130	82 Partial interest	✓ Partial Interest Sale
R0195235	2130	76 Multiple bldgs on parcel	✓ Multiple buildings
R0024805	2130	87 Remodel or addition after sale	✓ Two parcels, car wash demo'd
R0215775	2130	82 Partial interest	✓ Partial Interest Sale
R0477176	2130	87 Remodel or addition after sale	✓ Remodeled after sale
R0024821	2130	18 Foreclosure, Forced Sale, PTD	✓ PP of undetermined value in bar/restaurant
R1270176	2130	18 Foreclosure, Forced Sale, PTD	✓ Foreclosure
R1170465	2130	13 Foreclosure, Forced Sale, PTD	✓ Foreclosure
R1643889	2130	13 Foreclosure, Forced Sale, PTD	✓ Foreclosure



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1645181	2130	3 Between business affiliates	<input checked="" type="checkbox"/> Inter-corporate sale
R1530682	2130	3 Between business affiliates	<input checked="" type="checkbox"/> Inter-corporate sale
R1645371	2130	3 Between business affiliates	<input checked="" type="checkbox"/> Inter-corporate sale
R1617172	2130	2 Atypical condition	<input checked="" type="checkbox"/> Failed remodel, used loan for personal use, now incarcerated
R1601478	2130	11 Financial Inst as buyer	<input checked="" type="checkbox"/> Seller was contractor and went back to lender
R0039462	2130	18 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Between business associates, includes restaurant/roof top patio
R0039969	2130	18 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Purchased contiguous building to control commercial tenants
R1629265	2130	21 Involves property trades	<input checked="" type="checkbox"/> Trade
R1328328	2130	21 Involves property trades	<input checked="" type="checkbox"/> Trade
R1643778	2130	18 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Foreclosure
R1609114	2130	18 Foreclosure, Forced Sale, PTD	<input checked="" type="checkbox"/> Foreclosure
R0707511	2130	3 Between business affiliates	<input checked="" type="checkbox"/> Inter-corporate sale
R0519537	2130	9 Duplicate Sale In Time Frame	<input checked="" type="checkbox"/> Duplicate sale in time period
R0038059	2130	4 Change of use	<input checked="" type="checkbox"/> Change from BBQ to remodel to two story retail
R0161357	2130	4 Change of use	<input checked="" type="checkbox"/> Changed from MMO to residential use
R0187984	2130	4 Change of use	<input checked="" type="checkbox"/> Change from gentlemen's' club to church. Fair condition
R1069438	2130	4 Change of use	<input checked="" type="checkbox"/> Use Change
R0041602	2130	5 Contract - Agreement	<input checked="" type="checkbox"/> Tenant purchased builder based on current lease
R1645371	2130	3 Between business affiliates	<input checked="" type="checkbox"/> Inter-corporate sale
R0066664	2130	7 Demolished/Destroyed/Damaged	<input checked="" type="checkbox"/> Service garage demo'd for mixed use development
R1170465	2130	9 Duplicate Sale In Time Frame	<input checked="" type="checkbox"/> Sold again in time frame
R1530682	2130	82 Partial interest	<input checked="" type="checkbox"/> Partial Interest Sale
R0102504	2130	10 Family - In house	<input checked="" type="checkbox"/> Inter-corporate sale
R1591939	2130	10 Family - In house	<input checked="" type="checkbox"/> Inter-corporate sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1614834	2130	10 Family - In house	<input checked="" type="checkbox"/> Inter-familial
R1617251	3115	87 Remodel or addition after sale	<input checked="" type="checkbox"/> Remodeled after sale
R0340804	3115	10 Family - In house	<input checked="" type="checkbox"/> Inter-familial
R1268546	3115	3 Between business affiliates	<input checked="" type="checkbox"/> Business partnership sale
R0497797	3115	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
R0529125	3115	78 Multiple sale	<input checked="" type="checkbox"/> Multiple parcel sale
<b>Accounts Audited: 869      Auditor Agrees: -869      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>36</b>	<b>Las Animas</b>	
R0010327100	0100	5 GOVT AGENCY AS BUYER	✓
R0013469000	0100	17 PROPERTY TRADES INVOLVED	✓
R0012987300	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0013320500	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0012658800	0100	17 PROPERTY TRADES INVOLVED	✓
R0010510000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010515000	0100	17 PROPERTY TRADES INVOLVED	✓
R0012074500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013056500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010416000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010679000	0100	14 SETTLE ESTATE	✓
R0014130500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012882700	0100	32 TREASURERS DEED	✓ TREASURERS DEED
R0012721110	0100	24 OTHER	✓ LOT PURCHASED TO CLEAR UP INCROACHMENT ISSUE ON LOT LINE
R0012715000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012710200	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0011015400	0100	17 PROPERTY TRADES INVOLVED	✓
R0010416000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013773500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0011881500	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0013866001	0100	5 GOVT AGENCY AS BUYER	✓
R0014291302	0100	18 MULTIPLE PROPERTIES INVOLVED	✓
R0014342400	0100	34 SHORT SALE/NON ARMS LENGTH	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0013689000	0100	24 OTHER	✓ ADJOINING PROPERTY
R0013625500	0100	14 SETTLE ESTATE	✓
R0013625500	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0013548000	0200	24 OTHER	✓ ADJOINING PROPERTY
R0012635700	0510	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012635700	0510	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010145000	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013868090	0520	5 GOVT AGENCY AS BUYER	✓
R0010939300	0520	24 OTHER	✓ ADJOINING PROPERTY
R0010072800	0520	6 PUBLIC UTILITY INVOLVED	✓
R0010430001	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013433400	0520	24 OTHER	✓ MINOR STRUCTOR 4000 SF STORAGE SHED
R0012120500	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013311000	0520	14 SETTLE ESTATE	✓
R0010370300	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012483500	0520	18 MULTIPLE PROPERTIES INVOLVED	✓
R0013684500	0530	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012731000	0530	11 BETWEEN RELATED PARTIES	✓
R0010265600	0540	17 PROPERTY TRADES INVOLVED	✓
R0012150000	0550	24 OTHER	✓ ADJOINING PROPERTY
R0011163500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011154800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010483620	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011131000	1112	34 SHORT SALE/NON ARMS LENGTH	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0011045900	1112	11 BETWEEN RELATED PARTIES	✓
R0010480500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011153300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010396500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011024500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011057500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011130000	1112	14 SETTLE ESTATE	✓
R0011161500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011122500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011158300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010540500	1112	14 SETTLE ESTATE	✓
R0010135500	1112	11 BETWEEN RELATED PARTIES	✓
R0010135500	1112	18 MULTIPLE PROPERTIES INVOLVED	✓
R0010166310	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010172000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010178000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010188000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010280000	1112	11 BETWEEN RELATED PARTIES	✓
R0010349000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010371900	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011837800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010761100	1112	24 OTHER	✓ SECOND SALE
R0010530500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010900211	1112	34 SHORT SALE/NON ARMS LENGTH	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0010594000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010630000	1112	23 PARTIAL INTEREST	✓
R0010632600	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010701000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010787700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010836500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010859000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010892500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010892500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010896000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010483630	1112	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0012866000	1112	14 SETTLE ESTATE	✓
R0013167300	1112	24 OTHER	✓ HAD TO BUY EASEMENT FOR WATER LINE
R0013149000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013149000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013144000	1112	11 BETWEEN RELATED PARTIES	✓
R0013118500	1112	11 BETWEEN RELATED PARTIES	✓
R0013090700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013073000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013040500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013021500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012944000	1112	18 MULTIPLE PROPERTIES INVOLVED	✓
R0014636500	1112	24 OTHER	✓ 2ND SALE IN TIME PERIOD
R0012885500	1112	34 SHORT SALE/NON ARMS LENGTH	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0013446300	1112	14 SETTLE ESTATE	✓
R0012840500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012825500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012773500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012664200	1112	29 PUBLIC TRUSTEES DEED	✓
R0012201000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014427000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011867500	1112	14 SETTLE ESTATE	✓
R0014460100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014473700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014609500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014415300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012924300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013846010	1112	12 BETWEEN BUSINESS AFFILIATES	✓
R0014410300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014351500	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0014214100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014149000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014092000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014079520	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014058300	1112	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0014054000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014040000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013966700	1112	24 OTHER	✓ ADDING SPOUSE TO DEED NO SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0013907200	1112	18 MULTIPLE PROPERTIES INVOLVED	✓
R0013401200	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013849500	1112	11 BETWEEN RELATED PARTIES	✓
R0013427700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013829500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013786301	1112	24 OTHER	✓ ADJOINING PROPERTY
R0013775100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013693500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013690300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013676300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013552100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013511800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013499300	1112	10 FINANCIAL INST AS BUYER	✓ FORECLOSURE
R0013499300	1112	10 FINANCIAL INST AS BUYER	✓
R0014646000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013901700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012536500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012653000	1112		✓
R0012618300	1112	11 BETWEEN RELATED PARTIES	✓
R0012600500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012530300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012465000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012431000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0011969500	1112	34 SHORT SALE/NON ARMS LENGTH	✓



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0012615800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011921300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012096500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012001500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012070300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012721050	2112	11 BETWEEN RELATED PARTIES	✓
R0014291500	2112	5 GOVT AGENCY AS BUYER	✓
R0011113000	2120	12 BETWEEN BUSINESS AFFILIATES	✓
R0013350000	2130	11 BETWEEN RELATED PARTIES	✓
R0014482510	2130	17 PROPERTY TRADES INVOLVED	✓
R0014482510	2130	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0013772500	2130	18 MULTIPLE PROPERTIES INVOLVED	✓
R0012104000	2130	12 BETWEEN BUSINESS AFFILIATES	✓
R0012842500	2135	11 BETWEEN RELATED PARTIES	✓
R0011031800	2135	24 OTHER	✓ 1/2 INT CONVEYED
R0012500300	3115	24 OTHER	✓ DEED RECORDED TWICE
R0012002800	3115	18 MULTIPLE PROPERTIES INVOLVED	✓
<hr/>			
Accounts Audited: 160	Auditor Agrees: -160	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>37</b>	<b>LINCOLN</b>	
R007446	1212	NEIGHBORHOOD #3 VERIFIED	<input checked="" type="checkbox"/>
R004738	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/> mobile home
R001145	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R002189	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R001322	1212	DQ NOT LIVABLE	<input checked="" type="checkbox"/>
R002063	1212	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/>
R002222	1212	TRACT SALE NOT VERIFIED	<input checked="" type="checkbox"/>
R003241	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R001655	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/>
R003309	1212	DQ FAMILY SALE	<input checked="" type="checkbox"/>
R007486	1225	DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/>
R003079	1230	DQ TRADE	<input checked="" type="checkbox"/>
R003057	1230	DQ FAMILY SALE	<input checked="" type="checkbox"/>
R003188	1230	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R002707	2115	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R003575	2212	DQ UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/>
R001896	2212	DQ ESTATE	<input checked="" type="checkbox"/>
R004708	2212	DQ PARTIAL INTEREREST	<input checked="" type="checkbox"/> percent of business
R003436	2215	68 CHANGE IN USE	<input checked="" type="checkbox"/> change code to 68
R002838	2220	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/>
R002960	2220	DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/>
R007382	2230	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> bill of sale-airport hangar
R003192	2230	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> financial inst as seller

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R004370	2230	DQ NON TYPICAL FINANCING	☑ family transaction
R003192	2230	DQ FINANCE CO BANK REPO	☑
R003025	2230	DQ FAMILY SALE	☑
R000730	2230	DQ NONTYPICAL SITUATION	☑
R003441	2230	DQ FAMILY SALE	☑
R002261	2230	DQ REMODELED NEW BLDGS CHANGE USE	☑
R004370	2230	DQ REMODELED NEW BLDGS CHANGE USE	☑
R007383	2235	DQ MISC DOCUMENT	☑ bill of sale-airport hangar
R001149	2235	DQ MULTIPLE PROPERTIES	☑
R003512	2235	DQ REMODELED NEW BLDGS CHANGE USE	☑
R001587	2235	DQ ESTATE	☑
R002392	2235	DQ MULTIPLE PROPERTIES	☑
R002805	3212	DQ UNDETERMINED PERSONAL PROPERTY	☑
<b>Accounts Audited: 36      Auditor Agrees: -36      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>38</b>	<b>LOGAN</b>	
4209000	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
6286100	1212	E ESTATE SETTLEMENT	☑ below mkt by comps
7375200	1212	F UNFULFILLED AGREEMENTS	☑ contract-summit capitol partners llp-high by comps
879000	1212	F UNFULFILLED AGREEMENTS	☑ contract-summit capitol partners llp-high by comps
5551000	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
2600000	1212	F UNFULFILLED AGREEMENTS	☑ quit claim-doubtful title below mkt by comps
5020000	1212	E ESTATE SETTLEMENT	☑ below mkt by comps
38051721101009	1212	1 OVER MOTIVATED SELLER	☑ rvjholdings three-below mkt by comps
6453000	1212	1 OVER MOTIVATED SELLER	☑ family transaction
38052509100005	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
91520002	1212	1 OVER MOTIVATED SELLER	☑ us bank national association-below mkt by comps
38051721101009	1212	1 OVER MOTIVATED SELLER	☑ quit claim deed-low by mkt comps
38077908200281	1212	1 OVER MOTIVATED SELLER	☑ secretary of housing & urban development-below mkt by comps
8989002	1212	1 OVER MOTIVATED SELLER	☑ federal national mortgage corp-below mkt by comps
38052530422001	1212	1 OVER MOTIVATED SELLER	☑ sterling junior chamber of commerce-below mkt by comps
6655000	1212	1 OVER MOTIVATED SELLER	☑ deutsche bank national trust co-below mkt by comps
4645000	1212	1 OVER MOTIVATED SELLER	☑ federal national mortgage assn-below mkt by comps
804000	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
2839000	1212	1 OVER MOTIVATED SELLER	☑ hsbc bank usa-below mky by comps
38048304407003	1212	1 OVER MOTIVATED SELLER	☑ m&t bank-below mkt by comps
5536000	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
3966000	1212	1 OVER MOTIVATED SELLER	☑ below mkt by comps
2996000	1212	1 OVER MOTIVATED SELLER	☑ secretary of housing & urban development-below mkt by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2630000	1212	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> secretary of housing & urban development-below mkt by comps
38052531106003	2212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> k mart-high by mkt comps
38052736200001	2225	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> colorado state board for community
5483000	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> private sale below mkt by comps
10034000	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> private sale below mkt by comps
38073714100010	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> private sale-high value by mkt comps inc ag land
38026711216005	2230	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> private sale-high value by mkt comps
38052533101001	2235	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> private sale-above mkt by comps
<hr/>			
Accounts Audited: 31	Auditor Agrees: -31	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>39</b>	<b>MESA</b>	
R023880	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> adjacent property owner purchased this uneconomic parcel, not exposed to the open market, according to documentation in county records
R025142	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> first sale in the time period , county confirmation, according to documentation in county records
R078124	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> no access, access must be developed in mountainous area, according to documentation in county records
R071195	0100	99 Atypical Nonconforming	<input checked="" type="checkbox"/> related parties, not open market, according to documentation in county records
R002374	0200	99 Atypical Nonconforming	<input checked="" type="checkbox"/> change in use from commercial to residential or ag, multiple parcel, according to documentation in county records
R044311	0200	99 Atypical Nonconforming	<input checked="" type="checkbox"/> this is an estate sale and not exposed to the open market, according to documentation in county records
R068795	0200	99 Atypical Nonconforming	<input checked="" type="checkbox"/> no market exposure, according to documentation in county records
R024044	0600	78 Mixed Use Prop	<input checked="" type="checkbox"/> a mix of commercial and residential, multiple property, according to documentation in county records
R004390	0600	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple properties, bargain and sale deed, according to documentation in county records
R056112	1112	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple properties as shown in county records
R045915	1135	64 Multiple Parcels	<input checked="" type="checkbox"/> multiple property including land and mobile home, according to documentation in county records
R004427	1135	61 Judicial Order Decree	<input checked="" type="checkbox"/> sold thru judicial order, not open market, according to documentation in county records
R036581	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> first sale after foreclosure, was remodeled after purchase, according to documentation in county records
R029848	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> improvements were in tear down condition according to county records and must be razed or remodeled, according to documentation in county records
R030204	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not exposed to the open market, according to documentation in county records
R074400	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not open market, sold to neighbor, according to documentation in county records
R078919	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> condition of improvements was salvage value only, sale price indicates land value, according to documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R074667	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> buyer approached seller, made offer, accepted, not open market, according to documentation in county records
R048084	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> REO sale, improvements were in tear down condition according to county records and must be razed or completely remodeled, according to documentation in county records
R070680	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> transferred via P{public Trustee's deed, not open market, according to documentation in county records
R070921	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> sold from HUD, not open market, poor condition, needed to be totally remodeled, according to documentation in county records
R050167	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> custom home built for buyer by builder, not open market, according to documentation in county records
R011407	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> the property was not listed for sale and sold by a relocation company, not exposed to the open market according to according to documentation in county records
R095516	1212	69 Partial Interest	<input checked="" type="checkbox"/> not exposed to open market, purchased by adjoiner, according to documentation in county records
R089262	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not open market, lease/option purchase for over 40 years, according to documentation in county records
R047815	1212	56 Financial Institution	<input checked="" type="checkbox"/> financial inst.to financial inst., not open market, according to documentation in county records
R007659	1212	56 Financial Institution	<input checked="" type="checkbox"/> this was a bank sale which was not exposed to the open market, the property is priced low for quick sale from the bank, according to documentation in county records
R033930	1212	56 Financial Institution	<input checked="" type="checkbox"/> property acquired due to unpaid debt, according to documentation in county records
R037622	1212	56 Financial Institution	<input checked="" type="checkbox"/> not open market , Bank of America to HUD according to documentation in county records
R012561	1212	99 Atypical Nonconforming	<input checked="" type="checkbox"/> the improvements located on the property were in poor condition, the value was not known, the sale price indicated land value only, according to documentation in county records
R037289	1212	56 Financial Institution	<input checked="" type="checkbox"/> recovered by mortgage company due to non payment, according to documentation in county records
R089211	1212	?? Multi Parcel Adjustment	<input checked="" type="checkbox"/> not open market according to documentation in county records
R076535	1212	71 No TD1000	<input checked="" type="checkbox"/> Public Trustee's deed to mortgage company, not open market, according to documentation in county records
R044091	1212	71 No TD1000	<input checked="" type="checkbox"/> changed to qualified, according to documentation in county records
R035248	1212	74 Non Market Sale	<input checked="" type="checkbox"/> not exposed to the open market, sold day after purchase, according to documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R024065	1212	74 Non Market Sale	✓ this sale was not offered on the open market buyer approached the seller and made offer, seller accepted, according to documentation in county records .
R017048	1212	63 Property Trades	✓ this transaction included a trade of unknown value, supported by county records.
R039650	1212	68 Remodel Addition	✓ sale from HUD, house in need of total remodel, according to documentation in county records, 5% in seller concessions
R082384	1212	99 Atypical Nonconforming	✓ not open market, no listing, related party, according to documentation in county records
R074361	1215	99 Atypical Nonconforming	✓ not exposed on open market, needed major repairs, according to documentation in county records
R063291	1220	99 Atypical Nonconforming	✓ use change from duplex/triplex to an eightplex multi unit with 1 common bathroom and kitchen, according to documentation in county records
R064890	1220	99 Atypical Nonconforming	✓ improvements in very poor condition, according to documentation in county records
R059594	2212	99 Atypical Nonconforming	✓ not exposed to open market, college expansion, according to documentation in county records
R069316	2212	99 Atypical Nonconforming	✓ REO sale, not arms length, atypical motivations, assemblage, according to documentation in county records
R013156	2212	99 Atypical Nonconforming	✓ included business value, and blue sky, not all real estate, according to documentation in county records
R085981	2212	99 Atypical Nonconforming	✓ part of a portfolio sale of dollar stores, according to documentation in county records
R023879	2212	99 Atypical Nonconforming	✓ not exposed to open market, according to documentation in county records
R002307	2215	99 Atypical Nonconforming	✓ owner carry, took back due to non payment, no market exposure, according to documentation in county records
R089210	2215	56 Financial Institution	✓ first sale after foreclosure, no market exposure, according to documentation in county records
R063888	2220	99 Atypical Nonconforming	✓ not open market, no competing buyers, according to documentation in county records
R034112	2220	72 Development	✓ change in use from apartments to a homeless shelter, according to documentation in county records
R026878	2230	99 Atypical Nonconforming	✓ business value included in sale, according to documentation in county records
R057330	2230	58 Business Affiliation	✓ tenant purchase, not open market, according to documentation in county records
R020239	2230	58 Business Affiliation	✓ business affiliation, not open market, according to documentation in county records
R095247	2230	99 Atypical Nonconforming	✓ no market exposure, according to documentation in county records
R071468	2230	99 Atypical Nonconforming	✓ no open market, according to documentation in county records



