



2016
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



2016 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 2016 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 "Good" rating was obtained if WRA agreed with 90-100% 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."

Sixty-four counties (100%) received a "Good" rating

Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	01	ADAMS	
R0161038	0100	70 Other	<input checked="" type="checkbox"/> Allocated portion of a multi-parcel sales price
R0012078	0100	70 Other	<input checked="" type="checkbox"/> Resold in 8-15-14 for \$54k
R0160859	0100	70 Other	<input checked="" type="checkbox"/> Sold the same day for \$150k which was unqualified, allocated portion of a total sales price
R0160859	0100	70 Other	<input checked="" type="checkbox"/> Sold the same day for \$100k which was unqualified, allocated portion of a total sales price
R0160986	0100	70 Other	<input checked="" type="checkbox"/> Allocated portion of a multi-parcel sales price
R0161062	0100	70 Other	<input checked="" type="checkbox"/> Allocated portion of a multi-parcel sales price
R0167910	0100	70 Other	<input checked="" type="checkbox"/> Parcel has a foundation on site
R0160863	0100	70 Other	<input checked="" type="checkbox"/> Sold the same day for \$100k which was unqualified, allocated portion of a total sales price
R0183412	0200	69 Partial Interest	<input checked="" type="checkbox"/> 50% partial interest
R0059104	0300	70 Other	<input checked="" type="checkbox"/> Sold same day for \$545,000 (valid sale) resold for \$400k (invalid)
R0184326	0800	68 Remodel or Addition	<input checked="" type="checkbox"/> Parcel was replatted, does not exist, church as grantor
R0179838	1120	68 Remodel or Addition	<input checked="" type="checkbox"/> Multi-parcel sale, fair condition, included a ditch
R0065772	1212	70 Other	<input checked="" type="checkbox"/> Fixed and flipped by a non-profit organization
R0017779	1212	70 Other	<input checked="" type="checkbox"/> Auction property, non-arm's length
R0018636	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per TD
R0029827	1212	INCORRECT SALES PRICE	<input checked="" type="checkbox"/> Sales price should have been \$228k, correction deed is qualified
R0031005	1212	57 Related Parties	<input checked="" type="checkbox"/> Sold to self
R0032305	1212	RELOCATION SALE PER TD	<input checked="" type="checkbox"/> Corporate relocation, sold the same day for same price
R0037055	1212	70 Other	<input checked="" type="checkbox"/> \$465k per deed, subject actually sold for \$209k
R0049557	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> This represents one-half of the value found on two separate deeds
R0065153	1212	70 Other	<input checked="" type="checkbox"/> Illegal duplex, reconverted to single-family, subsequently remodeled