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R026879	2230	99 Atypical Nonconforming	<input checked="" type="checkbox"/> business affiliation, not open market, according to documentation in county records
R014571	2230	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not offered on open market , according to documentation in county records
R076487	2235	99 Atypical Nonconforming	<input checked="" type="checkbox"/> several outbuildings located on property, unknown value, according to documentation in county records
R088796	3215	99 Atypical Nonconforming	<input checked="" type="checkbox"/> records indicate most of the sale price was personal property, according to documentation in county records
R014090	3215	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not exposed to market, business affiliates, other assets involved, according to documentation in county records
R065168	3230	99 Atypical Nonconforming	<input checked="" type="checkbox"/> not exposed to the open market, according to documentation in county records
R017774	3230	99 Atypical Nonconforming	<input checked="" type="checkbox"/> transferred by Deed in Lieu of Foreclosure, according to documentation in county records
<hr/>			
<b>Accounts Audited:</b>	<b>63</b>	<b>Auditor Agrees: -63</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	Mineral	
538934401005	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> documents within County records indicate this a multi-property sale
538934405002	0100	65 UNFULFILLED AGREEMENTS	<input checked="" type="checkbox"/> information about this sale indicates that this was not an open market transaction information is contained in the County records
538934401001	0100	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> hundred percent interest was transfer between two grantees at 50% each this is not typical information is located on the deed and County records
484120401016	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> the sale property was accepted as a qualified sale in the time of recordation however after further analysis it was discovered that the sale price was nearly 3 times the value and was then changed to an unqualified sale this information is included in Cou
538935303003	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> information on the TD and the deed indicates an in-family transaction and was not exposed to the open market
502706309004	0100	62 DOUBTFUL TITLE (QC DEEDS)	<input checked="" type="checkbox"/> this property was transferred by quit claim deed as indicated by recorded documents and County records
538934407002	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> information on the TD and the deed indicates is they in family transaction and was not exposed to the open market
476325457010	0100	56 FINANCIAL INSTITUTION (BUYER)	<input checked="" type="checkbox"/> the sale property was accepted as a qualified sale in the time of recordation however after further analysis it was discovered that the sale price was nearly 4 times the value and was then changed to an unqualified sale this information is included in Cou
484132100033	0100	64 MULTIPLE PROPERTIES	<input type="checkbox"/> the this property was analyzed by the former assessor and was determined to be multiple properties. After my analysis and review there is no documentation in the file or on the deed's which supports a multiple property sale.
476336200003	0520	53 CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> this property was not exposed to the open market as this sale was an effort to close you state and information is contained on the deed and in County records
484101400080	0540	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> this property changed in character from vacant land to exempt property to be used by the school this information is contained in County records
476336104012	1112	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> information about the sale indicates that the improvements were in salvage condition however they had a fire and were and was demolished, after cleanup a new building was started as a residence thank you
502311201026	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> this is and in family transaction as shown by the names on the warranty deed
483932300009	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> the sale property was transferred by personal representative deed, this sale included other liens on the property as indicated by documentation and County records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
484307105002	1112	60 SETTLE AN ESTATE	✓ the sale was based on a death in the family the property was sold nearly 2 unloaded and cozy estate information from County assessor and in County records
476336124004	1112	63 PROPERTY TRADES	✓ this transaction was part of a trade between the grantee and grantor involving this parcel and parcel 476336119006 according to County recollection
476336119006	1112	63 PROPERTY TRADES	✓ this transfer was part of the trade between the grantee and grantor involving Ms. Parcel and parcel 476336124004 according to County recollection
502706311012	1112	58 business affiliates	✓ County records indicates that this sale transferred between business affiliates many times in a short period of time not open market
476336202029	1112	57 RELATED PARTIES	✓ information stated on the TD indicates is the sale between business affiliates and was not exposed to the open market
476336106004	1112	49 USE CHANGE W/SALE	✓ this transaction involves a property improved with a garage which was shortly remodeled into the into living space, assessor memory
484307205020	1112	53 CHARITABLE INSTITUTION	✓ this transaction was basically closed market and was not exposed to the open market based on information located in County records
484307205020	1112	49 USE CHANGE W/SALE	✓ this is this is a use change and was transferred from habitat for humanity to an individual, the individual must qualify to get into this property not exposed to the open market information stating County records
476325111002	1112	56 FINANCIAL INSTITUTION (BUYER)	✓ fin this is a first sale after foreclosure from Fannie Mae to an individual and was not exposed to the open market according to information contained in County records
483932300032	1112	57 RELATED PARTIES	✓ information on the TD and the deed indicates an in-family transaction and was not exposed to the open market
539307200004	1120	64 MULTIPLE PROPERTIES	✓ information on the TD and on the deed indicates a multiple property sale which was purchased through an assumption loan
539317300014	1120	64 MULTIPLE PROPERTIES	✓ the transfer included multiple buildings from a pool's convention center etc. and was a multiple properties purchase according to information from the assessor and on County documents
502311202003	1120	66 PP UNDETERMINABLE VALUE	✓ information located in County records indicates these were to out-of-state parties who may have not used to property and paid a premium of approximately twice the market value for the property, the price paid was 225 and was discovered after analysis that
476325111002	1120	68 REMODELING OR ADDITION	✓ on the date of sale it was noted that the improvements are in salvage condition, the improvements were demolished and a new structure is being built in place according to County records
502706400061	1120	69 PARTIAL INTEREST	✓ this property was transferred by quit claim deed as indicated by documents within County records, no partial interest?

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
476336106010	2112	63 PROPERTY TRADES	<input checked="" type="checkbox"/> this transaction involves the substantial amount of personal property and also included a trade of \$50,000 as indicated on the TD and County records, the sale was financed by the seller had 5.75% for 10 years which appears to be atypical in this market
476325422002	2112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> documents within County records indicate this a multi-property sale
<hr/>			
Accounts Audited:	31	Auditor Agrees: -30	Auditor Disagrees: -1
			Auditor Disagrees: -3.23%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>41</b>	<b>Moffat</b>	
R010482	0100	90 SEE NOTE FOR UNQUAL REASON	✓ this cash sale was purchased by the adjacent property owner and may have had an influence on the price paid. This property was not exposed to the open market.
R010302	0100	4 SALE INVOLVES TRADE	✓ this cash sale of multiple parcels included some type of trade according to Moffat county records.
R010392	0100	27 SALE IS QUIT CLAIM	✓ the property was transferred by quit claim deed as indicated by the quit claim deed in county records.
R010302	0100	90 SEE NOTE FOR UNQUAL REASON	✓ information on the TD 1000 indicates the sale was between related parties and not exposed to the open market.
R008429	0100	27 SALE IS QUIT CLAIM	✓ this multiple property sale was transferred by quit claim deed according to assessor records.
R007726	0100	6 SALE WAS SELLER FINANCED	✓ county records indicate that the seller financing was atypical of the market. The loan was for 4% for six years in a very small down payment which is not typical for the area.
R010514	0100	27 SALE IS QUIT CLAIM	✓ the property was transferred by quit claim deed as indicated by the quit claim deed in county records.
R010483	0100	90 SEE NOTE FOR UNQUAL REASON	✓ this cash sale was purchased by the adjacent property owner and may have had an influence on the price paid. This property was not exposed to the open market.
R010342	0100	2 SALE INVOLVES MULTIPLE PROP	✓ the sale included a MH of unknown value. according to county records this a multiple property sale.
R005771	0100	2 SALE INVOLVES MULTIPLE PROP	✓ county notes and language included in the deed indicates a multiple property sale
R008233	0100	1 SALE BETWEEN RELATED PARTIES	✓ this cash sale was between related parties as indicated on the TD 1000. county records indicate the adjacent property purchased this property. The adjacent location of the parcel may have had an influence on the price.
R006523	0100	27 SALE IS QUIT CLAIM	✓ the property was transferred by quit claim deed as indicated by the quit claim deed located in assessor records.
R009449	0200	2 SALE INVOLVES MULTIPLE PROP	✓ the legal description on the deed and county notes indicate this a multiple property sale.
R005704	0200	17 SALE INV GOV AGENCY AS BUYER	✓ the property was not made available to the open market and was purchased by the adjoiner. the long narrow shape of the parcel limits its development or use.
R010734	0200	2 SALE INVOLVES MULTIPLE PROP	✓ information on the TD and county notes indicates a multiple property sale.
R000851	0520	1 SALE BETWEEN RELATED PARTIES	✓ the property was transferred by quit claim deed between a father and daughter as indicated on the deed by last name and on the TD which indicates is a sale between related parties.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010194	0530	27 SALE IS QUIT CLAIM	✓ the property was transferred by quit claim deed as indicated by the quit claim deed in county records.
R012301	0530	79 PARTIAL LAND SALE	✓ This is a partial interest sale as indicated in county notes. Partial interests were transferred finally totaling 100% interest.
R001205	0530	24 SALE BETWEEN BUSINESS AFFIL	✓ the county notes and information on the TD states the transaction was between business affiliates.
R000724	0530	27 SALE IS QUIT CLAIM	✓ the property was transferred by quit claim deed as indicated by the quit claim deed in county records.
R010990	0530	78 CHANGE IN USE	✓ verified information state a change in use of the property after purchase.
R012370	0530	78 CHANGE IN USE	✓ the adjacent property owner purchased this property and has changed the use from residential to vacant land.
R001316	0530	2 SALE INVOLVES MULTIPLE PROP	✓ information located in county notes, TD 1000 and the legal description on the deed indicates this is a multiple property sale.
R008533	1135	1 SALE BETWEEN RELATED PARTIES	✓ the TD indicates that this is a related party transaction and was noted exposed to the open market.
R006733	1212	5 SALE INVOLVES DISTRESS	✓ the sale occurred due to a divorce situation. The property was priced to sell quickly. Distress sale
R006938	1212	15 DIVORCE SETTLEMENT SALE	✓ the sale was a result of a court order and was not available to the open market.
R007823	1212	100 DBL CHECK QUAL LATER	✓ this property was sold by the Housing and Urban Development and was not exposed to the open market. The improvements located on the property were extensively remodeled after purchase and before field inspection.
R008248	1212	55 BULK SALE	✓ this property was transferred from Fannie Mae after foreclosure, it was not exposed to the open market.
R004122	1212	4 SALE INVOLVES TRADE	✓ verified county notes indicate this property purchase included a trade for another parcel.
R003010	1212	4 SALE INVOLVES TRADE	✓ verified county notes indicates this property was acquired through a trade for another parcel.
R009040	1212	10 SALE WAS AN AUCTION	✓ this property was purchased through an auction conducted by Fannie Mae.
R003499	1212	5 SALE INVOLVES DISTRESS	✓ the property owner was near bankruptcy and foreclosure. The sale was a distress sale before the bankruptcy and foreclosure. the improvements located on the property were remodeled after purchase but before field inspection according to county records.
R003313	1212	6 SALE WAS SELLER FINANCED	✓ the purchase was seller financed at above market rates 6% for six years. county appraisal staff indicates this is atypical of the market for this area.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006170	1212	5 SALE INVOLVES DISTRESS	<input checked="" type="checkbox"/> county verification and county notes indicates this property was ready to go to foreclosure and was sold at the last minute under duress.
<hr/>			
Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>42</b>	<b>Montezuma</b>	
R010003	1112	11 Miscellaneous	☑ foreclosure, below mkt by comps
R005154	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R005499	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R005760	1112	-	☑ foreclosure below mkt by comps
R006143	1112	11 Miscellaneous	☑ seller financing
R006284	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R007080	1112	-	☑ ag sale
R007878	1112	-	☑ business affiliates
R007880	1112	11 Miscellaneous	☑ business affiliates
R008054	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R009164	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R009234	1112	11 Miscellaneous	☑ foreclosure, below mkt
R005108	1112	-	☑ foreclosure below mkt by comps
R009954	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R014572	1112	-	☑ PRD, below mkt by comps
R010221	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R010774	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R010787	1112	11 Miscellaneous	☑ foreclosure, below mkt by comps
R010934	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R011566	1112	-	☑ foreclosure below mkt by comps
R011939	1112	11 Miscellaneous	☑ bank sale, below mkt by mkt
R013792	1112	11 Miscellaneous	☑ foreclosure below mkt by comps
R014529	1112	11 Miscellaneous	☑ foreclosure below mkt by comps



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014800	1112	-	<input checked="" type="checkbox"/> ag
R014924	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure, below mkt by comps
R009767	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure below mkt by comps
R007089	1112	11 Miscellaneous	<input checked="" type="checkbox"/> bank foreclosure, low by comps
R003348	1112	- distress	<input checked="" type="checkbox"/> below mkt by comps
R003250	1112	-	<input checked="" type="checkbox"/> foreclosure below mkt by comps
R003501	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure, below mkt
R004350	1112	11 Miscellaneous	<input checked="" type="checkbox"/> bank sale, below mkt by comps
R004474	1112	11 Miscellaneous	<input checked="" type="checkbox"/> related parties
R004620	1112	-	<input checked="" type="checkbox"/> quit claim deed
R001369	1112	-	<input checked="" type="checkbox"/> ag sale
R003312	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure below mkt by comps
R000319	1112	-	<input checked="" type="checkbox"/> partial int
R003245	1112	11	<input checked="" type="checkbox"/> foreclosure, below mkt by comps
R002302	1112	-	<input checked="" type="checkbox"/> below mkt by comps
R005075	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure below mkt by comps
R004993	1112	11 Miscellaneous	<input checked="" type="checkbox"/> foreclosure below mkt by comps
R000734	1112	11 Miscellaneous	<input checked="" type="checkbox"/> bank sale, below mkt by mkt
R010301	1140	-	<input checked="" type="checkbox"/> MH park, going concern
R009578	2112	11 Miscellaneous	<input checked="" type="checkbox"/> leasors purchased at premium to keep business location
R008883	2112	12 Trade Involved	<input checked="" type="checkbox"/>
R002939	2112	6 Remodeled/New Const After Sale	<input checked="" type="checkbox"/> multiple parcels
R014835	2112	11 Miscellaneous	<input checked="" type="checkbox"/> PP
R017625	2112	11 Miscellaneous	<input checked="" type="checkbox"/> sale included business and stock

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008554	2115	18 Bank Repossession	☑ below mkt by comps
R009999	2120	19 Not Arms Length Transaction	☑ name change
R006724	2120	18 Bank Repossession	☑
R005061	2130	6 Remodeled/New Const After Sale	☑ multiple parcels
R008819	2130	19 Not Arms Length Transaction	☑ related parties
R002708	2130	32 Goodwill Included in Sale	☑
R002117	2130	8 Purchaser owns Adjacent Proper	☑ demolished existing bldg
R002868	2130	12 Trade Involved	☑
R009563	2130	121 Qual/Incl Personal Property	☑
R009199	2130	4 Multi Parcels Included in Sale	☑
R011938	2130	6 Remodeled/New Const After Sale	☑ multiple parcels
R016570	2135	4 Multi Parcels Included in Sale	☑
R011673	2135	32 Goodwill Included in Sale	☑ business prior to purchase, seller finance
R003131	2140	4 Multi Parcels Included in Sale	☑
R007605	3115	126 Conf Unqual Inc Personal Prop	☑ PP
R005135	3115	11 Miscellaneous	☑ PP
<b>Accounts Audited: 63      Auditor Agrees: -63      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>43</b>	<b>MONTROSE</b>	
R0018434	0100	71 SALE NOT ON OPEN MARKET	✓ sale occurred between friends and was never offered on the open market, the condition of the improvements were quite poor and were demolished according to county information
R0021067	0100	70 OTHER	✓ documented information indicates the seller financed this transfer, the property was not made available to the open market
R0012591	0100	70 OTHER	✓ there was an improvement on the property at the time of purchase of supposedly vacant land, the building was erected without permit and its contributory value is unknown, this information is contained in county records
R0017344	0100	70 OTHER	✓ land sale included multiple buildings but no residence, this information is contained in county records
R0001147	0100	71 SALE NOT ON OPEN MARKET	✓ this property was never exposed to the open market as it was purchased by the adjoiner to preserve his view according to county documentation
R0014277	0100	71 SALE NOT ON OPEN MARKET	✓ the sale was not handled by an agent, nor was it in a multi-list service, it was not exposed to the local open market, notes are included in county records
R0019082	0100	71 SALE NOT ON OPEN MARKET	✓ according to county documentation this sale was brokered from one party to another and was not exposed to the open market
R0022757	0200	57 BETWEEN RELATED PARTIES	✓ sale between business affiliates not exposed to the open market according to county documentation
R0060305	0200	70 OTHER	✓ first sale after foreclosure and was sold through an order by the court, documentation is located in county records
R0022953	0200	70 OTHER	✓ transaction not exposed to the open market as the buyer approached the seller and offered them a price for this particular location, documentation within county records support their unqualified classification
R0014735	0550	70 OTHER	✓ the purchase included two other parcels for access along with site improvements which may have added unknown value according to county records
R0005269	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ this parcel lies in both Delta and Montrose Counties according to Montrose county records
R0001724	1212	71 SALE NOT ON OPEN MARKET	✓ property was purchased at auction and was not exposed to the open market, information is included in county documentation
R0018138	1212	70 OTHER	✓ first sale after foreclosure from HUD, the improvements suffered from fire damage and were gutted and remodeled after the transfer, based on county documentation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0019645	1212	70 OTHER	✓ buyer approached HSBC Bank and made an offer, the offer was first refused and then accepted, the buyer said the price paid was not a market price but a settlement price, the home the driveway and parking were all unfinished at the time of sale, according
R0019891	1212	70 OTHER	✓ for sale by owner, never exposed to the open market, improvements were unfinished according to county documentation
R0018550	1212	70 OTHER	✓ first sale after foreclosure from HUD to an individual, not exposed to the open market according to county documentation
R0017173	1212	70 OTHER	✓ transaction involves a 1031 exchange as indicated in the county records and TD
R0015287	1212	71 SALE NOT ON OPEN MARKET	✓ appears to be a prearranged contract that happened earlier in time and was transferred by quit claim deed in 2014, also included in the sale were water rights
R0015627	1212	56 INVOLVES A FINANCIAL INSTITUTION	✓ sold at an auction after foreclosure, not exposed to the open market, information is in county records
R0009698	1212	51 INVOLVES A GOVERNMENT AGENCY	✓ first sale after foreclosure, not exposed to the open market, condition of the improvement was poor with frozen pipes according to information in county records
R0002885	1212	51 INVOLVES A GOVERNMENT AGENCY	✓ first sale after foreclosure, was not exposed to the open market, condition of the improvements were poor and needed foundation and the sewer replacement based on county documentation
R0000122	1212	51 INVOLVES A GOVERNMENT AGENCY	✓ this property was transferred by quit claim deed from the Sec. of Veterans Affairs to an individual information concerning this sale is included in county records
R0018022	1212	70 OTHER	✓ improvements were in poor condition with foundation cracks and overall physical depreciation with observed deferred maintenance according to documentation in county records
R0018036	1212	70 OTHER	✓ first sale after foreclosure from PNC Bank to an individual according to county documentation
R0002043	1212	70 OTHER	✓ according to county documentation the property suffered from economic obsolescence because it is surrounded by commercial properties and adjoins a funeral home, information states this is the probable cause for the low price
R0000076	1212	70 OTHER	✓ the improvements were in poor condition and were in need of repair and remodeling, appraiser comments in county records
R0006162	1230	56 INVOLVES A FINANCIAL INSTITUTION	✓ first sale after foreclosure from J.P. Morgan Chase bank to an individual, priced for quick sale, no market exposure according to county documentation
R0650984	200	63 SALE INVOLVES PROPERTY TRADES	✓ the TD indicates a trade of equal value property, not 1031
R0001793	2212	70 OTHER	✓ property is a mixed-use of residential and commercial and was not exposed to the open market according to county documentation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0650136	2212	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	✓ first sale after foreclosure and was purchased with the condition that the buyer would assume all of the existing liens on the property, improvements were completely gutted and remodeled, information is contained in county records
R0650763	2212	70 OTHER	✓ improvements suffered from fire damage and the grantor did not have the resources to repair the improvements, this caused the grantor to sell the property at basically land value, after this transfer the property was repaired and remodeled according to co
R0650596	2212	56 INVOLVES A FINANCIAL INSTITUTION	✓ property was transferred from borrower back to lender due to lack of payments supporting documentation is included in county records
R0023033	2230	73 SALE INVOLVES ADDTN. TO EXISTING PARCEL	✓ this was a transfer of a 7100 ft. <sup>2</sup> uneconomic parcel in a boundary adjustment only, documentation located in county records
R0650236	2230	78 SALE PRIOR TO FORECLOSURE	✓ sale occurred because of an upcoming foreclosure action, the improvements were in poor condition and were demolished after purchase according to county documentation
R0650682	2230	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ information on the deed and the TD indicate a multiple property sale
R0060232	2230	70 OTHER	✓ sale included blue sky and inventory, this information is included in county records
R0008684	2230	70 OTHER	✓ mixed-use property of residential and commercial according to county documentation
R0007551	2230	70 OTHER	✓ mixed-use property was sold by owner and not exposed to the open market as stated in county documentation
R0650864	2230	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ deed language indicates two independent parcels or multiple parcels were involved in this transaction, titles transferred by quit claim deed
<hr/>			
Accounts Audited:	40	Auditor Agrees: -40	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>44</b>	<b>MORGAN</b>	
R006936	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R007905	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot - bank sale
R006692	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot - bank sale
R001866	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R018537	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot - bank sale
R017338	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R008643	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R005298	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R008720	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> not listed on open mkt -
R019258	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot - bank sale
R007647	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot -
R019887	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> secretary of housing, 3 comps -
R008910	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 comps to document sales per square foot - bank sale
R006726	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> secretary of housing, 3 comps -
R004631	2212	MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> sold well above mkt, comps available - inc inventory

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006236	2212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> -
R007958	2212	MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> -
R010160	2212	CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> seller financing, 19719holdings llc -
R018934	2212	CORPORATE BUYOUT	<input checked="" type="checkbox"/> bankruptcy sale, -
R015910	2215	UNABLE TO CONFIRM SALE INFORMATION	<input type="checkbox"/> super 8 motel -
R005890	2220	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well above mkt, comps available -
R007822	2220	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well above mkt, comps available -
R020343	2230	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well above mkt, comps available -
R016053	2230	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well above mkt, comps available -
R002312	2230	BANK REO LIQUIDATION-FORECLOSURE	<input checked="" type="checkbox"/> fms bank -
R015594	2230	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> multi parcel sale -
R016037	2230	BANK REO LIQUIDATION-FORECLOSURE	<input checked="" type="checkbox"/> hammi bank, foreclosure -
R007595	2235	BANK REO LIQUIDATION-FORECLOSURE	<input checked="" type="checkbox"/> bayview loan servicing llc -
R010092	2235	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well above mkt, comps available -
R017607	2235	MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> -
R006123	2235	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> sold well below mkt, comps available -
<b>Accounts Audited: 31      Auditor Agrees: -30      Auditor Disagrees: -1      Auditor Disagrees: -3.23%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>45</b>	<b>OTERO</b>	
107682	2212	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
103099	2212	25 AG PROPERTY	<input checked="" type="checkbox"/>
109183	2212	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
111168	2212	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
107731	2212	24 OTHER	<input checked="" type="checkbox"/> MIXED USE
107781	2212	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
101891	2212	28 REPOSSESSION	<input checked="" type="checkbox"/> BANK TO ARAGON
107831	2212	29 DISTRESS	<input checked="" type="checkbox"/> BANKRUPTCY
105682	2212	11 RLATED PARTIES	<input checked="" type="checkbox"/>
107633	2212	14 SETTLE ESTATE	<input checked="" type="checkbox"/> BELOW MKT BY COMPS
108346	2212	12 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> AGREEMENT TO USE FUEL TRUCKS FROM WALLACE OIL CO
108110	2212	12 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> AGREEMENT TO USE FUEL TRUCKS FROM WALLACE OIL CO
106198	2212	30 REPOSSESSION	<input checked="" type="checkbox"/>
104366	2212	12 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> AGREEMENT TO USE FUEL TRUCKS FROM WALLACE OIL CO
107805	2220	23 PARTIAL INT CONVEYED	<input checked="" type="checkbox"/>
105692	2220	28 REPOSSESSION	<input checked="" type="checkbox"/>
107785	2220	24 OTHER	<input checked="" type="checkbox"/> MIXED USE
101223	2230	28 REPOSSESSION	<input checked="" type="checkbox"/>
104452	2230	18 MULTI PROPERTIES	<input checked="" type="checkbox"/>
114727	2230	29 DISTRESS	<input checked="" type="checkbox"/> BELOW MKT BY COMPS
104367	2230	29 DISTRESS	<input checked="" type="checkbox"/> BELOW MKT BY COMPS
108473	2230	29 DISTRESS	<input checked="" type="checkbox"/> BELOW MKT BY COMPS
114725	2230	29 DISTRESS	<input checked="" type="checkbox"/> BELOW MKT BY COMPS/BANK SALE



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
101236	2230	18 MULTIPLE PROPERTIES	✓
101154	2230	29 DISTRESS	✓ BELOW MARKET BY COMPS
101107	2230	24 OTHER	✓ OLD GAS STATION/LEASED AS USED CAR LOT/EPA INVOLVED/BLDG DEMOLISHED
103904	2230	8 GOVT AS SELLER	✓ BELOW MKT BY COMPS
107433	2230	14 SETTLE ESTATE	✓ BELOW MKT BY COMPS
104452	2230	18 MULTIPLE PROPERTIES	✓
104307	2230	24 OTHER	✓ MIXED USE
112750	2235	18 MULTIPLE PROPERTIES	✓
107784	2235	18 MULTIPLE PROPERTIES	✓
106715	2235	24 OTHER	✓ HANGER IN FOWLER AIRPORT
104435	2235	23 PARTIAL INT CONVEYED	✓
102009	2235	28 REPOSSESSION	✓
103881	2235	28 REPOSSESSION	✓
105419	2235	29 DISTRESS	✓ BELOW MKT BY COMPS
107476	2235	18 MULTIPLE PROPERTIES	✓
113529	2235	14 SETTLE ESTATE	✓ BELOW MKT BY COMPS
104575	2235	14 SETTLE ESTATE	✓ BELOW MKT BY COMPS
105634	2235	24 OTHER	✓ MIXED USE
<b>Accounts Audited: 41      Auditor Agrees: -41      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>46</b>	<b>OURAY</b>	
R005904	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> LOW BY COMPS
R001414	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R005591	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R003710	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> LOW BY COMPS
R002293	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R002134	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> LOW BY COMPS
R001911	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R001049	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R000748	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R000730	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R000684	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R000007	1212	SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/>
R000140	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R000190	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R000129	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> LOW BY COMPS
R006274	2120	MULTIPLE PARCELS	<input checked="" type="checkbox"/>
R001003	2212	MIXED USE	<input checked="" type="checkbox"/>
R000942	2212	MIXED USE	<input checked="" type="checkbox"/>
R004019	2212	BUSINESS AFFILIATES INVOLVED	<input checked="" type="checkbox"/>
R005307	2212	FORECLOSURE OR FORCED SALE	<input checked="" type="checkbox"/>
R000574	2212	ARMS LENGTH TRANSACTION	<input type="checkbox"/> 1031 EXCHANGE, CHANGED TO UQ
R000757	2215	MIXED USE	<input checked="" type="checkbox"/>
R000665	2215	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R004821	2215	MIXED USE	<input checked="" type="checkbox"/> mixed use, PP
R000880	2215	SPECIAL CONCESSIONS/INCENTIVES	<input checked="" type="checkbox"/>
R000685	2215	MIXED USE	<input checked="" type="checkbox"/> MIXED USE
R000747	2215	TRADE INVOLVED	<input checked="" type="checkbox"/>
R001956	2220	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R000951	2220	USE CHANGE AFTER SALE	<input checked="" type="checkbox"/>
R005161	2230	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R003002	2230	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R000881	2230	MIXED USE	<input checked="" type="checkbox"/>
R000688	2230	MULTIPLE PARCELS	<input checked="" type="checkbox"/>
R000881	2230	MIXED USE	<input checked="" type="checkbox"/>
R000551	2230	MIXED USE	<input checked="" type="checkbox"/> mixed use
R000146	2230	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R000549	2230	MIXED USE	<input checked="" type="checkbox"/> mixed use
R000303	2230	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R003295	2230	ARMS LENGTH TRANSACTION	<input type="checkbox"/> purchased as res, added comm taxidermy shop
R000941	2245	MIXED USE	<input checked="" type="checkbox"/>
R006235	2245	MULTIPLE PARCELS	<input checked="" type="checkbox"/>
<b>Accounts Audited: 41      Auditor Agrees: -39      Auditor Disagrees: -2      Auditor Disagrees: -4.88%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>47</b>	<b>Park</b>	
R0032907	0100	32 Not an arm`s length transactn	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0008192	0100	32 Not an arm`s length transactn	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0026557	0100	32 Not an arm`s length transactn	☑ information in county records indicates the first sale in the base period
R0040124	0100	32 Not an arm`s length transactn	☑ sale included personal property of unknown value as indicated in county records
R0037601	0100	32 Not an arm`s length transactn	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0030738	0100	33 Not on open market	☑ sale was between friends and not offered on the open market, the property was transferred via quit claim deed, notes in county records
R0043513	0100	32 Not an arm`s length transactn	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0008266	0100	32 Not an arm`s length transactn	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0039865	0100	32 Not an arm`s length transactn	☑ buyer approached seller and made an offer on the property which was accepted the property was not offered to the open market
R0039870	0100	32 Not an arm`s length transactn	☑ buyer approached seller and made an offer on the property which was accepted the property was not offered to the open market
R0038773	0100	33 Not on open market	☑ a trade was involved in this sale and included some non-real estate items, notes in county records
R0040237	0100	86 Distress sale	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0037072	0100	86 Distress sale	☑ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0038587	0100	86 Distress sale	☑ notes indicate some sort of distress on the part of the seller, the price paid was way below market value, information is contained in county records
R0008184	0100	101 Sale involve special financing	☑ this sale was seller financed at unknown rates, amount and period, information is contained in county records
R0032583	0100	101 Sale involve special financing	☑ there were minor improvements located on the property time of sale and the sale was financed by the seller at unknown rates, information is contained in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0035641	0100	101 Sale involve special financing	✓ the sale was financed by the seller at atypical rates as indicated in county records
R0032927	0100	32 Not an arm`s length transactn	✓ was determined after analysis of this real estate market this price was an outlier and an uninformed buyer, as indicated in county records
R0030062	0100	32 Not an arm`s length transactn	✓ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0031171	0100	32 Not an arm`s length transactn	✓ at the time of sale there was a minor structure on the property of unknown value, county records
R0036407	0100	32 Not on open market	✓ the sale included personal property of unknown value in the form of camper trailers, notes in county records
R0037205	0100	33 Not on open market	✓ this a for sale by owner and was not exposed to the open market, notes in county records
R0039867	0100	32 Not on open market	✓ buyer approached seller and made an offer on the property which was accepted, the property was not offered to the open market, notes in county records
R0001559	0100	33 Not an arm`s length transactn	✓ special financing including zero interest rate, the property was sold to a former owner and was not exposed to the open market, notes in county records
R0032334	0100	32 Not an arm`s length transactn	✓ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0035929	0100	32 Not an arm`s length transactn	✓ purchased by an adjoiner in an effort to assemble properties for an unknown reason, notes are located in county records
R0039939	0100	32 Not an arm`s length transactn	✓ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0039708	0100	32 Not an arm`s length transactn	✓ it was determined after final analysis of the real estate market by county staff the price paid was an outlier purchased by an uninformed buyer, county records
R0015736	0100	33 Not on open market	✓ property was sold to the neighbor and was not exposed to the open market according to the information in county records
R0037412	0100	32 Not an arm`s length transactn	✓ the property had an unknown amount of personal property and an unknown value according to county records
R0014454	0540	86 Distress sale	✓ notes indicate some sort of distress on the part of the seller, the price paid was way below market value, information is contained in county records
R0040902	0550	101 Sale involve special financing	✓ the sale was financed by the seller at atypical rates as indicated in county records
R0025686	1112	103 Not Reflective of Market	✓ the improvements were in poor condition and was reflected in a low price being paid for the property, this sale was from Federal Home Loan Mortgage, it was not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000441	1112	33 Not on open market	<input checked="" type="checkbox"/> this is first sale after foreclosure from federal home mortgage Corporation, the property was not exposed to the open market according to information county records
R0008074	1112	33 Not on open market	<input checked="" type="checkbox"/> this was a first sale after foreclosure by HUD and was not exposed to the open market, also included special financing, notes in county records
R0021881	1112	33 Not on open market	<input checked="" type="checkbox"/> this property was sold by word-of-mouth and was not made available to the local market, the buyer approached the seller offer the property and the offer was accepted.
R0003526	1112	33 Not on open market	<input checked="" type="checkbox"/> the property was only listed on the Internet Craig's list and was not offered to the open market, notes in county records
R0040434	1112	33 Not on open market	<input checked="" type="checkbox"/> the property was purchased through auction by the Bank of New York, information is located in county records
R0017103	1112	33 Not on open market	<input checked="" type="checkbox"/> purchased by an adjoiner in an effort to assemble properties for an unknown reason, notes are located in county records
R0041266	1112	33 Not on open market	<input checked="" type="checkbox"/> improvements in almost salvage shape, underwent extensive remodeling, notes in county records
R0021868	1112	103 Not Reflective of Market	<input checked="" type="checkbox"/> the improvements on the property were extensively remodeled, and included an addition and a septic sewer system, notes in county records
R0001440	1112	33 Not on open market	<input checked="" type="checkbox"/> the improvements were in salvage condition and the sale included a well and a septic, the property was marketed on craigslist, not offered to the open market
<b>Accounts Audited: 42      Auditor Agrees: -42      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>48</b>	<b>PHILLIPS</b>	
R001710	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R004101	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R002362	1212	UNINFORMED SELLER	<input checked="" type="checkbox"/> low by comps
R002371	1212	UNINFORMED SELLER	<input checked="" type="checkbox"/> low by comps
R003724	1212	UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input checked="" type="checkbox"/>
R004346	1212	UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input checked="" type="checkbox"/>
R003375	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R004163	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R001756	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R001710	1212	TO SETTLE AN ESTATE	<input checked="" type="checkbox"/>
R001941	1235	19 UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input checked="" type="checkbox"/>
R003524	2212	1 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R003389	2215	24 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R001696	2220	19 CHANGE OF USE	<input checked="" type="checkbox"/>
R001696	2220	9 CHANGE OF USE	<input checked="" type="checkbox"/>
R002220	2220	28 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
R011218	2220	23 INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/>
R002332	2230	3 UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input checked="" type="checkbox"/>
R001985	2230	3 CHANGE OF USE	<input checked="" type="checkbox"/>
R003425	2230	26 UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input type="checkbox"/> qualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R004011	2235	18 INVOLVES A RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/>
R003987	2235	7 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R004077	2235	17 INVOLVES A RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/>
R003349	2235	1 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R003348	2235	4 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R003716	2235	26 UNFULFILLED AGREE; NO MKT VAL DETERMINED	<input checked="" type="checkbox"/>
R003300	2235	5 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
R000649	2235	23 SALE INVOLVES PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/>
R002748	2235	1 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R004077	2235	19 INVOLVES A RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/>
<hr/>			
<b>Accounts Audited:</b>	<b>30</b>	<b>Auditor Agrees: -29</b>	<b>Auditor Disagrees: -1</b>
			<b>Auditor Disagrees: -3.33%</b>



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>49</b>	<b>Pitkin</b>	
R012807	0100	69 SALE WAS FOR PARTIAL INTEREST	✓ county records indicate this is a partial interest sale of 7.37% and was sold between family members, not exposed to the open market
R021886	0100	51 SALE INVOLVES GOVERNMENT AGENCY	✓ this property was transferred from the United States government via auction to an individual, the sale included multiple properties as indicated in the verified county records
R011787	0100	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ documents within the county records indicate this was a deed in lieu of foreclosure and was not exposed to the open market
R012807	0100	64 SALE WAS FOR PARTIAL INTEREST	✓ county records indicate this is a partial interest sale involving related parties
R013772	0200	70 MISC, SEE COMMENTS	✓ county records indicate this parcel was surplus land that was purchased by the adjoiner and has limited development potential by itself, it was not offered on the open market
R009392	0510	70 MISC, SEE COMMENTS	✓ this uneconomic parcel was purchased by the adjoiner for additional land, verified county records support the unqualified classification
R018486	1135	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ verified county information indicates this is the sale of a mobile home park which included all the lots within the park.
R003334	1212	70 MISC, SEE COMMENTS	✓ county records indicates a motivated seller and also included a trade of unknown value, county records indicates the property sold for less than market value as shown by comparable researched by staff
R004244	1212	70 MISC, SEE COMMENTS	✓ verified information contained in the county records indicates that the neighbors purchases property, property was not listed on the open market
R008781	1212	70 MISC, SEE COMMENTS	✓ this property was returned to the bank due to lack of payments. Wells Fargo had to unloaded the property and put the price low for disposal, verified county information supports the unqualified status.
R006277	1212	70 MISC, SEE COMMENTS	✓ the deed was recorded with incorrect information and was considered unqualified due to the errors, information verified by the county staff supports this unqualified sale.
R004029	1212	70 MISC, SEE COMMENTS	✓ the property was purchased by the neighbor and was not exposed to the open market, this information is contained in verified county records
R003505	1212	70 MISC, SEE COMMENTS	✓ this property was purchased through an auction according to verified county records, property was not exposed to the open market
R016359	1212	70 MISC, SEE COMMENTS	✓ this property was transferred by Personal Representative's Deed and was sold through an estate sale, not offered on the open market
R020400	1212	72 SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ documents within the county records indicate this was a deed in lieu of foreclosure and was not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018800	1212	70 MISC, SEE COMMENTS	✓ this was a distress sale in order to close an estate, the sale contained land only and did not include the mobile home according to county records
R005663	1212	70 MISC, SEE COMMENTS	✓ the sellers were in distress due to an IRS audit and lien, price was set for quick disposal, the verified information is contained in the county records.
R003211	1212	70 MISC, SEE COMMENTS	✓ this was a distress sale according to verified information contained in the county records, the owner of the property was selling the property at loss to raise funds for a development downstream.
R004550	1225	70 MISC, SEE COMMENTS	✓ county notes indicate the property was sold by the receiver via a receiver's deed, the order grants emergency motion for the immediate appointment of a receiver, the property was not listed on the open market
R005194	1230	70 MISC, SEE COMMENTS	✓ this is the first sale in the time period it later was listed and sold for \$300,000 more.
R009837	1231	70 MISC, SEE COMMENTS	✓ the sale included personal and real property of unknown value, verified information is contained in county records
R000738	2240	69 SALE WAS FOR PARTIAL INTEREST	✓ this sale included a partial interest which was for the building only and included no land, contained in county records
R021677	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ this a multiple property sale as indicated on the deed and in county records
R016662	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ this is a multiple property sale which involved related parties with the financing carried by the seller
R020884	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ this property sale included multiple properties in addition it was between business affiliates and not exposed to the open market
R021994	2245	58 SALE BETWEEN BUSINESS AFFILIATES	✓ verified county information indicates this is a sale between business affiliates was not an open market transaction
R021808	2245	70 MISC, SEE COMMENTS	✓ this condominium complex was created from an existing office building, the units were sold to existing tenants and was not exposed to the open market according to verified county records
R021805	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ this condominium complex was created from an existing office building, the units were sold to existing tenants and was not exposed to the open market
R020134	2245	57 SALE WAS BETWEEN RELATED PARTIES	✓ it was learned by the appraisal staff the buyer and seller are related parties, property was never exposed to the open market as there was no MLS found.
R011353	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ this property sale included multiple properties in addition it was between the HOA and a business affiliate, not exposed to the open market.
R021488	2245	64 sold out of receivership	✓ the sale included multiple properties as shown on the deed and in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 31	Auditor Agrees: -31	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>50</b>	<b>PROWERS</b>	
242015050	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> LOW BY MARKET COMPS
242006070	1000	93 DON FILBECK SELLER	<input checked="" type="checkbox"/> SOLD LOW BY MARKET COMPS
236066060	1000		<input checked="" type="checkbox"/> QUALIFIED SALE
236066060	1000	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/>
236066051	1000	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/>
210008220	1000	25 SALE UNDER REVIEW	<input checked="" type="checkbox"/> BELOW MARKET BY COMPS
104001012	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
242017020	1000	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/>
287012070	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
287020120	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
287020120	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
287059030	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
953011040	1000	18 ESTATE SALE	<input checked="" type="checkbox"/>
285001070	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
277002040	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> LOW BY MARKET COMPS
303008020	1010	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
200051930	10110	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
267001042	10110	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/>
500065333	10110	99 UNDETERMINED BLUE SKY	<input checked="" type="checkbox"/>
287017011	2000	7 MH INCLUDED IN SALE	<input checked="" type="checkbox"/>
104024010	2000	7 MH INCLUDED IN SALE	<input checked="" type="checkbox"/>
287011100	2000	7 MH INCLUDED IN SALE	<input checked="" type="checkbox"/>
200036754	9000	53 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
900062433	9000	26 CONTRACT SALE	✓
400058980	9000	10 ASSEMBLAGE	✓
200042880	9000	10 ASSEMBLAGE	✓
200059531	9000	10 ASSEMBLAGE	✓
200066110	9000	4 FIN INST AS SELLER OR BUYER	✓
200068701	9000	39 TD-1000 ACCOMPANIED DEED	✓ BELOW MARKET BY COMPS
200070886	9000	26 CONTRACT SALE	✓
300060472	9000	11 SEVERAL PARCELS INCLUDED	✓
400028550	9000	11 SEVERAL PARCELS INCLUDED	✓
400036551	9000	78 DEVELOPER AS BUYER	✓
400040651	9000	40 FIRST SALE IN TIME PERIOD	✓
200053011	9000	10 ASSEMBLAGE	✓
400054510	9000	99 UNDETERMINED BLUE SKY	✓
200051620	9000	99 UNDETERMINED BLUE SKY	✓
400066100	9000	10 ASSEMBLAGE	✓
400066341	9000	11 SEVERAL PARCELS INCLUDED	✓
400066341	9000	11 SEVERAL PARCELS INCLUDED	✓
407011220	9000	50 PROPERTY USE CHANGE	✓
500069852	9000	3 FAMILY	✓
700060370	9000	5 DISSOLVING PARTNERSHIP	✓
700060530	9000	11 SEVERAL PARCELS INCLUDED	✓
900001627	9000	11 SEVERAL PARCELS INCLUDED	✓
900060340	9000	14 SELLER FINANCE	✓
400044921	9000	0 BELOW MARKET BY COMPS	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
200013794	9000	46 PAPER SALE	☑ COW PALACE
900060340	9000	40 FIRST SALE IN TIME PERIOD	☑
900039000	9000	50 PROPERTY USE CHANGE	☑
900034030	9000	10 ASSEMBLAGE	☑
50878	9000	22 REMODEL AFTER SALE	☑
100018020	9000	22 REMODEL AFTER SALE	☑
100036662	9000	50 PROPERTY USE CHANGE	☑
200000730	9000	99 UNDETERMINED BLUE SKY	☑
200002030	9000	10 ASSEMBLAGE	☑ BOUGHT STORAGE BLDG NEXT TO THE LUMBER YARD
200002630	9000	3 FAMILY	☑
200056330	9000	10 ASSEMBLAGE	☑
200013794	9000	46 PAPER SALE	☑ COW PALACE
200019070	9000	99 UNDETERMINED BLUE SKY	☑
200026150	9000	5 BUSINESS	☑ BUSINESS AFFILIATES
200027090	9000	40 FIRST SALE IN TIME PERIOD	☑
200028901	9000	22 REMODEL AFTER SALE	☑
200033287	9000	10 ASSEMBLAGE	☑
200036463	9000	4 FIN INST AS SELLER OR BUYER	☑
200036590	9000		☑
200040790	9000	50 PROPERTY USE CHANGE	☑ OLD ABANDONED BLDG
200043480	9000	10 ASSEMBLAGE	☑
200047660	9000	4 FIN INST AS SELLER OR BUYER	☑ GARAGE CHANGED TO OFFICE CHANGED BACK TO GARAGE
200013010	9000	50 PROPERTY USE CHANGE	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 70	Auditor Agrees: -70	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
407426007	0100	B 10/10 "Z" SALE - PURCHASED 5 LOTS FROM BANK @ \$23,0- 00 PER LOT. SOLD FOR \$27,000; \$4,000 PER FOOT 1 LOT (CB)	<input checked="" type="checkbox"/> Multiple parcel sale
9522001180	0100	Z 8/19/13 "Z" SOLD TO ANOTHER REALTOR THAT HAS RE-LIST- ED PARCEL FOR \$10,000 (AV)	<input checked="" type="checkbox"/> Sold to another broker, not typical
4723432038	0100	Z 08/02 "Z" SALE - UNINFORMED BUYER; NOT LISTED LOCAL- LY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736345073	0100	B 8/15/14 "Z" - NO UTILITIES TO LOT (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4723432037	0100	Z 05/14 "Z" SALE - SEE FILE ON SELLER (AV)	<input checked="" type="checkbox"/> No utilities to parcel
4620220027	0100	Z 5/15 "Z" SALE, OWNER WAS TIRED OF PAYING TAXES; WILLI NG TO GET RID OF LOT FOR WHATEVER HE COULD GET (CB)	<input checked="" type="checkbox"/> Motivated seller, disposed of site
4722408157	0100	Z 5/23/13 "Z" QUESTIONNAIRE SENT TO BOTH PARTIES, NO RESPONSE. SPOKE TO REALTOR. OWNER PLACED IN NURSING HOME, NEEDED TO LIQUIDATE ASSETS; WAS TOLD TO GET RID OF LOT AT ANY PRICE (CB)	<input checked="" type="checkbox"/> Owner placed in nursing home- property disposed
602311018	0100	Z 5/23/13 "Z" QUESTIONNAIRE SENT TO BOTH PARTIES; NO RESPONSE. REALTOR LISTED FOR LESS THAN VALUED. ACQUIRED BY TRES DEED (CB)	<input checked="" type="checkbox"/> Acquired by treasury deed, atypical
4726103064	0100	Z 5/21/13 "Z" OWNS HOME ACROSS THE STREET AND PARCEL NEXT TO SUBJECT. POSSIBLE PROTECTION OF VIEWS. NO UTILITIES TO LOT. ASSEMBLAGE (CB)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage
9519015004	0100	Z 6/19/13 "Z" LISTED FOR SALE BELOW MARKET VALUE; RECEI VED BY TRES DEED. REALTOR OWNED AND SOLD (CB)	<input checked="" type="checkbox"/> Acquired by treasury deed, atypical
712009011	0100	Z 07/08 "Z" SALE - MOTIVATED SELLER; SHORT TIME ON MLS. BUYER WANTED ASSEMBLAGE. RELATED #07-120-09-001. EASEM ENT REVERTS. ADJ RES (AV)	<input checked="" type="checkbox"/> Assemblage sale
4618414189	0100	Z 05/23 "Z" SALE - UNINFORMED BUYER (AV)	<input checked="" type="checkbox"/> Uninformed buyer



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4723432039	0100	Z 08/02 "Z" SALE - UNINFORMED BUYER; NOT LISTED LOCAL- LY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736341142	0100	Z 04/04 "Z" SALE - OUT OF STATE BUYER + SELLER. NO IN MLS; DID NOT LOOK AT PAR (AV) 05/15 "Z" SALE - OUT-O- F-STATE BUYER + SELLER; UNKNOWLEDGEABLE BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, sold to out of state buyer, uninformed buyer
4735324339	0100	Z 08/14 "Z" SALE - OUT OF STATE BUYER + SELLER; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9624001015	0100	Z 08/08 "Z" SALE - SEE LAND FILE FOR COMMENTS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9517011005	0100	Z 08/08 "Z" SALE - SEE LAND FILE FOR COMMENTS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4724301134	0100	Z 08/06 "Z" SALE - BANKRUPTCY EST; SOLD TRUST DEED. NO TD-1000 (CB) 12/31 "Z" SALE - NOT LISTED LOCALLY, INTERNET SALE (AV)	<input checked="" type="checkbox"/> No utilities to parcel
4629207233	0100	Z 08/06I "Z" SALE - NO UTILITIES TO LOT; COST PROHIBI- TED TO INSTALL (CB)	<input checked="" type="checkbox"/> No utilities to parcel
526120012	0100	Z 08/06 "Z" SALE - NOT LISTED LOCALLY; UNINFORMED BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4726421053	0100	Z 08/06 "Z" SALE - NOT LISTED LOCALLY; UNINFORMED BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9519011030	0100	Z 08/06 "Z" SALE - NOT A REP MARKET SALE (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9522001151	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736445024	0100	Z 08/14 "Z" SALE - OUT OF STATE BUYER + SELLER; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4726132011	0100	Z 03/06 "Z" SALE - NOT A REP MARKET SALE (CB)	<input checked="" type="checkbox"/> Price not supported by comparable sales
4735424213	0100	B 11/19 "Z" SALE - NO UTILITIES TO LOT (CB)	<input checked="" type="checkbox"/> No utilities to parcel
613313003	0100	C 05/17 2013 NOV RETURNED - NO MAIL RECEPTACLE (VC)	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3705002080	0100	P 12/17/2014 BUILDING PERMIT NEW CONST 75% NF VALUE FOR 2015. (SS)	<input checked="" type="checkbox"/> New construction for 2015
3705002080	0100	P 12/17/2014 BUILDING PERMIT NEW CONST 75% NF VALUE FOR 2015. (SS)	<input checked="" type="checkbox"/> New construction for 2015
518003005	0100	W 02/14 "Z" SALE - NO TITLE + NO TD-1000; NOT LISTED ON MLS (CB)	<input checked="" type="checkbox"/> Not listed in MLS, not exposed on open market
535306020	0100	W 4/18 "Z" SALE, NOT LISTED THROUGH REALTOR, QCD FROM BANK; FORECLOSURE. CAN'T CONTACT BUYER OR SELLER, NO PHONE NUMBER (CB)	<input checked="" type="checkbox"/> Not listed in MLS, not exposed on open market
613316020	0100	Z 02/08 "Z" SALE - PICKED UP FOR TAXES OWNER; OWNER REALTOR SOLD FOR QUICK SALE (CB)	<input checked="" type="checkbox"/> Acquired for back taxes
9534005002	0100	Z 02/12 "Z" SALE - OWNER OF LOT IS ALSO LISTING AGENT; SOLD BY QCD (CB)	<input checked="" type="checkbox"/> Sold by QCD by realtor/owner
4723332195	0100	Z 05/15 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4736345151	0100	Z 02/28 "Z" SALE - NOT A REP MARKET SALE (CB)	<input checked="" type="checkbox"/> Price not supported by comparable sales
233001017	0100	B	<input checked="" type="checkbox"/> No utilities to parcel
9531013014	0100	Z 3/1/13 "Z" SALE, OWNER PRICED FOR A QUICK SALE (CB)	<input checked="" type="checkbox"/> Motivated seller,.
504013011	0100	Z 03/19 "Z" SALE - DISTRESSED SALE; OWNER IN BANKRUPT- CY COURT NEEDING TO LIQUIDATE ASSETS (AV)	<input checked="" type="checkbox"/> Sold to avoid bankruptcy
4736345155	0100	Z 03/19 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4736345145	0100	Z 03/19 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
9517005019	0100	Z 03/27 "Z" SALE - 1 OF 19 PAR FORCLOSED ON; SEE FILE. NOT LISTED IN MLS (AV)	<input checked="" type="checkbox"/> One of 19 parcels foreclosed on

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4736341142	0100	Z 04/04 "Z" SALE - OUT OF STATE BUYER + SELLER. NO IN MLS; DID NOT LOOK AT PAR (AV) 05/15 "Z" SALE - OUT-O- F-STATE BUYER + SELLER; UNKNOWLEDGEABLE BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, sold to out of state buyer, uninformed buyer
4733129094	0100	Z 04/19 DC FILED FOR OWNER. ALSO PURCH ASED LOT IN DIFFERENT UNIT AT SAME PRICE FROM SAME SELLER (CB)	<input checked="" type="checkbox"/> Multiple lot purchase
4726421186	0100	Z 04/19 "Z" SALE - DC FILED FOR OWNER. ALSO PURCHASED LOT IN DIFFERENT UNIT AT SAME PRICE FROM SAME SELLER (CB)	<input checked="" type="checkbox"/> Multiple lot purchase
9736001023	0100	Z 07/22 "Z" SALE - RESOLD LOT 8 MOS LATER FOR \$19,000 (CB) 01/14 "Z" SALE - RESOLD LOT 8 MOS LATE FOR \$19K. BOUGH T IN 05 FOR \$56,900. DISTRESS SALE. WIFE DIED; LIQUID- ATED PER REALTOR (AV)	<input checked="" type="checkbox"/> Death in family motivated seller to dispose of lot
9531007012	0100	Z 01/16 "Z" SALE - BOUGHT IN 06 FOR \$27,000 + SOLD TO REALTOR FOR \$3,000. PER LISTING REALTOR, THE SELLER WAS ABOUT TO LET THE PROP GO TO TAX SALE + TOOK WHAT SHE COULD GET FOR IT (AV)	<input checked="" type="checkbox"/> Motivated seller,. Sold before tax sale.
4735424184	0100	Z 2/4/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
522304021	0100	Z 2/25/14 "Z" SALE - LOT NOT BUILDABLE. DRAINAGE DITCH ON NORTH SIDE OF LOT; NOT LISTED IN MLS + NO TD FILED (CB)	<input checked="" type="checkbox"/> Involved court
9613010006	0100	Z 02/14 "Z" SALE - SPOKE W/REALTOR, PROP WAS IN PROBATE. LAST PROP NEEDED TO BE SOLD TO CLOSE OUT. PROBATE HAD TIME FRAME (CB)	<input checked="" type="checkbox"/> Involved probate
4735424167	0100	Z 2/13/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4723401126	0100	Z 2/4/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4713109004	0100	Z 2/4/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
614107010	0100	Z 01/14 "Z" SALE - LIQUIDATION SALE OF ORIGINAL OWNERS ESTATE (AV)	<input checked="" type="checkbox"/> Motivated seller, Sold out of foreclosure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4726321312	0100	Z 2/4/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4713409294	0100	Z 03/07 "Z" SALE - SALE AFTER TREAS DEED. NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4735324296	0100	Z 2/5/14 "Z" SALE - INTERNET SALE TO UNINFORMED BUYER. (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4722408042	0100	Z 5/13/2013: 2013 NOV RETURNED UTF (NS) 2/5/14 "Z" SPOKE TO BUYER. THEY KNEW SELLER WAS MOVING OUT OF STATE + WANTED TO SELL LOT. NOT LISTED (CB)	<input checked="" type="checkbox"/> Motivated seller, leaving state
614307047	0100	Z 01/21 "Z" SALE - PRICED FOR QUICK SALE DUE TO HEALTH PROBLEMS (CB) 01/30 REMOVE 1114; APARTMENT - NOT HOME SITE (CB)	<input checked="" type="checkbox"/> Health issues/motivated seller, atypical sale
9736001002	0100	Z 01/14 "Z" SALE - FORECLOSURE PROP; SOLD AT A DISCOU- NT (AV)	<input checked="" type="checkbox"/> Motivated seller, sold out of foreclosure
9520009017	0100	Z 12/27/13 "Z" SELLER WAS ORIGINAL BUYER FROM 1982, POSSI BLE ESTATE LIQUIDATION. PROPERTY RELISTED FOR \$10,000 (AV)	<input checked="" type="checkbox"/> Motivated seller,. Sold out of foreclosure
4630407099	0100	Z 09/20 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (AV) 10/02 "Z" SALE - OUT OF STATE BUYER + SELLER (CB) 10/18 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4618214241	0100	Z 2/4/14 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4735124113	0100	Z 04/04 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
406005010	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale
617016021	0100	Z 05/09 "Z" SALE - ON MARKET BUT EXPIRED, RELISTED + WITHDRAWN (CB)	<input checked="" type="checkbox"/> Listing withdrawn
623213002	0100	Z 05/06 "Z" SALE - NOT LISTED ON MLS; TD (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736445158	0100	Z 05/06 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4724301119	0100	Z 04/30 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736341075	0100	Z 04/25 "Z" SALE - INERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4726127011	0100	Z 2/25/14 "Z" SALE - INFO FROM REALTOR. 2 SONS IN SALE; ONE SON WANTED LOT SOLD IMMEDIATELY FOR ANY PRICE. COURT WAS INVOLVED IN PROCESS (CB)	<input checked="" type="checkbox"/> Involved probate
9518009008	0100	Z 04/14 "Z" SALE - NOT LISTED, NO REALTOR INVOLVED. SELLER JUST WANTED TO GET RID OF LOT (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4734123211	0100	Z 03/03 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4724201126	0100	Z 4/16/14 "Z" SALE - INTERNET SALE, UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
606401009	0100	Z 03/21 "Z" SALE - SPOKE W/REALTOR. OWNER SAID TO LOWER ASKING PRICE BECAUSE THEY WERE OUT OF COUNTRY (CB)	<input checked="" type="checkbox"/> Estate sale
607102006	0100	Z 3/7/14 "Z" SALE, ESTATE SALE, ATTNY NEEDED LOT TO SELL TO CLOSE OUT ESTATE (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
428310011	0100	Z 3/6/14 "Z" SALE, SOLD AFTER TRES DEED W/ QCD, NOT LISTED IN MLS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9522001150	0100	Z 03/12 "Z" SALE - OWNER CARRY; \$2,000 DOWN + \$200/MO FOR 10 MOS. NOT LISTED ON MLS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4724301134	0100	Z 08/06 "Z" SALE - BANKRUPTCY EST; SOLD TRUST DEED. NO TD-1000 (CB) 12/31 "Z" SALE - NOT LISTED LOCALLY, INTERNET SALE (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4735124097	0100	Z 4/21 INTERNET SALE UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4630407099	0100	Z 09/20 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (AV) 10/02 "Z" SALE - OUT OF STATE BUYER + SELLER (CB) 10/18 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
612107004	0100	Z 10/15/13 "Z" ORIGINAL OWNER PURCHASED IN 1977, DEEDED TO SON IN 1991, THEN DEEDED TO ANOTHER SON IN 2012. LISTED 12 DAYS- ORIGINAL PURCHASE PRICE \$8,900. CONSID- ERED ESTATE PURGE (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
614416019	0100	Z 2/2/15 DEATH CERT SALE BY POA LISTED MLS FOR 20,000. REDUCED TO 4,000. CB	<input checked="" type="checkbox"/> Not an arms-length transaction, motivated seller
614307008	0100	Z 01/08 "Z" SALE - PURCHASED LOT FOR \$1000 IN 11, QCD. SALE LISTED FOR \$4500; SOLD FOR \$2500. PRICED FOR QUICK SALE; BELOW COMPS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4735324127	0100	Z 10/23 "Z" SALE - UNINFORMED BUYER; NO UTILITIES (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4713409303	0100	Z 10/23 "Z" SALE - UNINFORMED BUYER; NO UTILITIES (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
615415007	0100	Z 01/14 "Z" SALE - EXTENDED LISTING, BUYER IS INVESTOR (AV)	<input checked="" type="checkbox"/> Excessive days on market
613321034	0100	Z 1/17 1135 TO 100 FOR 2014(LJG)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4618414313	0100	Z 11/20 - "Z" SALE - INTERNET SALE UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4618114219	0100	Z 09/26 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4736241372	0100	Z 09/23 "Z" SALE - UNINFORMED BUYER. INTERNET ONLY OFFERING (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4630407099	0100	Z 09/20 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (AV) 10/02 "Z" SALE - OUT OF STATE BUYER + SELLER (CB) 10/18 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9509001017	0100	Z 8/20/13 "Z" NOT ON MLS; OUT OF STATE OWNER. BUYER OWNS FOUR LOTS ON SAME STREET. RECEIVED BY TRES DEED.	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9523006004	0100	C *	☑ Multiple parcel sale
609102004	0100	Z 09/05 "Z" SALE - LOT NOT ON MLS. OWNER PURCHASED TO BUILD IN, CHGD MIND + WANTED TO GET RID OF (CB)	☑ Not in MLS, purchased by out of state buyer
4735324302	0100	Z 10/18 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (AV)	☑ Not in MLS, purchased by out of state buyer
9507009030	0100	Z 12/06 "Z" SALE - THIS IS A TWO PART SALE. ONE TO A TRUST + ONE TO A MEMBER OF FAMILY.;TOTAL OF \$10,000. ALSO SEE REC #1960625 CB)	☑ Inter-familial
9736001022	0100	Z 01/14 "Z" SALE - THIS LOT + 023 SOLD 1 DAY APART. LOTS PREV SOLD IN 05 FOR \$59,900, DISTRESS SALE. WIFE DIED;LIQUIDATED PER REALTOR (AV)	☑ Resold
9736001023	0100	Z 07/22 "Z" SALE - RESOLD LOT 8 MOS LATER FOR \$19,000 (CB) 01/14 "Z" SALE - RESOLD LOT 8 MOS LATE FOR \$19K. BOUGHT IN 05 FOR \$56,900. DISTRESS SALE. WIFE DIED; LIQUID- ATED PER REALTOR (AV	☑ Resold
4723101260	0100	Z 12/12 "Z" SALE - OUT OF STATE BUYER + SELLER (CB)	☑ Not in MLS, purchased by out of state buyer
4734229096	0100	Z 12/12 "Z" SALE - OUT OF STATE BUYER + SELLER (CB)	☑ Not in MLS, purchased by out of state buyer
3705002033	0100	Z 2/4/14 "Z" SALE - BANK FORECLOSURE (AV)	☑ Motivated seller, sold out of foreclosure
4836408013	0100	Z 5/15/13 NOV RETURNED UNABLE TO FORWARD (PKS) 11/5/13 "Z-P SALE" NOT ON MARKET (CB) 02/04 COMB; FORMERLY #48-364-08-007 - 008. PAR PREVI- OSLY TOO SMALL TO BUILD. CALLED HEALTH DEPT TO CONFIR- M. NEW SIZE OK TO BUILD; WAS TOLD ALL SURROUNDING PARS ARE	☑ Not in MLS, purchased by out of state buyer
1504206031	0100	Z 11/25/13 "Z" SALE - CASH PURCHASE, NOT LISTED (AV)	☑ Not in MLS, purchased by out of state buyer
2811001013	0100	Z 11/25/13 "Z" SALE - POWER + SEPTIC IMPS IN PLACE (AV)	☑ Not in MLS, purchased by out of state buyer
4727425065	0100	Z "Z" SALE - INTERNET SALE UNINFORMED BUYER (CB)	☑ Not in MLS, purchased by out of state buyer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9507009030	0100	Z 12/06 "Z" SALE - THIS IS A TWO PART SALE. ONE TO A TRUST + ONE TO A MEMBER OF FAMILY.;TOTAL OF \$10,000. ALSO SEE REC #1960625 CB)	<input checked="" type="checkbox"/> Inter-familial
4735424190	0100	Z 11/22/13 "Z" SALE - NO UTILITIES; SEE FILE (CB)	<input checked="" type="checkbox"/> No utilities to parcel
9736001038	0100	Z 1/30/14 FORCLOSURE-BANK SOLD FOR WHAT WAS OWED. NOT REPRESENTATION OF MARKET SALE (AV)	<input checked="" type="checkbox"/> Motivated seller,. Sold out of foreclosure
4735223069	0100	Z 12/06 "Z" SALE - INTERNET SALE TO OUT OF STATE BUYER; SEE FILE IN LAND OFFICE (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4727425054	0100	Z 11/20 "Z" SALE - INTERNET SALE UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9534006001	0100	BP *	<input checked="" type="checkbox"/> Multiple parcel sale
9520017068	0100	Z 12/06 "Z" SALE - BANKRUPTCY ACQ (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4725105036	0100	Z 06/19 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4713309020	0100	Z 07/31 "Z" SALE - NO UTILITIES TO LOT (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4618114083	0100	Z 07/31 "Z" SALE - NO UTILITIES TO LOT (CB)	<input checked="" type="checkbox"/> No utilities to parcel
1402050007	0100	Z 07/28 "Z" SALE - REALTOR SAID SELLER WAS NOT GOING TO BUILD, JUST WANTED LOT SOLD. ALSO A PROBLEM WITH DETENTION POND. SEE PLAT (CB)	<input checked="" type="checkbox"/> Atypical site characteristic; detention pond
617012007	0100	Z 07/23 "Z" SALE - NOT LISTED ON MLS. PRD DEED; DC (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4619105082	0100	Z 07/10 "Z" SALE - NO UTILITIES TO LOT (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9613003008	0100	BP *	<input checked="" type="checkbox"/> Multiple parcel sale
4736341068	0100	Z 06/27 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1412017021	0100	ZHP 10/20 "ZHP" SALE - ST CHARLES MESA WATER SHARES INV IN SALE (CB)	<input checked="" type="checkbox"/> Undetermined value of water right



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4629207139	0100	Z 06/19 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736241161	0100	Z 06/19 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
616018033	0100	Z 6/5/14 "Z" LOT WAS LISTED FOR 10,000. OWNER PAID 15,500 IN 1996; SOLD AT REDUCED PRICE. SALES ON ABSTRACTION METHOD INDICATES 20,000 LAND VALUE (CB)	<input checked="" type="checkbox"/> Motivated seller
4723401408	0100	Z 06/19 "Z" SALE - NO UTILITIES (CB)	<input checked="" type="checkbox"/> No utilities to parcel
4736341135	0100	Z 06/17 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
610105007	0100	Z 06/17 "Z" SALE - LOT HAS ROCK PROBLEMS. WILL HAVE TO BUILD HOME UP W/NO BASEMENT. NOT LISTED W/REALTOR (CB) 12/30/2014 BUILDING PERMIT NEW CONST. 65% N.F. VALUE FOR 2015. (SW)	<input checked="" type="checkbox"/> Not listed by Realtor, atypical site characteristics
4736241162	0100	Z 06/27 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1506001003	0100	ZP 5/24/13 "ZP" SALE, SEE SALE ON 15-060-01-002- 1/2 INT SALE WITH ADJACENT OWNER FOR 2ND LOT. TOTAL FOR BOTH LOTS IS \$200,000, CORRECT VALUE FOR BOTH (AV)	<input checked="" type="checkbox"/> Partial Interest
407426010	0100	ZP 07/23 "ZP" SALE - BANK REO (CB) 12/19/2014 NEW CONST. 75% NF FOR 2015. (JR)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
613410005	0100	ZP 07/10 "ZP" SALE - ADJ LOT; ASSEMBLAGE SALE. MOBILE HOME PARK. NOT LISTED ON MLS (CB)	<input checked="" type="checkbox"/> Assemblage sale
536209015	0100	ZP 3/7/14 "ZP" SALE, SPOKE WITH SELLER, NOT LISTED. RECEIVED OFFER, ACCEPTED- NO APPRAISAL DONE (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1403014040	0100	ZP 03/04 "ZP" SALE - NO WATER SHARES IN SALE; BOUGHT PROP FOR PARKING FOR EVENTS (CB)	<input checked="" type="checkbox"/> No water included in sale
613321023	0100	ZP 10/30/13 "ZP" MOBILE HOME WAS ON LOT, NOW REMOVED. UTILITIES TO LOT (CB) 1/17 1135 TO VACANT FOR 2014 (LJG)	<input checked="" type="checkbox"/> Improved with a mobile home

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4836408013	0100	ZP 5/15/13 NOV RETURNED UNABLE TO FORWARD (PKS) 11/5/13 "Z-P SALE" NOT ON MARKET (CB) 02/04 COMB; FORMERLY #48-364-08-007 - 008. PAR PREVI- OSLY TOO SMALL TO BUILD. CALLED HEALTH DEPT TO CONFIR- M. NEW SIZE OK TO BUILD; WAS TOLD ALL SURROUNDING PARS ARE	<input checked="" type="checkbox"/> Unable to confirm
431109013	0100	Z 12/01 "Z" SALE - LOT IS ON A HILL; POR OF LOT IS A CLIFF. ACCESS OFF ALLEY ONLY; ADJ TO HOMESITE (CB)	<input checked="" type="checkbox"/> Atypical site characteristics: access and topography
619003014	0100	ZP 06/12 "ZP" SALE - ONE SALE, PURCHASED BOTH HALF-INT- ERESTS (AV)	<input checked="" type="checkbox"/> Partial Interest
1410004008	0100	ZHP 04/03 "ZHP" SALE - 4 SHARES; LISTE DON MLS (AV)	<input checked="" type="checkbox"/> Undetermined value of water right
4714411168	0100	ZP 06/12 "ZP" SALE - INTERNET SALE; SEE FILE (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
3804414009	0100	ZP 04/02 "ZP" SALE - MLS LISTED 689 DAYS (AV) 12/17/2014 BUILDING PERMIT NEW CONST. 50% NF VALUE FOR 2015. (SS)	<input checked="" type="checkbox"/> Excessive days on market
9507003002	0100	ZP 04/23 "ZP" SALE - SOLD AT AUCTION; NO ON MLS (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1406000120	0100	ZP 3/4/13 "ZP" SALE, HOME BURNED DOWN. SOLD LOT WITH UTILI TY HOOK-UPS (CB) 3/26/2013 CARD IN FIELD OFFICE.	<input checked="" type="checkbox"/> Sold with burned down improvement
5706219010	0100	ZP	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4620415124	0100	Z 05/23 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1501117001	0100	ZP 12/23 "ZP" SALES CODE - SOLD TO ADJ HOME SITE LISTED ON MLS FOR 29 DAYS. ALSO NEXT TO RR TRACKS + DITCH; SEE PHOTO ATTACHED TO TD-1000 (CB)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage
9519012018	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
4736241167	0100	Z 06/17 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9517011006	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4734229331	0100	B *	✓ No utilities to parcel
1504206008	0100	B *	✓ No utilities to parcel
431439003	0100	B *	✓ No utilities to parcel
1405405011	0100	B *	✓ No utilities to parcel
9508007017	0100	B *	✓ No utilities to parcel
1502206015	0100	B *	✓ No utilities to parcel
9613022007	0100	B *	✓ No utilities to parcel
614211005	0100	B *	✓ No utilities to parcel
1305024017	0100	B *	✓ No utilities to parcel
4736241242	0100	B *	✓ No utilities to parcel
4629207301	0100	Z 09/03 "Z" SALE - SOLD ON INTERNET; OUT OF STATE BUYER & SELLER (CB)	✓ Not in MLS, purchased by out of state buyer
9521005013	0100	B *	✓ Multiple parcel sale
618005024	0100	Z 3/14/14 "Z" SALE, SEE LAND FILE FOR COMPS, NO SALE BELOW \$20,000 (CB)	✓ Not representative of market
1516225001	0100	B *	✓ No utilities to parcel
431147002	0100	Z 05/09 "Z" SALE - TREASURERS DEED. LOT HAS UTILITI- ES; HOME REMOVED (CB)	✓ Improvement removed,
5801023008	0100	BP *	✓ Multiple parcel sale
4618214043	0100	Z 05/23 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	✓ Not in MLS, purchased by out of state buyer
4618214097	0100	Z 05/23 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	✓ Not in MLS, purchased by out of state buyer
4735424095	0100	Z 05/21 "Z" SALE - NO UTILITIES TO LOT (CB)	✓ No utilities to parcel
9522001002	0100	Z 05/21 "Z" SALE - MOVING OUT OF COUNTRY; LIQUIDATING ALL PROP PER SELLER (CB)	✓ Motivated seller
4722133070	0100	Z 05/21 "Z" SALE - NO UTILITIES TO LOT (CB)	✓ Not in MLS, purchased by out of state buyer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9613007020	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
535306020	0100	Z 4/18 "Z" SALE, NOT LISTED THROUGH REALTOR, QCD FROM BANK; FORECLOSURE. CAN'T CONTACT BUYER OR SELLER, NO PHONE NUMBER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4723332098	0100	Z 06/11 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4736341066	0100	Z 05/09 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
428412012	0100	Z 01/31 PRO-RATED FOR 13; FULL VAL FOR 14 (AV) 05/09 "Z" SALE - NOT LISTED ON MLS (CB)	<input checked="" type="checkbox"/> Partial completion
517003013	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
1513251010	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
9624003009	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
611322003	0100	B *	<input checked="" type="checkbox"/> No utilities to parcel
4736241239	0100	Z 05/19 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
511101028	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale
428412012	0100	Z 08/22 "Z" SALE - PREV EX; PRO-RATE 172 DAYS FOR 13 + FULL VAL FOR 14 (AV) 01/31 PRO-RATED FOR 13; FULL VAL FOR 14 (AV) 05/09 "Z" SALE - NOT LISTED ON MLS (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4726321159	0100	Z 3/5/14 "Z" SALE: INTERNET SALE, UNINFORMED BUYER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1402050014	0100	ZP *	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
526232033	0100	Z *	<input checked="" type="checkbox"/> No utilities to parcel
4727134119	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale
9518008002	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale
3705002011	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9520018015	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9517007008	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9517008020	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
5703431027	0100	Z 08/27 "Z" SALE - OUT OF TOWN BUYER + SELLERS; TO TD-10 00 (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9624015016	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (AV) 12/30/2014 BUILDING PERMIT NEW CONST. 40% N.F. FOR 2015. (SW)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
5703131043	0100	Z 09/20 "Z" SALE - INTERNET SALE; UNINFORMED BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4727134118	0100	C *	<input checked="" type="checkbox"/> Multiple parcel sale
4735124119	0100	Z 08/14 "Z" SALE - OUT OF STATE BUYER + SELLER; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4726321161	0100	Z 7/10 "Z" SALE, OUT OF TOWN BUYER AND SELLER (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9533013021	0100	Z 7/29/13 "Z" FIRST SALE SINCE ORIGINAL OWNER PURCHASED IN 1981. BUYER HAS RE-LISTED PROPERTY FOR \$15,000 (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
9522001168	0100	Z 08/09 "Z" SALE - INTERNET SALE; NOT LISTED LOCALLY (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
4618414280	0100	Z 04/30 "Z" SALE - SELLER ACQUIRED LOTS THRU CNVA DEED. OUT OF STATE; LOT HAS UTILITIES (CB)	<input type="checkbox"/> Disagree with disqualification
4727329092	0100	Z 01/28 "Z" SALE - NOT A REP MARKET SALE (CB)	<input type="checkbox"/> Price not supported by comparable sales
1501226009	0100	ZP 05/29 "ZP" SALE - LOT HAS UTILITIES, WATER, SEWER + POWER (CB)	<input type="checkbox"/> No justification for disqualification
4607312145	0200	Z 4/16/14 "Z" SALE - INTERNET SALE, UNINFORMED BUYER (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1405413022	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel

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1501101003	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
614102008	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
419007004	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
614102010	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
1405413050	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
614206008	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
602404021	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
430115005	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
525415017	0200	BP *	<input checked="" type="checkbox"/> No utilities to parcel
507436011	0200	BP *	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
507430004	0200	Z 03/06 "Z" SALE - OWNER NEVER SAW PROP; INHERITED. HAD OFFER THAT WAS LESS THAN OUR VAL, WAS GOING TO ACCEPT IT TO GET RID OF OF PROP (CB)	<input checked="" type="checkbox"/> Sold by an uninformed heir
612112006	0200	BP *	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
515064009	0200	ZP 11/25 "ZP" SALE - GOOD LAND SALE BUT BOUGHT IN LEIU OF SUBDIVISION BEING COMPLETED. SUB NOT COMPLETED UNTIL 1 YEAR AFTER SALE (AV/CB) 01/12 "ZP" SALE (SWD#1988671) - SALE IN LIEU OF A COMPLETELY IMPROVED PAR; NO IMPS IN 13. IMPS DONE FALL OF 14 PER JI	<input checked="" type="checkbox"/> Atypical sale conditions
514014008	0200	ZP 01/13 "ZP" SALE - ASSEMBLAGE (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
507428001	0200	ZP 03/26 "ZP" SALE - ALSO OWNS ADJ LOT UNDER DIFF NAME; SAME MAILING (AV)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage
612106002	0200	ZP 1/7/15 SELLER PURCHASED PROPERTY FROM OWNER FOR BACK TAXES + WAS ALSO REAL ESTATE AGENT FOR RESALE (CB)	<input checked="" type="checkbox"/> Purchased for back taxes owed, not based on market
507019021	0200	ZP 06/19 "ZP" SALE - ESTATE PROP; DAUGHTER SAID SELL (AV)	<input checked="" type="checkbox"/> Seller under undue motivation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
515064009	0200	ZP 11/25 "ZP" SALE - GOOD LAND SALE BUT BOUGHT IN LEIU OF SUBDIVISION BEING COMPLETED. SUB NOT COMPLETED UNTIL 1 YEAR AFTER SALE (AV/CB) 01/12 "ZP" SALE (SWD#1988671) - SALE IN LIEU OF A COMPLETELY IMPROVED PAR; NO IMPS IN 13. IMPS DONE FALL OF 14 PER JI	<input checked="" type="checkbox"/> Atypical sale conditions
2502001006	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
611309010	0200	BP 11/25/13 "B" SALE - MLS LISTED 30 DAYS ON MARKET FULL PRICE OFFER \$10/SF (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1512108009	0200	Z 2/21/14 "Z" SALE-CITY OWNED LOT NOT PUBLICLY OFFERED. NON NEGOTIABLE VALUE SET BY CITY. NOT REP ARMS LENGTH TRANSACTION (AV) 03/04 - PREV EX; VALUE NOT UPDATED. CORRECT VAL FOR 14 (AV)	<input checked="" type="checkbox"/> Grantor was government
614102001	0200	Z 10/15/13 "Z" BUYER NOW OWNS 9 OF 11 LOTS IN TR 333. ASSEMBLAGE (AV)	<input checked="" type="checkbox"/> Assemblage sale
611417001	0200	Z 08/09 "Z" SALE - INERNET SALE; NOT LISTED LOCALLY (CB)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
432108017	0200	Z 04/19 "Z" SALE - ASSEMBLAGE; REF #04-321-08-018 (RJ)	<input checked="" type="checkbox"/> Assemblage sale
611417002	0200	Z 03/25 "Z" SALE - NOT IN MLS. SPOKE WITH BANK, REPO SALE, LIQUIDATING INVENTORY (RJ)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
611412004	0200	Z 03/25 "Z" SALE - NOT IN MLS, BANK REPO SALE (RJ)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
419300016	0200	PZ 05/29 "PZ" SALE - PAR HAS NO FORMAL INGRESS/EGRESS. BUYER OWNS ADJ PAR WHICH ELIMINATES THIS ISSUE. DRAIN-AGE DITCH RUNS THRU WEST POR OF PAR (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
1509474006	0200	P 01/12 AREA REV FOR 15 (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
614102002	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
512336006	0200	BZ 05/16 "Z" SALE - PER REALTOR, BANK AUTHORIZED TO GET PAR OFF THE BOOKS (AV)	<input checked="" type="checkbox"/> Motivated seller

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614105008	0200	B *	<input checked="" type="checkbox"/> No utilities to parcel
507428001	0200	B 03/26 "ZP" SALE - ALSO OWNS ADJ LOT UNDER DIFF NAME; SAME MAILING (AV)	<input checked="" type="checkbox"/> Assemblage sale
614105005	0200	C *	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
521000001	0200	Z 03/21 "Z" SALE - LISTED FOR OVER 1 YR; "NO OFFERS". BUYER WAS UNDER 1031 EXCHANGE RULES. BID WAS ACCEPTED FROM BANK (AV)	<input checked="" type="checkbox"/> Excessive days on market
1514318009	0200	P 01/12 AREA REV FOR 15 (AV)	<input checked="" type="checkbox"/> Not in MLS, purchased by out of state buyer
507023014	0200	Z 03/21 "Z" SALE - REO SALE; BANK CLEARING BOOKS (AV)	<input checked="" type="checkbox"/> Liquidation by lender
4725227005	1112	Z Z Sale	<input checked="" type="checkbox"/> House stigmatized by realtor who did not get the listing, sold for \$20k less than appraised value
429414015	1112	Z Z Sale	<input checked="" type="checkbox"/> OWC financing, updated prior to sale
429308003	1112	Z Z Sale	<input checked="" type="checkbox"/> Not listed on open market
524423007	1112	Z Z Sale	<input checked="" type="checkbox"/> Sold through on-line auction, cash deal
523130010	1112	Z Z Sale	<input checked="" type="checkbox"/> Sold by sisters who liquidated property, seller not typically motivated
616000001	1112	Z Z Sale	<input checked="" type="checkbox"/> Excessive deferred maintenance, plumbing and electrical problems
1403046001	1112	Z Z Sale	<input checked="" type="checkbox"/> Multiple buildings, went from exempt to taxable
1501144008	1112	Z Z Sale	<input checked="" type="checkbox"/> Sewer line to be replaced per realtor, for condition per TD
1410010001	1112	Z Z Sale	<input checked="" type="checkbox"/> Not listed on open market, fair per TD
2500003055	1112	Z Z Sale	<input checked="" type="checkbox"/> Metal outbuilding being converted to living area
3802000063	1112	Z Z Sale	<input checked="" type="checkbox"/> Distressed sale, atypically motivated seller
5706218007	1112	Z Z Sale	<input checked="" type="checkbox"/> Not in MLS, sold with atypical financing
1502412008	1112	Z Z Sale	<input checked="" type="checkbox"/> Relisted and sold for \$10k more, atypically motivated period
1504404014	1112	Z Z Sale	<input checked="" type="checkbox"/> Not listed on open market, no MLS
1510120012	1112	Z Z Sale	<input checked="" type="checkbox"/> Not listed on open market, no MLS
1515414325	1112	Z Z Sale	<input checked="" type="checkbox"/> Owners relocated, given back to prior owner, owner carry loan, resold for \$103k



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2300000035	1112	Z Z Sale	✓ Sold as a future grow house facility
1406312004	1112	Z Z Sale	✓ Atypical seller motivation: sold by children in 18 days versus 90 days typical DOM, fair per TD
8500006001	1112	Z Z Sale	✓ Buyer arranged before purging of title; not on open market
1504118007	1113	Z Z Sale	✓ Garage only sale purchased by adjacent owner
1502133019	1115	Z Z Sale	✓ Not on open market, sold to investors at discount
614210007	1115	Z Z Sale	✓ No interior access by buyer or county, cash only sale, poor condition per TD
1105310008	1119	Z Z Sale	✓ Abandoned multi-family, needs to be scraped
431130009	1120	Z Z Sale	✓ \$71,100 financed , owner carry
431111004	1120	Z Z Sale	✓ Multiple buildings
429139003	1120	Z Z Sale	✓ Bank-owned for over a year, liquidated
1504409016	1120	Z Z Sale	✓ Fixed and flipped for \$210,500 three months later
614205004	1120	Z Z Sale	✓ Poor condition per personal inspection, copper plumbing vandalized
1516137011	1129	Z Z Sale	✓ Retirement facility with extensive personal property
1512304007	1129	Z Z Sale	✓ Sale included PP and \$231,485.79 in trade or exchange per TD
602413001	1129	Z Z Sale	✓ Assisted living facility, sold nine days apart, included personal property, same sales price
429145016	1130	Z Z Sale	✓ Part of a bulk sale, not in MLS
418316010	1130	Z Z Sale	✓ Taken off MLS and sold at auction
429145015	1130	Z Z Sale	✓ Part of a bulk sale, not in MLS
428300013	1140	Z Z Sale	✓ Mobile home park with extensive personal property included
1700004021	1177	Z Z Sale	✓ Residential on ag parcel
4617400007	1177	Z Z Sale	✓ Residential on ag parcel
514200076	2112	Z 06/11 "Z" SALE - OWNER CARRY FINANCING (VH)	✓ Owner financed- atypical financing
429126005	2112	Z 04/23 "Z" SALE - NOT AN ARMS LENGTH SALE; CORPORATE LEASEBACK INVOLVED (GW)	✓ Corporate leaseback

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
431218011	2112	C Related party	☑ Related Party
1402008015	2112	C 11/14 BUSINESS RELATED SALE - LONG TERM TENANT PURCH ASED PROP (GW)	☑ Long term tenant purchased property
1514106031	2112	Z 12/11 "Z" SALE - SEE FILE FOR NOTES (SV)	☑ Tenant purchased, not exposed
1512410001	2112	Z 01/22 "Z" SALE - NOT LISTED IN MLS; POSSIBLY NOT AN "ARMS-LENGTH" TRANSACTION (VH)	☑ Not listed in MLS, not exposed on open market
1511104002	2112	G	☑ Partial Interest
1502307007	2112	Z 04/16 "Z" SALE - PURCHASE INC GOING CONCERN; NOT A MARKET SALE (VH) 06/25 PURCHASED THIS PROP #15-023-0- 7-006 THEN SOLD #15-023-07-007 ON THE SAME DAY (VH)	☑ Franchise fee of unknown value included in sale
1501422020	2112	Z 06/26 "Z" SALE - MULTIPLE BLDGS ON PROP + MIXED USE (RES + COMM'L) (GW)	☑ Multiple buildings on site
1501332009	2112	Z 02/11 "Z" SALE - SALE PRICE INC FRANCHISE OF UNKNOWN VAL (VH)	☑ Franchise fee of unknown value included in sale
1501201007	2112	C 05/08 "C" SALE BETWEEN FAMILY MEMBERS (GW)	☑ Inter familial
507428002	2112	I 12/17 "B" SALE - SALE INC PAR #05-074-28-001 (GW)	☑ Multiple parcel
1405311005	2112	C 03/26 "C" SALE - BUSINESS RELATIONSHIP EXISTS BETWE- EN OWNER + TENANT (GW)	☑ Long term tenant purchased property
513047002	2112	Z 6/11/13 "Z" - SALE WAS BETWEEN 2 "REIT" STYLE INVEST- MENT GROUPS (GDW)	☑ Intercompany
1305004025	2112	Z 6/3/2014 SALES REVIEW HOME PURCHASED AS FUTURE COMME- RCIAL BUILDING. OWNERS PLAN TO DEMO HOME SOON. "Z" SALE DUE TO RES. TO COMMERCIAL FOR 2015. (JR) 12/23 "Z" SALE - ASKIN TO A "REIT" + INCLUDED A LEASE BACK FROM SELLER OF UNKNOWN TERMS + VAL (GW)	☑ Residence purchased for demolition
536419005	2112	Z 09/15 "Z" SALE - PROP WAS SPLIT USE, 58% COMM'L + 42% RES (GW)	☑ Mixed use parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
536412002	2112	S 06/27 "S" SALE - APPEARS TO BE A GOOD SALE (GW)	<input checked="" type="checkbox"/> Multiple Use: residential and commercial
536304007	2112	Z 6/25/13 "Z" SALE - INCLUDED A LICENSED + PERMITTED PREMISE FOR SALE OF WINE + LIQUOR. BLDG IS ALSO SPLIT USE (GW)	<input checked="" type="checkbox"/> Sale included a liquor store
536128016	2112	Z 09/19 "Z" SALE - PROP WAS SOLD AS A SPLIT-USE PROP. 2ND FLR APT FINISHED BY PREVIOUS OWNER (GW)	<input checked="" type="checkbox"/> Mixed use parcel
524102034	2112	Z 09/15 "Z" SALE - INCLUDED A GOING CONCERN + LICENSED + PERMITTED PREMISES (GW)	<input checked="" type="checkbox"/> Sale included intangible business value
430111007	2112	S Incorrectly classified as unqualified	<input checked="" type="checkbox"/> Reclassified as qualified
1405405008	2112	C 03/12 "C" SALE - 1ST SALE FOLLOWING DC; APPEARS TO BE A CASH SALE (GW)	<input checked="" type="checkbox"/> Disposal sale for cash
431221018	2112	Z 06/26 "Z" SALE - PROP WAS A REO + SOLD DIRECTLY BY THE BANK TO OUT-OF-TOWN BUYER (GW)	<input checked="" type="checkbox"/> Lack of market exposure
536125006	2130	Z 02/27 "Z" SALE - NEW OWNER RENTED PROP FROM PRIOR OWNER. NOT AN ARM'S-LENGTH TRANSACTION (VH)	<input checked="" type="checkbox"/> Purchased by tenant
1511103015	2130	Z 1/30/14 BANK SALE-NON ARMS LENGTH TRANSACTION (VH) 1/30/14 NOT AN ARMS LENGTH TRANSACTION. BUYER APPEARS TO BE RELATED TO A PRIOR OWNER. (VH)	<input checked="" type="checkbox"/> Buyer relayed to prior owner
1511103015	2130	Z 1/30/14 BANK SALE-NON ARMS LENGTH TRANSACTION (VH) 1/30/14 NOT AN ARMS LENGTH TRANSACTION. BUYER APPEARS TO BE RELATED TO A PRIOR OWNER. (VH)	<input checked="" type="checkbox"/> Buyer relayed to prior owner
1510135001	2130	C	<input checked="" type="checkbox"/> Inter-familial
1509472001	2130	Z 12/13 PART OF LARGER ACQUISITION (SV) 01/30 LAND REV; PAR HAS DRAINAGE ARE. REVALUE DRAIN AGE AREA (6179 SQ FT) AT DIFFERENT RATE TO REMAINING PROPERTY (AV)	<input checked="" type="checkbox"/> Multi-parcel acquisition
1501417018	2130	Z 6/26/13 "Z" SALE - OWNS ADJACENT PROPERTIES. SALE WAS CONSIDERED AS ASSEMBLAGE. (GW)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1501316018	2130	Z 12/17 "Z" SALE - PP INC IN SALE (AV) 01/23 "S" SALE - APPEARS TO BE AN ARM'S LENGTH TRANS ACTION (VH)	<input checked="" type="checkbox"/> Unknown personal property
1406319009	2130	M 12/11 "M" SALE - PP INC IN SALE; MIXED USE - MULT BLDGS (SV)	<input checked="" type="checkbox"/> Mixed use parcel
611312028	2130	S 04/29 ABATEMENT FOR 13 - INCOME/SALES SUPPORT CORRE- CTED VAL (VH)	<input checked="" type="checkbox"/> Assessor's value changed from abatement hearing
513015010	2130	Z 12/13 PART OF LARGER ACQUISITION (SV)	<input checked="" type="checkbox"/> Multi-parcel acquisition
602403003	2130	S 02/28 "S" SALE - NOTED THAT BUYER OWNS NEIGHBORING PROP (VH)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage
536122006	2130	Z 04/24 "Z" SALE - PART OF A CO MERGER; PP UNKNOWN. AMT ALSO INC IN SALE (SV)	<input checked="" type="checkbox"/> Part of a merger with unknown personal property and business value
524420009	2130	C 02/04 "C" SALE - LONG TIME TENANT PURCHASED BLDG (VH)	<input checked="" type="checkbox"/> Purchased by long term tenant
524114017	2130	Z 12/12 "Z" SALE - INC PP IN SALE (SV)	<input checked="" type="checkbox"/> Sale involved unknown personal property
514149004	2130	Z 01/06 "Z" SALE - LISTED BLDG AS "SALVAGED" - MAY BE DEMO'D OR HEAVILY REMODELED (GW)	<input checked="" type="checkbox"/> Salvage per TD, will be demolished
514125005	2130	Z 6/25/13 "Z" SALE - PAID SUBSTANTIALLY MORE FOR BLDG THAN COST TO BUILD NEW (GW) 01/31 CHG CODES FOR 14; NO VAL CHGS (GW)	<input checked="" type="checkbox"/> Sales price was greater than replacement cost new
1406317008	2130	Z 06/26 "Z" SALE - MULTIPLE BLDGS ON PROP + MIXED USE (RES + COMM'L) (GW)	<input checked="" type="checkbox"/> Multiple buildings on property
513022002	2130	Z 04/03 "Z" SALE - PRICE WAS A CORP FRANCHISED DENTAL OFFICE + NOT REP OF THE LOCAL MARKET (GW)	<input checked="" type="checkbox"/> Franchised dental office business included in sale- unknown business value
1305000028	2130	C 01/16 "C" SALE - BETWEEN CO-OWNERS (GW)	<input checked="" type="checkbox"/> Sale between co-owners
507430044	2130	Z 04/16 "Z" SALE - NOT AN ARM'S LENGTH SALE; LOAN WAS ASSUMED FROM PREVIOUS OWNER. INVOLVED A LICENSED, PERMITTED PREMISES (GW)	<input checked="" type="checkbox"/> Involved a loan assumption- atypical financing

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
611312029	2130	C 03/26 "C" SALE - RELATED PARTY SALE; TENANT/LANDLORD TRANSACTION (GW)	<input checked="" type="checkbox"/> Related Party
419412014	2130	Z 04/03 "Z" SALE - TENANTS PURCHASED FROM PRIOR OWNERS; THEY STATED THEY PD OVER MARKET VAL FOR GOING CONCERN (VH)	<input checked="" type="checkbox"/> Tenant purchased, not exposed
430300028	2130	Z 02/10 "Z" SALE - BUYER OWNS ADJ LOT - APPEARS TO BE ASSEMBLING PROPERTIES (VH)	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage
431118012	2130	B	<input checked="" type="checkbox"/> Multiple parcel sale
433020002	2130	M	<input checked="" type="checkbox"/> Two or more buildings
506011003	2130	Z 04/24 "Z" SALE - PART OF A CO MERGER; PP UNKNOWN. AMT ALSO INC IN SALE (SV)	<input checked="" type="checkbox"/> Part of a merger with unknown personal property and business value
1513243013	2130	B 06/11 "B" SALE - PAR #15-132-43-001 INCLUDED IN SALE (VH)	<input checked="" type="checkbox"/> Multi-parcel acquisition
1515112252	2130	Z 09/23 "Z" SALE - FORMER FIRE STATION. EX PROP; NO IMP OR UPDATED LAND VAL. CORRECTED FOR 15 VAL (AV) 09/26 PRO-RATED 201 DAYS FOR 14 VAL; 100% FOR 15 (JT)	<input checked="" type="checkbox"/> Former fire station sold, atypical style
512202001	2130	C 02/05 "C" SALE - DOES NOT APPEAR TO BE AN "ARM'S-LE- NGTH" TRANSACTION (VH)	<input checked="" type="checkbox"/> Non-arms length
525444007	2130	Z 02/27 "Z" SALE - SALE IS NOT REP OF THE CURRENT REAL ESTATE MARKET (JT)	<input type="checkbox"/> Sale is below market comparables
611411012	2130	S	<input type="checkbox"/> Incorrectly identified as an unqualified sale
330021004	3115	C 08/05 TAXABLE FOR 183 DAYS OF 13; FULLY TAXABLE FOR 14 (SV)	<input checked="" type="checkbox"/> Exempt to taxable
329001012	3115	Z 04/30 "Z" SALE - SALE INC PERSONAL PROP. NOTE - BUILD ER IS RATED LOW CLASS DUE TO ONGOING FOUNDATION PROBL- EMS (VH)	<input checked="" type="checkbox"/> Foundation issues
507007003	3115	Z 12/16 "Z" SALE - PREVIOUSLY PERMITTED PREMISES (SV)	<input checked="" type="checkbox"/> Multiple parcels
330021029	3115	C 02/18 "C" SALE - IN-HOUSE CORPORATE TRANSFER (VH)	<input checked="" type="checkbox"/> In house corporate transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
431220010	3115	C Multiple parcels	<input checked="" type="checkbox"/> Multiple parcels
431236002	3115	C Multiple parcels	<input checked="" type="checkbox"/> Multiple parcels
431219002	3115	B Multiple parcels	<input checked="" type="checkbox"/> Multiple parcels
536322014	3115	B	<input checked="" type="checkbox"/> Multiple parcels
522000021	3115	B	<input checked="" type="checkbox"/> Multiple parcels
<b>Accounts Audited: 339      Auditor Agrees: -334      Auditor Disagrees: -5      Auditor Disagrees: -1.47%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>52</b>	<b>Rio Blanco</b>	
R1009298	100	63 SALE INVOLVES PROPERTY TRADES	✓ this property was transferred by quit claim deed and included a trade or exchange as verified by County appraisers.
R0102020	1212	60 SALE TO SETTLE AN ESTATE	✓ sale was a result of a death in the family and the remaining spouse just wanted to get rid of the property. It was not available on the open market.
R0304428	1212	69 SALE OF PART INT, <100% FEE SIMPLE INT.	✓ County records indicate this property was transferred by quit claim deed and merely was a sale of the partners interest. This property was not exposed to the open market.
R0304428	1212	69 SALE OF PART INT, <100% FEE SIMPLE INT.	✓ verified notes and the County record system indicates the sale was between partners and was not available on the open market
R1000965	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓
R0101981	1212	51 SALE INVOLVES A GOV'T AGENCY AS BUYER	✓ this property was purchased at a foreclosure sale through a bid. This property was not exposed to the open market. The property was offered by HUD
R0102595	1212	70 OTHER/NON-ARM'S LENGTH	✓ the property was acquired from the housing and urban development in very poor condition when purchased. The buyer made an the offer it was accepted, not available on the open market.
R0300600	1212	63 SALE INVOLVES PROPERTY TRADES	✓ verified County information states this is a change in use from vacant to residential. County records also in indicates there was a trade involved.
R1204130	1212	72 NOT OFFERED ON OPEN MARKET	✓ multiple properties were purchased by the Joiner and the price may have been affected. According to verified the information this property was not made available on the open market.
R1002620	1212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ County records indicate this is the first sale after foreclosure. The property was reported to be in very poor condition at sale. The remodeling done was a new roof and a complete demo of the interior down to the studs.
R0103908	1212	72 NOT OFFERED ON OPEN MARKET	✓ this is an in-family transaction that was not exposed to the open market. County notes the deed and the TD all verify the in family transaction.
R1002944	1212	70 OTHER/NON-ARM'S LENGTH	✓ this transfer was a result of a divorce and was between husband and ex-wife. Property was not exposed to the open market.
R0102455	1212	70 OTHER/NON-ARM'S LENGTH	✓ verified information and information on the deed indicates this property was acquired from HUD and was not available on the open market.
R1003411	1212	SALE BETWEEN BUSINESS AFFILIATES	✓
R0103899	1212	70 OTHER/NON-ARM'S LENGTH	✓ an offer was made on the property owned by the Veterans Affairs the offer was accepted. The sale is not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0704363	1212	70 OTHER/NON-ARM'S LENGTH	✓ this was an auction sale and was not exposed to the open market. The sale is buy Freddy Mac after a foreclosure.
R0304278	1212	72 NOT OFFERED ON OPEN MARKET	✓ the property was purchased by the adjoiner, He made an offer and the owner accepted. This is sale considered to be under duress and not open to the open market.
R0102380	1212	72 NOT OFFERED ON OPEN MARKET	✓ verified County documentation indicates the personal representative of the estate only offered the property to number of the church. This is not open market.
R0101981	1212	51 SALE INVOLVES A GOV'T AGENCY AS BUYER	✓ the property was sold through a foreclosure sale and the buyer had the winning bid. The property was not exposed to the open market and was purchased from HUD.
R0101540	1215	70 OTHER/NON-ARM'S LENGTH	✓ this is a mixed-use property and the owner was under duress to get rid of the property due to financial problems. Not available on the open market.
R0301657	1235	57 SALE BETWEEN RELATED PARTIES	✓ according to verified County notes this sale was between a father and daughter and was not exposed to the open market..
R0101705	2130	72 NOT OFFERED ON OPEN MARKET	✓ verified County information indicates the improvement was in very poor condition./ The property was not offered to the open market.
R0100965	2212	68 SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ according to the information contained within the County files and verified by County appraiser's this a multi-property sale that was remodeled and improved after sale but before physical inspection.
R0100915	2212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ the deed and verified County notes indicates this is a multi-property sale which included a trade and a 1031 exchange.
R0300985	2215	62 SALE OF DOUBTFUL TITLE; EX. QCD	✓ this sale included 30% of the purchase price in personal property. The property was transferred by bill of sale.
R0103806	2230	72 NOT OFFERED ON OPEN MARKET	✓ the property was not offered on the open market as this was an exchange between business affiliates.
R0100400	2230	69 SALE OF PART INT, <100% FEE SIMPLE INT.	✓ the purchase price was agreed to three years before the actual recording of the deed. This sale was essentially a lease purchase option and was not available to the open market.
R1001920	2230	70 OTHER/NON-ARM'S LENGTH	✓ verified information within the County records indicates this was the final payment on a lease purchase plan covering many years. This property was not offered on the open market.
R0302562	2230	72 NOT OFFERED ON OPEN MARKET	✓ the grantee approached the grantor made an offer on the property he was intent on doing a 1031 exchange and needed the shop. The offer was accepted by the grantor. Not exposed to the open market.
R0304334	2235	70 OTHER/NON-ARM'S LENGTH	✓ this sale was part of a 1031 exchange and was financed after sale or seller for 8% for 15 years with a balloon payment in 2018. According to research and verification by County appraiser's this is part of an assemblage was not exposed to the open market.



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0304603	2235	72 NOT OFFERED ON OPEN MARKET	<input checked="" type="checkbox"/> according to verified County information the grantee approached the grantor and offered a price on the property and it was accepted. Additionally there was a trade involved in this transaction.
R3600002	550	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> County notes and the deed indicates this was an internal transfer in a corporation. The sale of the property was not exposed to the open market.
<hr/>			
Accounts Audited:	32	Auditor Agrees: -32	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>53</b>	<b>RIO GRANDE</b>	
2133202005	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> adjoiner purchased property so no one else would build there, also to protect his view, documentation in county records
1930201025	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> multiple property sale included 1031 exchange, this information is contained on the deed and documentation in county records
2133011065	0100	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> after purchase of the property there was a use change from vacant to residential, documentation is located in county records
2125233022	0100	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> county records show new construction after purchase according to documentation in county records
2135218008	0100	PZ VAC LAND W/ MINOR STRUCTURE	<input checked="" type="checkbox"/> there were minor structures located on the land, the value of the minor structures are unknown, documentation is located in county records
2134101006	0100	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> the project developer was able to sell these properties at a discount due to the end of the discounting period, county records and staff explained discounted subdivision sales
1930444026	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> changed to qualified, documentation in county records
2134102002	0100	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> the project developer was able to sell these properties at a discount due to the end of the discounting period, county records and staff explained discounted subdivision sales
2133011065	0100	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> after purchase of the property there was a use change from residential to vacant land, documentation is located in county records
2134101004	0100	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> after purchase this property was improved, a change in use from vacant to residential, supported by documentation in county records
2126401005	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> trade for a property located in South Fork, CO, documentation in county records
3531353034	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> the improvements located on the subject property were in disrepair and appeared to the county staff being in salvage condition, the value of the improvements are unknown but was included in the selling price
2127302002	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> first sale in the assessment period, documentation in county records
2134005002	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> the project developer was able to sell these properties at a discount due to the end of the discounting period, county records and staff explained discounted subdivision sales
2134005003	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> the project developer was able to sell these properties at a discount due to the end of the discounting period, county records and staff explained discounted subdivision sales
2121405011	0100	Z SEE COMMENT	<input checked="" type="checkbox"/> grantor was in foreclosure proceedings let go of the property at a very low price as indicated when compared to the market, documentation in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2128401014	0100	Z SEE COMMENT	✓ first sale after foreclosure from New York Bank to J.P. Morgan Bank, the property was transferred through public trustee's foreclosure deed's, documentation in county records
2135208001	2130	X LAND USE CHANGE SEE NOTES	✓ land use change from retail to church as documented in county records
2135207009	2130	B MULTIPLE PROPERTIES (O.P.I.)	✓ information contained on the deed, TD and in county records state a multiple property transfer
3336442003	2130	C FAMILY/ESTATE/IN HOUSE TRANSFER	✓ in-family transaction which was not made available to the open market, this information is contained on the TD and county records
3336433011	2130	Z SEE COMMENT	✓ mixed-use property consisting of commercial and residential uses according to documentation in county records
2135207002	2130	E NEW CONSTRUCTION	✓ improvements were remodeled shortly after purchase, documentation in county records
1920404007	2130	Z SEE COMMENT	✓ this is a tract of land which includes the residential central water system, all water related facilities on the tract, according to documentation in county records
1531003009	2130	X LAND USE CHANGE SEE NOTES	✓ land use change from car dealer to brewery as documented in county records
1530469006	2130	X LAND USE CHANGE SEE NOTES	✓ land use change from office to retail as indicated in documentation in county records
3336419004	2130	V BOUGHT IN POOR CONDITION	✓ improvements located on the sale property were in salvage condition and would be removed after purchase according to documentation in county records
3336410005	2130	V BOUGHT IN POOR CONDITION	✓ improvement located on the property had roof and plumbing problems and was in very poor condition to the point of being razed after purchase, documentation in county records
2135231007	2130	Z SEE COMMENT	✓ mixed-use property with a mix of commercial and residential uses according to documentation in county records
1920404007	2130	Z SEE COMMENT	✓ this was a transfer of a residential water system as part of a judgment of the court, not available on the open market, according to documentation in county records
1531003009	2130	X LAND USE CHANGE SEE NOTES	✓ after purchase was a use change from car dealer to brewery according to documentation in county records
1531027001	2130	X LAND USE CHANGE SEE NOTES	✓ after purchase there was a change from exempt status to commercial, according to documentation in county records
2135208001	2130	X LAND USE CHANGE SEE NOTES	✓ after purchase the improvements changed from retail to a church according to documentation in county records
3531302001	2130	X LAND USE CHANGE SEE NOTES	✓ after purchase the property changed uses from residential to commercial according to Rio Grande County records
3710200033	2130	X LAND USE CHANGE SEE NOTES	✓ after purchase the property went from a migrant school to retail and office with supporting information in county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3531302005	2130	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> multiple property sale as stated on the deed and documentation in county records
3901000013	2130	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> the property changed from a gas station to a retail property according to documentation in county records
3325400044	2130	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> a mixed-use property which was purchased by the adjoiner according to documentation in county records
1530469006	2130	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> after purchase was a use change from office to retail according to documentation in county records
3705100132	2130	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> this is a multiple property sale as stated on the deed and documentation in county records
2135207009	2130	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> according to documentation in county records, information on the deed and TD state multiple property sale
2135231007	2130	X LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> after purchase the property went to a mixed-use of a restaurant and residential according to documentation in county records
3532305037	2130	C FAMILY/ESTATE/IN HOUSE TRANSFE	<input checked="" type="checkbox"/> in-family transaction stated on the TD was not exposed to the open market according to documentation in county records
2135207002	2130	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> after purchase the commercial building was remodeled according to the grantor and documentation in county records
3325400012	2130	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> improvements were remodeled after purchase according to documentation in county records
3336410005	2130	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> improvements were in very poor condition with roof problems , water pipe problems, etc., according to documentation in county records
3336419004	2130	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> improvements were in very poor condition with roof problems , water pipe problems, etc., according to documentation in county records
1529200025	3115	Z SEE COMMENT	<input checked="" type="checkbox"/> this is and in-family transaction as stated on the deed and verified by County staff, and documentation in county records
<b>Accounts Audited: 47      Auditor Agrees: -47      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>54</b>	<b>ROUTT</b>	
R3837285	0100	71 NEED FURTHER CONFIRMATION. VERY LOW, BUT IT'S A S	✓ the adjacent property owner purchased this small, non-buildable lot. The county verification is located in the county notes as non-open market.
R0155452	0100	50 BANKRUPTCY AUCTION PER TD. AF	✓ information located within the TD state that the property was purchased through a bankruptcy auction.
R8171186	0100	63 TALKED WITH BUYER KAREN KRIBS OF LAST CHANCE 6, LL	✓ the purchase of the property involved in a trade with property in another county. the property was never exposed to the open market. the supporting information is contained in the county records.
R8165055	0100	71 NOT ON OPEN MKT, PURCHASED BY ADJACENT PROPERTY OW	✓ according to verified county notes the property was purchased by the adjacent property owner and was not exposed to the open market.
R8170583	0100	71 NOT ON OPEN MARKET. OWNER SOLD TO THE ADJACENT PRO	✓ the property was sold to the adjacent property owner due to his need for legal access. The buyer felt he paid too much but because of the desperate circumstances for access he purchased the property anyway. There is no reasonable area for a residential building site on this parcel. The property has physical limitations and was non-buildable for a residence.
R0355291	0100	71 ADJACENT PROPERTY OWNER, NOT ON OPEN MKT. AF	✓ the adjacent property owner purchased this property, the sale was not made available to the open market according to county notes.
R0155147	0100	71 NOT ON OPEN MKT. NO TD RETURNED, USED BARGAIN & SA	✓ county verification state "this property was not made available to the open market and was not listed with a realtor."
R8179141	0100	70 THIS SALE WAS NOT EXPOSED TO THE OPEN MARKET. HOW	✓ the buyer learned of the property by word-of-mouth and made an offer to the seller. The property was never exposed to the open market based on county documentation.
R6172941	0200	71 BOUGHT FOR INVESTMENT - CONSOLIDATE INTO BUILDABLE	✓ this was a multi-parcel sale the property which was not exposed to the open market. The verified notes are included in the county files.
R4178120	0200	71 NOT ON MLS. 7/30/13 ADAMO: GOOD LOT ON WATER & S	✓ the property was not exposed through the open market through a real estate in agent. The buyer approached a realtor friend who approach the seller. Full asking price was paid for the property. Not exposed to the open market.
R0317539	0200	50 EXPIRED MLS. BANK SALE. ON MLS FOR 368 DAYS PRIO	✓ this property was purchased by the adjoiner from a bank. the purchaser's motivation was to have no new neighbors uphill from him so he paid the price that he did. This is based on county information located in the county notes.
R4169679	0200	71 NOT ON MLS. 4/16/13 SPOKE TO LESLIE: KNEW SELLER	✓ the purchaser knew the seller and the property was not exposed to the open market. This was a cash sale as the buyer approached the seller and made an offer. This information is contained in county notes.
R0117914	0200	71 DOM: 185. 4/16/13: TALKED TO DANIEL: OWNS NEIG	✓ county verification and county notes state this property was purchased by the adjoiner. The current owner could not afford to develop the property and sold it under duress just to get rid of it.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0117982	0200	50 DOM: 500. BANK SALE. TALKED TO OLIVER: LIKED TH	<input type="checkbox"/> The classification of the sale is being changed to Qualified.
R3202115	1212	50 BANK SALE. LISTED 11/28/12 CONTRACT DATE 12/19/12.	<input checked="" type="checkbox"/> research by county appraisers state the buyer and seller are related. The property was not exposed to the open market.
R0355450	1212	71 BUYER WAS RENTER IN HOUSE, NOT ADV ON OPEN MKT, AP	<input checked="" type="checkbox"/> the property was sold to the present renter and was not made available to the open market. Appraisals done by three appraisers in the Routt county area indicated a value from 275,000 to two \$325,000.
R8170202	1212	71 BANK SALE. MLS 33 DOM. INSUFFICIENT EXP ON MKT. B	<input checked="" type="checkbox"/> the property was sold from Wells Fargo bank after foreclosure. The property was not exposed to the open market. In addition the well is not working properly and there been watered damage the exterior.
R8171536	1212	50 BANK SALE. TD-1000 LISTED CONDITION AS POOR. I CAL	<input checked="" type="checkbox"/> verified information and personal inspection by county staff appraisers state the property improvements were in terrible condition with pipes bursting in the ceiling. damage to carpet, drywall and all appliances were gone. The property was purchased by the adjacent property owner.
R0381883	1212	50 BANK SALE. U/I. SPOKE WITH BUYER FRANK GEESLIN 7/2	<input checked="" type="checkbox"/> the property was purchased from H SBC bank USA and was not offered to the open market. The buyer approached the bank and made an offer. These verified notes are included in the Routt county records
R0383916	1212	50 NOT LISTED ON MLS, REO BULK SALE.	<input checked="" type="checkbox"/> information contained in county records state that this property was a part of a bulk REO sale. The property was transferred by special warranty deed from the Federal National Mortgage Association Fannie Mae to an individual. Property was not listed on MLS..
R8163347	1212	71 SHORT SALE, VERY LONG CLOSING TIME. DOUBLE SALE I	<input checked="" type="checkbox"/> the property was purchased by an agent in order to hold it for the final buyer. The purchaser of this property sold the property to the final user therefore indicating this is not an open market transaction.
R6834364	1212	50 PRICED TO SELL FAST. SECOND SALE IN TP IS A GOOD	<input checked="" type="checkbox"/> verified information by county staff appraisers state the bank priced the property for quick sale, following a client's bankruptcy. The bank sale was not exposed to the open market.
R8170774	1212	71 PROPERTY TRADE R8170819. AG, LC 500060 \$1,25,000.	<input checked="" type="checkbox"/> this is a sale of multiple parcels which included a trade as indicated in the county notes and on the TD.
R8170128	1212	71 SHORT SALE, LISTED 8/20/12 UNDER CONTRACT 8/24/12.	<input checked="" type="checkbox"/> the property was listed on the market and was priced for a quick sale, aka Short Sale. The seller was under pressure to sell the property and leave town due to job situations. These notes are located in the county assessor records
R8233100	1212	71 NOT ON OPEN MARKET. NEGOTIATED WITH NO APPRAISAL.	<input checked="" type="checkbox"/> this was a distress sale as the owner was leaving the state. According to county information the residence was in poor condition and the need of remodeling. The buyer and seller negotiated the price, no agent was involved.
R8179340	1212	71 NO MLS. NEIGHBORING PARCEL OWNER. 7/23/14 SOKE T	<input checked="" type="checkbox"/> the property was transferred by personal representative deed in order to close out an estate. The property was purchased by the neighboring owner and property was not exposed to the open market. Confirmation notes are located in county files

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8170774	1212	71 BUYER IS THE NEW "DEVELOPER", WHO PURCHASED 2 C.A.	✓ the property was purchased by a developer and was not exposed to the open market. The sale included multiple properties. This information was gleaned from the county assessor office notes.
R7714388	1212	71 SPOKE WITH "TENANT". SHE HAS LIVED IN THE HOUSE F	✓ this sale was as a result of a divorce situation and was not exposed to the open market. This essentially was a buyout of the husband's interest and not market value. These notes are contained in the Routt county records.
R0482319	1240	70 CONFIRMED SALE WITH REED SLINGERLAND, BUYER. HE H	✓ the buyer contacted the seller and make an offer for the property. the property was never exposed to the open market.
R8168633	2020	70 CONFIRMED WITH BUYER. NOT LISTED AT TIME OF SALE.	✓ the property was not listed in the MLS or open market. Word-of-mouth around the airport is the only type of marketing was done this property. Sales price represents a value of the remaining lease and not market value. Information is contained in the county records.
R8168644	2020	70 LEASE PURCHASE. SALES PRICE REPRESENTS VALUE OF R	✓ the property was not listed in the MLS or open market. Word-of-mouth around the airport is the only type of marketing was done this property. Sales price represents a value of the remaining lease and not market value. Information is contained in the county records.
R3774065	2212	69 5-6-2014 SPOKE TO BROKER ON THE DEAL JOHN BUSCH.	✓ the interest transferred was less than 100% according to county records and personnel.
R8173979	2212	70 TALKED WITH JON SANDERS HE SAYS QUALIFIED VALID SA	✓ the price paid for this property was based on the value of the lease over period of time. The transaction was never listed on the open market.
R8445285	2215	71 LAREE JACKAL WITH CORPORATE CONFIRMED THAT THIS WA	✓ the sale property was never exposed to the open market and was within a company transaction. The sale could of also been coded as a 58 between business affiliates.
R6257420	2220	86 4-9-2014 THIS OPEN MARKET, MLS # 135872, DOM 371.	✓ The buyer was not knowledgeable and trusted inaccurate information related to the size of a building(s). The county based the Unqualified designation on the size of a building being incorrect.
R6837068	2230	50 TYPICAL MARKET SALE. NO SELLER CONCESSIONS/INCENT	✓ the adjacent property owner purchased this property to stop a marijuana grow from moving in to that building. At the time of purchase the property was not exposed to the market. This information is contained in county notes.
R0582131	2230	86 1-7-2014 SPOKE TO AMY WILLIAMS SELLERS AGENT, MLS	✓ this was basically a distress sale as the improvements were flooded after spring rains. verified information collected by the county staff state the improvements need to be raised and actually cause negative value to the property in the form of demolition costs.
R8339835	2230	86 PLEASE SEE EXTENSIVE NOTES IN THE ACCOUNT REMARKS.	✓ this commercial property was purchased after foreclosure from the First National Bank of the Rockies. the property is in poor physical condition and is in need of a roof and to have additions demolished. information is contained in the county notes.
R7714705	2230	70 CONFIRMED WITH JON SANDERS. HE SAYS APPRAISER CAM	✓ the selling agent in this transaction is also an officer in the Association that is purchasing the property. Therefore the sale is stated and should be considered unqualified.
R6813457	2235	71 VERIFIED WITH SELLER ALISON DENNIS AT CARPETS PLUS	✓ county records indicate that this property was sold to one of the tenants and was never exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8167601	2235	70 4-8-2014 SPOKE WITH PETER SLOOP THE BUYER. HE KN	<input checked="" type="checkbox"/> the buyer approached the bank and made an offer on the property which was accepted. Property was never exposed to the open market. This opinion is based on county notes included in the records.
<hr/>			
Accounts Audited:	41	Auditor Agrees: -40	Auditor Disagrees: -1
		Auditor Disagrees: -2.44%	



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
397321300037	0100	16 SALE INC. UND PERSONAL PROP.	✓ this sale contained low value personal property and was financed by the seller, the amount, interest rate and term were not disclosed, according to county records.
460505000434	0100	24 CONTIGOUS PARCEL	✓ the adjoiner purchased the property below market value to add to his overall ownership, this is stated in the county records.
460521300521	0100	24 CONTIGOUS PARCEL	✓ the adjoiner purchased the property below market value to add to his overall ownership, this is stated in the county records.
460517100118	0100	69 SALE OF A PARTIAL INTEREST	✓ the deeds indicates 50% undivided interest.
460506100166	0100	24 CONTIGOUS PARCEL	✓ this property is contiguous with the grantees property and was part of an assemblage as indicated in county records
460517100118	0100	69 SALE OF A PARTIAL INTEREST	✓ the deeds indicates 50% undivided interest.
460508100382	1112	24 CONTIGOUS PARCEL	✓ this property was purchased for an assemblage by the adjoiner who owns two other contiguous properties
433705100037	1112	14 SALE INV. MULTIPLE PROPERTIES	✓ as indicated on the deed and the TD this is a multiple property sale
474931100011	1212	40 AG SALE	✓ sold as residential will be changed to ag, the adjoining property owner purchased this property in assemblage. Information is contained in County records, change in use after purchase.
460209300463	1212	56 SALE INVOLVES A FIN. INST.	✓ this property was transferred by a deed in lieu of foreclosure from a trust to a credit union, information contained in Saguache County records
485535499006	1212	40 AG SALE	✓ This should be a qualified residential sale.
460517100156	1212	26 PARCEL BEEN VACATED SINCE SALE	✓ this parcel was combined with a another parcel after purchase, this parcel was purchased by the adjoiner according to county records
460508100745	1212	66 SALE INV. PERSONAL PROPERTY	✓ seller concessions as stated on the TD and in County records, sale also included low value personal property
485719299001	1212	40 AG SALE	✓ this property was the first sale after foreclosure from Fannie Mae to an individual, sale of the property and was not made available to the open market
460106020014	1212	14 SALE INV. MULTIPLE PROPERTIES	✓ this property was transferred by quit claim deed and was a multiple property sale
460506100432	1212	16 SALE INC. UND PERSONAL PROP.	✓ the value of the low value personal property included in the transaction was not stated and apparently not verified by county staff
460521300776	1212	26 PARCEL BEEN VACATED SINCE SALE	✓ this parcel was combined with a another parcel after purchase, this parcel was purchased by the adjoiner according to county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
460517100156	1212	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> this parcel was combined with a another parcel after purchase, this parcel was purchased by the adjoiner according to county records
448706300051	1212	15 SALE INV. UNFULFILLED AGREEMEN	<input checked="" type="checkbox"/> this was a sale directed by the court and was transferred via quit claim deed
407125424003	1212	66 SALE INV. PERSONAL PROPERTY	<input type="checkbox"/> included in the purchase is low value personal property, only reason to disqualify sale in records
460521300262	1212	66 SALE INV. PERSONAL PROPERTY	<input type="checkbox"/> included in the purchase is low value personal property, only reason to disqualify sale in records
460313400199	1212	66 SALE INV. PERSONAL PROPERTY	<input type="checkbox"/> included in the purchase is low value personal property, only reason to disqualify sale in records
460506100480	1712	66 SALE INV. PERSONAL PROPERTY	<input checked="" type="checkbox"/> the TD states the transaction was financed by the seller at unknown rates, according to Saguache County records, personal property included in sale.
485733312006	2112	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multiple property sale as stated in the county records, on the deed and TD.
460209300395	2115	28 SALE OCCURED EARLY IN DATE COL	<input checked="" type="checkbox"/> mixed-use property of commercial, industrial and multiunit residential, information is contained in Saguache County records.
485733013005	2120	12 QUIT CLAIM	<input checked="" type="checkbox"/> this property was transferred by Quit Claim deed as shown in the Saguache County records.
422111300011	2130	66 SALE INV. PERSONAL PROPERTY	<input checked="" type="checkbox"/> business-related sale, this sale included personal property of low value, this is the first sale in the assessment period. Sale between waitress and last owner, not available to the open market
422111300011	2130	66 SALE INV. PERSONAL PROPERTY	<input checked="" type="checkbox"/> business-related sale, this sale included low value personal property, this is the first sale in the assessment period. Sale between owner and waitress, not available to the open market
422111300011	2130	28 SALE OCCURED EARLY IN DATE COL	<input checked="" type="checkbox"/> business-related sale, this sale included personal property of low value, this is the first sale in the assessment period, the sale was inter-business, between owner and waitress, not available to the open market.
485733320004	2130	4 SALES INV. RELIGIOUS INSTITUTE	<input type="checkbox"/> no documentation for unqualified sale.
485733309001	2135	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> this a multiple property sale as stated in the county records, on the deed and TD.
433329400033	2140	29 OTHER	<input checked="" type="checkbox"/> mixed-use property with residential commercial and agricultural use as stated in the Saguache County notes.
460407344008	2224	7 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> based on county records the property was transferred between related parties
459702100072	2230	40 AG SALE	<input checked="" type="checkbox"/> change in use and remodeled after purchase according to county records
<b>Accounts Audited: 34      Auditor Agrees: -30      Auditor Disagrees: -4      Auditor Disagrees: -11.76%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>56</b>	<b>San Juan</b>	
This includes all the unqualified sales for San Juan County			
4829171070001	0100	C related parties	✓
48290100010002	1112	C related parties	✓
48291910920002	1112	C related parties	✓
48291730350011	1112	N prd/shrf/treas/correction deeds	✓
48291730360003	1112	L divorce/transfer/forced/bankruptcy	✓
48290000010049	1112	B multiple properties	✓
4829171090004	1112	L divorce/transfer/forced/bankruptcy	✓
50917310000010	1112	B multiple properties	✓
48291740160002	1112	C Consolidates partial interest in 2 parcels	✓
48291730510002	1112	N prd/shrf/treas/correction deeds	✓
4829174090005	1135	C related parties	✓
50891230080344	1230	C related parties	✓
50891230080348	1230	R Sold by Charitable Foundation	✓
48291730280100	2112	N Bank-owned Sale	✓
4829171030008	2125	R Sold by Charitable Organization	✓
48291720220012	2140	R Sold by Charitable Organization at Auction	✓
48291730370009	2140	R Sold by Charitable Organization; Not Available on open Market	✓
<b>Accounts Audited: 17      Auditor Agrees: -17      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	57	San Miguel	
R1010002887	1112	69 land sale, imp not habitable	✓ major remodel
R1010000970	1112	1 between related parties	✓
R1010001969	1112	16 Atypical	✓ non mkt sale to investment group, above mkt by comps, associated sales
R1010002135	1112	50 major remodel	✓
R1010000900	1112	8 distress	✓ GMAC, sale below mkt by comps
R1010002785	1112	94 exclude	✓ sold fully furnished
R1010003130	1112	16 Atypical	✓ non mkt sale to investment group, above mkt by comps, associated sales
R1010003276	1112	39 sold more than once in sales period	✓
R1010003325	1112	42 replated	✓ major remodel
R1010000390	1112	50 major remodel	✓
R1010003710	1112	50 major remodel	✓
R1010002280	1112	50 major remodel	✓
R1030000018	2020	18 not listed, not on open mkt	✓ airport hangar, leased land
R1030000021	2020	16 Atypical	✓ airport hangar, leased land
R1040012222	2112	64 refer to notes	✓ bargain and sale deed, wick hospitality group, llc
R1010003180	2112	94 exclude	✓ mixed use
R1010000635	2112	63 24 resale in period	✓ second sale in time frame
R1040060017	2112	7 multiple properties	✓
R1010000780	2120	39 sold more than once in sales period	✓ mixed use
R1010001285	2120	10 deed restriction	✓
R2010020536	2120	2 involves financial institution	✓
R2010020536	2120	1 between related parties	✓
R2030050003	2130	50 major remodel	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1080090063	2130	7 multiple properties	<input checked="" type="checkbox"/>
R1010089203	2220	1 between related parties	<input checked="" type="checkbox"/>
R1010873352	2245	7 multiple properties	<input checked="" type="checkbox"/>
R1080010658	2245	7 multiple properties	<input checked="" type="checkbox"/> three properties in sale
R1010093846	2245	7 multiple properties	<input checked="" type="checkbox"/>
R1010089008	2245	3 foreclosure, repossession	<input checked="" type="checkbox"/> quit claim deed
R1030020003	2245	18 not listed, not on open mkt	<input checked="" type="checkbox"/> airport hangar, leased land
R1030086906	2245	18 not listed, not on open mkt	<input checked="" type="checkbox"/> bldg demolished, after purchase
R1030086905	2245	16 Atypical	<input checked="" type="checkbox"/> airport hangar, leased land
R1030086904	2245	18 not listed, not on open mkt	<input checked="" type="checkbox"/> hangar, demolished after purchase
R1030086907	2245	16 Atypical	<input checked="" type="checkbox"/> bldg demolished, after purchase
R1030086903	2245	16 Atypical	<input checked="" type="checkbox"/> airport hangar, leased land
R1010002003	2245	7 multiple properties	<input checked="" type="checkbox"/> multiple condo units
R1030086902	2245	18 not listed, not on open mkt	<input checked="" type="checkbox"/> hangar, demolished after purchase
<hr/>			
Accounts Audited: 37	Auditor Agrees: -37	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>58</b>	<b>SEDGWICK</b>	
R0013059030	1135	22 MOBILE HOME SALE	✓
R0012054010	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0012040010	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0011035020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0011033060	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0011032040	1212	60 SETTLE AN ESTATE	✓
R0011033020	1212	60 SETTLE AN ESTATE	✓
R0011028020	1212	57 BETWEEN RELATED PARTIES	✓
R0011032070	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0011026070	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0012057060	1212	56 FINANCIAL INSTITUTE AS BUYER	✓
R0013010010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0013010020	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0013020030	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013024030	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0013027010	1212	57 BETWEEN RELATED PARTIES	✓
R0011026040	1212	60 SETTLE AN ESTATE	✓
R0011014010	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0013040040	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013041020	1212	60 SETTLE AN ESTATE	✓
R0013026080	1212	63 PROPERTY TRADES INVOLVED	✓
R0011014110	1212	57 BETWEEN RELATED PARTIES	✓
R0010006020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0013042030	1212	25 EXTENDED VACANCY	☑ foreclosure/wells fargo
R0020018030	1212	9 CONTRACTS FOR DEED LESS 3 YRS	☑
R0010007100	1212	60 SETTLE AN ESTATE	☑
R0010007110	1212	48 FINANCIAL INSTITUTE AS SELLER	☑ below mkt by comps
R0010009070	1212	57 BETWEEN RELATED PARTIES	☑
R0010013010	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
R0011014020	1212	64 MULTIPLE PROPERTIES INVOLVED	☑
R0011014050	1212	64 MULTIPLE PROPERTIES INVOLVED	☑
R0011026040	1212	60 SETTLE AN ESTATE	☑
R0011016010	1212	24 FORECLOSURE - DUMP	☑ below mkt by comps
R0011017040	1212	48 FINANCIAL INSTITUTE AS SELLER	☑
R0011022020	1212	60 SETTLE AN ESTATE	☑
R0011023090	1212	57 BETWEEN RELATED PARTIES	☑
R0011024060	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
R0011024080	1212	57 BETWEEN RELATED PARTIES	☑
R0011025070	1212	25 EXTENDED VACANCY	☑ HUD grantor
R0011025080	1212	48 FINANCIAL INSTITUTE AS SELLER	☑
R0011014020	1212	64 MULTIPLE PROPERTIES INVOLVED	☑
R0020017080	1212	57 BETWEEN RELATED PARTIES	☑
R0080906020	1212	60 SETTLE AN ESTATE	☑
R0071236140	1212	24 FORECLOSURE - DUMP	☑ below mkt by comps
R0071128040	1212	58 BETWEEN BUSINESS AFFILIATES	☑
R0071003020	1212	57 BETWEEN RELATED PARTIES	☑
R0061225011	1212	64 MULTIPLE PROPERTIES INVOLVED	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0036002050	1212	19 CONTRACTS FOR DEED LESS 3 YRS	✓
R0031003050	1212	22 MOBILE HOME SALE	✓
R0030009010	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0030008100	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0030006030	1212	60 SETTLE AN ESTATE	✓
R0020024050	1212	57 BETWEEN RELATED PARTIES	✓
R0091118030	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0020022040	1212	57 BETWEEN RELATED PARTIES	✓
R0014088080	1212	57 BETWEEN RELATED PARTIES	✓
R0020011020	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0020011010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0020007040	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0020003100	1212	60 SETTLE AN ESTATE	✓
R0020001030	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0015000210	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0015000110	1212	60 SETTLE AN ESTATE	✓
R0015000050	1212	57 BETWEEN RELATED PARTIES	✓
R0015000030	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0014088070	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013042070	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0020022040	1212	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
R0014074022	1212	22 MOBILE HOME SALE	✓
R0014088020	1212	57 BETWEEN RELATED PARTIES	✓
R0014087040	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014086080	1212	56 FINANCIAL INSTITUTE AS BUYER	✓
R0014079080	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0014074040	1212	57 BETWEEN RELATED PARTIES	✓
R0013059040	1212	61 RESULT FROM JUDICIAL ORDER	✓
R0013055060	1212	57 BETWEEN RELATED PARTIES	✓
R0013053010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0013053010	1212	57 BETWEEN RELATED PARTIES	✓
R0013043070	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0013047050	1212	57 BETWEEN RELATED PARTIES	✓
R0014087070	1213	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010004090	1215	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0016000003	1220	64 MULTIPLE PROPERTIES INVOLVED	✓
R0030005080	2112	25 EXTENDED VACANCY	✓
R0030008050	2112	65 UNFULFILLED AGREEMENT NO MRKT	✓ never on mkt, below mkt by comps
R0030005080	2112	64 MULTIPLE PROPERTIES INVOLVED	✓
R0030005080	2112	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010003100	2112	48 FINANCIAL INSTITUTE AS SELLER	✓
R0010011020	2112	67 FRANCHISE OR LICENSE UNK VALUE	✓ dq bluesky included w/pharmacy records & PP
R0010011020	2112	66 NON-REALTY ITEMS OF UNK VALUE	✓
R0010012120	2120	10 LEASE	✓
R0010004011	2130	66 NON-REALTY ITEMS OF UNK VALUE	✓ dq, pp of unknown value, inc washers and dryer 6 of each, laundry
R0061233062	2130	67 FRANCHISE OR LICENSE UNK VALUE	✓ subway
R0020003010	2130	66 NON-REALTY ITEMS OF UNK VALUE	✓
R0030006100	2130	9 CONTRACTS FOR DEED LESS 3 YRS	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0020011070	2130	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
R0017500010	2135	2 DEEDS INV US, STATE OF CO OR P	<input checked="" type="checkbox"/> govt agency
R0013058030	2135	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/>
R0020008140	2135	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0020011050	2135		<input checked="" type="checkbox"/> dq purchased for adjoining land reason
R0034001020	2230	24 FORECLOSURE - DUMP	<input checked="" type="checkbox"/> below mkt by comps
<hr/>			
Accounts Audited:	101	Auditor Agrees: -101	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
2801518	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold twice the same day by an estate, interpersonal, partial interest
2801484	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Listed at \$109k, taken off market, sold by owner
2801518	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold twice the same day by an estate, interpersonal, partial interest
6514939	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> No MLS, Not on open market per buyer
6515709	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
6515712	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
1700054	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> No MLS, Not on open market
6515714	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
2800396	0100	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Parcel impacted by wetlands after sale
2800616	0100	80 EXCLUDED SALE	<input type="checkbox"/> No justification fort disqualification
6515710	0190	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
6515717	0190	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
6515711	0190	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
6515713	0190	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale was from land developer to homebuilder
6504457	0200	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Incorrect sales price, other sale qualified with correct sales price
1100344	0200	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not on open market, buyer approached owner, seller financed 3 yr balloon
2809195	0541	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sale of multiple, non-contiguous mining claims, inter-familial
6515624	0600	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Sold to adjacent homeowner, not exposed to the open market
1700286	0600	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Not a buildable site, purchased by adjacent owner, water tower site
1100581	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Two improvements on site
1300228	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> No MLS, not on market
6515442	1112	93 MULTI SCHEDS W/IMP	<input checked="" type="checkbox"/> Residential improvement with two lots
6505845	1112	80 EXCLUDED SALE	<input checked="" type="checkbox"/> Improvement was 50% complete at the time of sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6512528	1112	93 MULTI SCHEDS W/IMP	✓ Residential improvement with four lot sale
3001800	1112	93 MULTI SCHEDS W/IMP	✓ Parcel split by tax area boundaries
100422	1112	80 EXCLUDED SALE	✓ Remodeled after sale, shell only sale
6500218	1112	80 EXCLUDED SALE	✓ Not listed, no appraisal per buyer
200503	1112	80 EXCLUDED SALE	✓ Land sale, home built in 2014
1102272	1112	80 EXCLUDED SALE	✓ Correction deed, earlier sale
1700077	1112	80 EXCLUDED SALE	✓ Contract for deed with sales date of 10-1-2003
6511648	1112	80 EXCLUDED SALE	✓ 1/2 Duplex
1100607	1112	80 EXCLUDED SALE	✓ Poor condition per TD
6501388	1114	93 MULTI SCHEDS W/IMP	✓ Sale of two townhouse units
6514780	1230	93 MULTI SCHEDS W/IMP	✓ Condo unit with a detached garage on a separate schedule
304196	1230	93 MULTI SCHEDS W/IMP	✓ Purchased two adjacent condo units
602413	1230	93 MULTI SCHEDS W/IMP	✓ Condo unit with a detached garage on a separate schedule
303884	1230	93 MULTI SCHEDS W/IMP	✓ Condo unit with a detached garage on a separate schedule
6501278	2130	94 MULTI IMPS-ONE SCHED	✓ Fourteen structures on site: Keystone Science School
1500712	2130	94 MULTI IMPS-ONE SCHED	✓ Sale with multiple improvements: auto repair and retail
6504907	2245	93 MULTI SCHEDS W/IMP	✓ Sale of two commercial condo units
6506080	2245	93 MULTI SCHEDS W/IMP	✓ Sale of two commercial condo units
6511822	2245	93 MULTI SCHEDS W/IMP	✓ Sale of two commercial condo units
6515891	2245	93 MULTI SCHEDS W/IMP	✓ Sale of two commercial condo units
<hr/>			
Accounts Audited: 43	Auditor Agrees: -42	Auditor Disagrees: -1	Auditor Disagrees: -2.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0055187	0100	975 Buyer owned adjacent prop	✓ this property was owned by the adjacent property owner and was not exposed to the open market, county records
R0009962	0100	103 Not Available to Open market	✓ the property was only advertised on Craigslist, the seller was motivated to get rid of the property before moving, they only had one week to sell it, county records
R0009961	0100	103 Not Available to Open market	✓ the property was only advertised on Craigslist, the seller was motivated to get rid of the property before moving, they only had one week to sell it, county records
R0007660	0100	103 Not Available to Open market	✓ this property was transferred by Quit Claim deed, since purchase there has been no construction on the property, county records
R0054245	0100	975 Buyer owned adjacent prop	✓ this property was owned by the adjacent property owner and was not exposed to the open market, county records
R0000598	0200	10 Lease	✓ this property was transferred via quit claim deed, sold to the adjacent property owner for the expansion of his business, improvements on this parcel were demolished after sale, county records
R0051875	0200	69 Sale of partial interest	✓ partial interest sale as stated on the deed and TD, county records
R0004115	0540	975 Buyer owned adjacent prop	✓ this is a sale to the adjacent property owner of a partial interest in the property, county records
R0014035	1112	103 Not Available to Open market	✓ the property was found on the Internet and was not made available to the open market, transferred via a Quit Claim deed, county records
R0008114	1112	103 Not Available to Open market	✓ this property was never listed or offered on the open market and was found through a friend, county records
R0020774	1112	103 Not Available to Open market	✓ after purchase the improvement has been gutted and is in the process of remodeling, county records
R0031907	1112	103 Not Available to Open market	✓ this sale was seller financed, sold furnished and was purchased from a friend, county records
R0019630	1112	103 Not Available to Open market	✓ this property was for sale by owner and was transferred via Personal Representative deed after the death in the family, county records
R0021272	1112	103 Not Available to Open market	✓ this is a multiple property sale as indicated on the deed and in county records the transaction was seller financed
R0001673	1112	103 Not Available to Open market	✓ property was not made available to the open market, for sale by owner, county records
R0021109	1112	103 Not Available to Open market	✓ there was a vacant home on the property in poor condition, remodeled after purchase by the new owner, not available to the open market, buyer owned the adjacent property, county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0019813	1112	103 Not Available to Open market	✓ property was not listed for sale, not available on the open market, county records
R0007923	1112	103 Not Available to Open market	✓ in-family transaction which was not available to the open market and was transferred via quit claim deed, county records
R0024550	1212	103 Not Available to Open market	✓ this property was transferred by quit claim deed and was not made available to the open market only to church members, county records
R0055494	2112	10 Lease	✓ the sale included a lease which will encumber the property for 15 years, atypical condition in this marketplace, county records
R0055503	2112	10 Lease	✓ sale included a leasehold interest which will encumber the property for 10 years with Family Dollar, atypical condition in this marketplace, county records
R0055495	2112	10 Lease	✓ sale included a leasehold interest which will encumber the property for 10 years with Family Dollar, atypical condition in this marketplace, county records
R0053970	2112	10 Lease	✓ sale included a leasehold interest to AutoZone, atypical sales condition, county records
R0051212	2112	63 Sale involves trade/exchange	✓ county documentation indicates a trade between buyer and seller, remodeled after purchase, county records
R0017708	2112	57 Related parties	✓ this was a divorce situation and was not offered to the open market, seller financed a multiple property sale, county records
R0022084	2112	64 Involves multiple properties	✓ the improvements located on this property were remodeled shortly after purchase estimated costs \$50,000, there's also a leasehold interest in the contract, county records
R0000634	2112	64 Involves multiple properties	✓ after purchase the gas pumps were removed, the improvement changed from a convenience store to a health food store, county records
R0000174	2112	64 Involves multiple properties	✓ information on the deed and TD indicates a multiple property sale, county records
R0000468	2112	64 Involves multiple properties	✓ the seller financed deal involved multiple properties and was sold to one of the renters in the other half of the improvement, county records
R0000874	2112	64 Involves multiple properties	✓ multiple properties are stated on the deed and the TD, county records
R0000345	2112	68 Remodeled/chgd. after sale	✓ improvements remodeled after purchase, there was a change in use from commercial to residential, county records
R0000798	2112	68 Remodeled/chgd. after sale	✓ this is a mixed-use sale of retail and motorcycle repair, after purchase gas tanks were removed, county records
R0000731	2112	103 Not Available to Open market	✓ property was sold before foreclosure, the property was not exposed to the open market, county records
R0000682	2112	950 First after foreclosure	✓ this is a first sale after foreclosure from Parks State Bank, the property was not made available to the open market according to county records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0045852	2112	54 Religious institution	<input checked="" type="checkbox"/> the property classification changed from nonexempt to exempt after purchase, county records
R0000874	2112	64 Involves multiple properties	<input checked="" type="checkbox"/> this was a cash purchase for multiple properties as indicated in county records
R0000176	2130	64 Involves multiple properties	<input checked="" type="checkbox"/> this sale was seller financed and included multiple properties, county records
R0000249	2130	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> improvements were remodeled after purchase and went from residential use to commercial use, county records
R0000177	2130	950 First after foreclosure	<input checked="" type="checkbox"/> first sale after foreclosure from HSBC bank, improvements on the property were in very poor condition, county records
R0000249	2130	970 More than one improvement	<input checked="" type="checkbox"/> there are multiple sales in the base period, this sale in one of the earlier sales, county records
R0000558	2130	973 Deed in lieu of foreclosure	<input checked="" type="checkbox"/> the deed and notes on the TD indicate the sales price was \$50,000 plus forgiveness of other debts, this is atypical for this market, county records
R0000706	2130	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> the sale was financed by the seller and was remodeled and changed its use after sale from an auto center to a brewery, county records
R0000709	2130	950 First after foreclosure	<input checked="" type="checkbox"/> this is the first sale after foreclosure from the Adams Bank and Trust, also a mixed-use property with both commercial and residential uses, county records
R0049615	2130	17 Multiple Sales in Base Period	<input checked="" type="checkbox"/> this is a first sale in base period, seller financed at 8.5%with a balloon payment , atypical financing, county records
<b>Accounts Audited: 44      Auditor Agrees: -44      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>61</b>	<b>WASHINGTON</b>	
92027001008	1112	01 RELATED PARTIES	✓
92008002001	1112	01 RELATED PARTIES	✓
92016005013	1112	01 RELATED PARTIES	✓
92001008002	1112	01 RELATED PARTIES	✓
98042008020	1112	06 REMODEL AFTER PURCHASE	✓
92019001002	1112	06 REMODEL AFTER PURCHASE	✓
92001001018	1112	06 REMODEL AFTER PURCHASE	✓
98049001016	1112	06 REMODEL AFTER PURCHASE	✓
92035003002	1112	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92001008016	1112	09 INVOLVES MULTIPLE PROPERTIES	✓
92002019001	1112	09 INVOLVES MULTIPLE PROPERTIES	✓
98047002002	1112	15 NON ARM'S LENGTH;ADJACENT PROP	✓
98042006006	1112	06 REMODEL AFTER PURCHASE	✓
98041012004	1115	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92001014024	2112	06 REMODEL AFTER PURCHASE	✓
92001015019	2112	09 INVOLVES MULTIPLE PROPERTIES	✓
92001015019	2112	15 NON ARM'S LENGTH;ADJACENT PROP	✓
94754014006	2112	15 NON ARM'S LENGTH;ADJACENT PROP	✓ quit claim
92001015019	2112	66 INC NON-RLTY ITEMS UNDT VALUE	✓ family dollar-corp transfer
98044002018	2112	28 TREASURER'S DEED	✓
92001015021	2112	15 NON ARM'S LENGTH;ADJACENT PROP	✓
92001014024	2112	38 SALE OCCURRED EARLIER IN DGP	✓
92001014007	2112	59 NOT A SALE DOCUMENT	✓ contract



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92001015007	2125	38 SALE OCCURRED EARLIER IN DGP	☑ bowling alley
98044002010	2130	15 NON ARM'S LENGTH;ADJACENT PROP	☑
92001012018	2130	08 INVOLVES PROPERTY TRADES	☑
94754011002	2130	01 RELATED PARTIES	☑
02710400039	2130	01 RELATED PARTIES	☑
94754017007	2130	16 SALE INCLUDES MOBILE HOME	☑
92064001001	2130	01 RELATED PARTIES	☑
03101000180	2135	66 INC NON-RLTY ITEMS UNDT VALUE	☑
92001013011	2135	15 NON ARM'S LENGTH;ADJACENT PROP	☑
06032400129	2135	15 NON ARM'S LENGTH;ADJACENT PROP	☑
98048002005	2135	01 RELATED PARTIES	☑
03101000180	2135	01 RELATED PARTIES	☑
92009501003	2235	08 INVOLVES PROPERTY TRADES	☑
92001012016	3115	06 REMODEL AFTER PURCHASE	☑
<b>Accounts Audited: 37      Auditor Agrees: -37      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R3387405	0100	Trade Trade	☑ Resale of the lot traded above
R3384405	0100	Trade Trade	☑ Lot traded for another lot on the other side of the lake
R1435802	0100	Old Contract Old Contract	☑ Sale back from the owner to builder, then resold improved
R5638686	0200	Seller is financial institution Seller is financial institution	☑ Bank was closed and seller liquidated assets
R0949686	1212	Property Changed After Sale Property Changed After Sale	☑ Fair condition per TD
R2929004	1212	Aquaintance Acquaintance	☑ Buyer is friends with buyer, resold for \$276k
R3846286	1212	Property Changed After Sale Property Changed After Sale	☑ Fair condition per TD, updated after sale
R3745486	1212	PRD PRD	☑ No MLS listing, fair condition per TD
R3543905	1212	Property Changed After Sale Property Changed After Sale	☑ Basement finished after sale
R3537986	1212	Property Changed After Sale Property Changed After Sale	☑ \$15k to \$20k remodeled after sale
R3524486	1212	PRD PRD	☑ Not listed in MLS, fair per TD
R3472586	1212	Estate Estate	☑ Owner died and son disposed of property for \$30k, no realtor
R3356686	1212	Property Changed After Sale Property Changed After Sale	☑ Third building after sale (2000 sf outbuilding)
R3239704	1212	Business affiliates(Relocate) Business affiliates(Relocate)	☑ Part of a relocation transfer with no second deed
R3234586	1212	Property Changed After Sale Property Changed After Sale	☑ Extensively updated after sale
R3189486	1212	Non-Typical Financing Non-Typical Financing	☑ Sales price was based on a remodel loan that was foreclosed
R3164186	1212	Property Changed After Sale Property Changed After Sale	☑ Poor condition per TD
R4006006	1212	Property Changed After Sale Property Changed After Sale	☑ Excessive deferred maintenance, flipped four months later

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2997286	1212	Family/Related Parties Family/Related Parties	☑ Inter-familial
R2873386	1212	Old Contract Old Contract	☑ Sales price agreed 18 months earlier, seller lived as tenant
R2927704	1212	Property Changed After Sale Property Changed After Sale	☑ Basement finished after sale
R2533886	1212	Property Changed After Sale Property Changed After Sale	☑ 384 sf addition after sale
R1435802	1212	Old Contract Old Contract	☑ Sale back from the owner to builder, then resold improved
R2135886	1212	Family/Related Parties Family/Related Parties	☑ Family sale
R2115686	1212	PRD PRD	☑ Roof and structural damage, permit for \$300k
R2027386	1212	Business affiliates(Relocate) Business affiliates(Relocate)	☑ Two story
R1647186	1212	Estate Estate	☑ Sold and resold for \$144,969 with no updating
R1026396	1212	Property Changed After Sale Property Changed After Sale	☑ Fixed and flipped in base year, fair per TD
R0937586	1212	Property Changed After Sale Property Changed After Sale	☑ Extensively updated after sale, resold for 8/12/13 for \$195k
R0235393	1212	PRD PRD	☑ Not exposed to open market, remodeled after sale
R0039888	1212	Property Changed After Sale Property Changed After Sale	☑ Fixed and flipped on 2-19-14 for \$168,462
R3005086	1212	Sale in lieu of foreclosure Sale in lieu of foreclosure	☑ Qualified after review
R4504286	1212	Seller is financial institutio Seller is financial institutio	☑ Owner lost the property and bought it back six months later
R5549786	1212	Property Changed After Sale Property Changed After Sale	☑ Owner added \$50k in updating, purchased from partner
R5554986	1212	Business affiliates(Relocate) Business affiliates(Relocate)	☑ Sale from one bank to another bank, not arms-length
R6290486	1212	Multiple Use Multiple Use	☑ 2 Story, retail store and light manufacturing
R8352500	1212	Property Changed After Sale Property Changed After Sale	☑ Basement finished after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8429400	1212	Business affiliates(Relocate) Business affiliates(Relocate)	✓ Relocation company bought and resold for \$6k less
R2187386	1212	Estate Estate	✓ Sale and resale for \$142k on 1-9-14
R4378786	1212	Property Changed After Sale Property Changed After Sale	✓ Repairs after flood damage
R3490786	1215	1031 Exchange 1031 Exchange	✓ Land valued at \$45k used as down payment, trade
R3195586	1215	Property Changed After Sale Property Changed After Sale	✓ Fixed and flipped for \$245k three months later
R2838886	1220	Property Changed After Sale Property Changed After Sale	✓ Extensive updating done after sale interior and extensive
R4106486	1220	Seller is financial institution Seller is financial institution	✓ Multiple uses: residential and commercial
R2806786	1225	Business interests in sale Business interests in sale	✓ Allocated sales price in a 43 property transaction
R6783034	1230	Property Changed After Sale Property Changed After Sale	✓ Finished basement after sale
R0143089	2130	Business affiliates(Relocate) Business affiliates(Relocate)	✓ Business affiliates
R3268186	2212	Seller is financial institution Seller is financial institution	✓ Seller is carrying financing: retail, restaurant and apartment
R3311786	2212	Aquaintance Acquaintance	✓ Internal business transaction with name change only
R5102586	2212	Seller is financial institutio Seller is financial institutio	✓ Change from business use (retail) to apartments
R3019486	2220	Property Changed After Sale Property Changed After Sale	✓ Purchased as a bank, torn down, now dialysis center
R5024208	2220	Non-Typical Financing Non-Typical Financing	✓ Related parties per TD, no down-payment
R6775830	2230	Non-Typical Financing Non-Typical Financing	✓ Seller financing at 3.5%, now qualified
R3359205	2230	Ag land - with Water Ag land - with Water	✓ Included with another two parcels with commercial uses
R4478186	2235	Ag land - with Water Ag land - with Water	✓ Included with another parcel that is commercial
R7758998	2235	Seller is financial institutio Seller is financial institutio	✓ Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6779233	2245	Seller is financial institutio Seller is financial institutio	<input checked="" type="checkbox"/> Extensive tenant finish after sale
R6780584	3212	Personal Property in Sale \$ Personal Property in Sale \$	<input checked="" type="checkbox"/> Sale of former Eastman Kodak to a division of Kodak
R0183589	3215	Seller is financial institutio Seller is financial institutio	<input checked="" type="checkbox"/> Purchased by the adjacent landowner, owner carried financing
R4398706	3215	Judicial or legal issues Judicial or legal issues	<input checked="" type="checkbox"/> Multi property liquidation deal
<b>Accounts Audited: 60      Auditor Agrees: -60      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	YUMA	
Y003032	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003190	Commercial	need to John & Judy for dq reasons	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003031	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003025	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003092	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003072	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003121	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
Y003386	commercial	need to John & Judy for dq reason	<input checked="" type="checkbox"/> Qualified sale by Judy
W000329	Commercial	PARTIAL INTEREST	<input checked="" type="checkbox"/> -
R213162	Commercial	change in use	<input checked="" type="checkbox"/> change in use
W000284 - 2	Commercial	demolished imps	<input checked="" type="checkbox"/> -
W000284	Commercial	bldg demolished	<input checked="" type="checkbox"/> bldg demolished
R114297	Commercial	multiple properties	<input checked="" type="checkbox"/> multiple properties
R414061	Commercial	mixed use	<input checked="" type="checkbox"/> -
Y003067	Commercial	PARTIAL INTEREST	<input checked="" type="checkbox"/> -
Y003212	Commercial	need to John & Judy for dq reasons	<input checked="" type="checkbox"/> Qualified sale by Judy
R213129	Commercial	INCLUDES MH & LAND	<input checked="" type="checkbox"/> -
W000215	Commercial	need to John & Judy for dq reasons	<input checked="" type="checkbox"/> Qualified sale by Judy
R213129 - 2	Commercial	INCLUDES MH & LAND	<input checked="" type="checkbox"/> -
W001173	Commercial	bill of sale airport hangars	<input checked="" type="checkbox"/> -
R115155	Residential	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/> expand existing property
R214236	Residential	FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> housing and urban development
Y003727	Residential	FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> federal national mortgage association

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
W000538	Residential	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/> expand existing property
W000971	Residential	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/> expand existing property
R218345	Residential	OTHER :	<input checked="" type="checkbox"/> sold above mkt by comps
T007171	Residential	OTHER :	<input checked="" type="checkbox"/> low by comps
R114202	Residential	OTHER :	<input checked="" type="checkbox"/> poor condition, below mkt by comps
W000659	Residential	OTHER :	<input checked="" type="checkbox"/> poor condition, below mkt by comps
R113142	Residential	OTHER :	<input checked="" type="checkbox"/> partial interest-first half purchased 1995
W000239	Residential	FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> secretary of housing and urban development
W000686	Vacant Land	OTHER :	<input checked="" type="checkbox"/> change in use
Y004423	Vacant Land	OTHER :	<input checked="" type="checkbox"/> below mkt by comps
<b>Accounts Audited: 33      Auditor Agrees: -33      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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