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0065889	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> \$5000 loan from Bufack to Hodges that was encumbered by the real estate
R0111598	1212	70 Other	<input checked="" type="checkbox"/> No TD. No MLS, sold to Bronco Pipeline Property
R0167339	1212	70 Other	<input checked="" type="checkbox"/> Sold and resold six days late
R0143763	1212	70 Other	<input checked="" type="checkbox"/> Sold and resold six days later
R0141224	1212	70 Other	<input checked="" type="checkbox"/> Land is being subdivided into eight lots
R0056355	1212	70 Other	<input checked="" type="checkbox"/> Sold to a non-profit that fixed up and resold for \$215k
R0111995	1212	70 Other	<input checked="" type="checkbox"/> Structural issues per MLS, \$150k cost to cure
R0068495	1212	70 Other	<input checked="" type="checkbox"/> Equity gift of \$20k and seller paid concessions of \$2694, atypical financing
R0108292	1212	57 Related Parties	<input checked="" type="checkbox"/> Willis Kallies to William Kallies
R0094315	1212	70 Other	<input checked="" type="checkbox"/> No TD. No MLS, sold to investor- could not verify sale
R0079439	1212	70 Other	<input checked="" type="checkbox"/> Part pet cemetery, part residential, mixed use, included \$275k business value
R0077749	1212	70 Other	<input checked="" type="checkbox"/> Commercial use, sold the north half with a 572 sf house, land sale
R0074034	1212	70 Other	<input checked="" type="checkbox"/> Sold for \$169,900 on 10-24-13, inter-familial
R0072933	1212	RELOCATION SALE	<input checked="" type="checkbox"/> Corporate relocation, sold the same day for same price
R0129105	1212	RELOCATION SALE PER TD	<input checked="" type="checkbox"/> Corporate relocation, sold three months later for \$13k
R0136219	1212	70 Other	<input type="checkbox"/> Should have been qualified, this is a good sale
R0075467	1214	70 Other	<input checked="" type="checkbox"/> Sold to non-profit, updated and resold 2/4/15 for \$142,000
R0100281	1215	70 Other	<input checked="" type="checkbox"/> Multi-parcel: two duplex sales, fair condition at time of sale
R0100282	1215	70 Other	<input checked="" type="checkbox"/> Multi-parcel: two duplex sales, fair condition at time of sale
R0056271	1230	70 Other	<input checked="" type="checkbox"/> Less than average condition
R0116035	1230	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> Listed for \$24k, below average condition
R0031950	1230	INCORRECT SALES PRICE	<input checked="" type="checkbox"/> Sales price incorrect on the deed, refiled deed
R0054942	1236	70 Other	<input checked="" type="checkbox"/> \$6000 loan that was encumbered by the real estate
R0181778	2212	72 Duplicate Deed	<input checked="" type="checkbox"/> Second deed filed to clarify info on the good first sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0059105	2215	57 Related Parties	✓ Syndicate sale, inter-corporate sale
R0109694	2215	67 Franchise Value Unknown	✓ Sales price included personal property and \$1M business value
R0008905	2230	68 Remodel or Addition	✓ Deactivated parcel, this was replatted and a new improvement constructed
R0092299	2235	70 Other	✓ Mixed use parcel: single-family residential and industrial building
R0098592	2235	63 Property Trade	✓ Bulk sale, multiple parcel,
R0103701	2235	70 strip of land	✓ 3.89 ' x 280" strip of industrial
R0180551	2235	70 TD SALE IS FOR GROUND ONLY	✓ This is a land-only sale
R0125478	2235	70 Other	✓ Parcel was landlocked, external obsolescence, access easement blocked by fence
R0141234	2235	70 Other	✓ Sold and resold on 3-21-13 for \$690,000. Functional and economic obsolescence
R0141234	2235	70 Other	✓ Second sale, Functional and economic obsolescence
R0092367	2235	63 Property Trade	✓ Fair condition per TD
R0079381	2235	70 Other	✓ Sold to an adjacent owner, Quonset hut described as salvage
R0070872	2235	71 Agricultural	✓ Abandoned house, service garage, one acre was commercial, nine acres ag
R0095620	2235	70 Other	✓ Fair condition per TD
R0180904	3212	70 Other	✓ Replatted with another improved parcel (AVAYA), part of \$94M deal included demolition
Accounts Audited: 60 Auditor Agrees: -59 Auditor Disagrees: -1 Auditor Disagrees: -1.67%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
541310216015	11120	71 MULTIPLE BUILDINGS	✓ County records indicate there was two residences located on the one parcel.
541302402001	11120	57 RELATED PARTIES	✓ County records state an in-family transaction as shown on the deed and on the TD 1000.
541304210017	11120	57 RELATED PARTIES	✓ County records indicate this is a sale from an uncle to a niece and was not exposed to the open market.
541309418003	11120	57 RELATED PARTIES	✓ County records state an in-family transaction as shown on the deed and on the TD 1000.
541310206002	11120	71 MULTIPLE BUILDINGS	✓ County records indicate two residences located on the one parcel.
541310312010	11120	71 MULTIPLE BUILDINGS	✓ County records indicate two residences located on the one parcel.
541525100003	11120	35 FORECLOSURE	✓ This is a sale from housing and urban development to an individual. This is the first sale after foreclosure and was not exposed to the open market according to the deed and county records.
541310401001	11120	71 MULTIPLE BUILDINGS	✓ County records indicate there is two residences located on the one parcel.
541310320003	11120	71 MULTIPLE BUILDINGS	✓ County records indicate three residences located on the one parcel.
541304207002	11120	35 FORECLOSURE	✓ This is a sale from Housing and Urban Development to an individual. This is the first sale after foreclosure and was not exposed to the open market according to the deed and county records.
513517100008	11120	70 NON-ARMS LENGTH TRANSACTION	✓ This was a distressed sale according to information pertaining County records. Property is priced to sell quickly due to the grantor needing to buy a mobile home and moved into town.
541304224007	11120	35 FORECLOSURE	✓ This is a sale from Housing and Urban Development to an individual. This is the first sale after foreclosure and was not exposed to the open market according to the deed and county records.
541303101006	11120	35 FORECLOSURE	✓ This is the first sale after foreclosure from First Southwest Bank to an individual. County records indicate that remodeling was started immediately after purchase and before inspection.
528735101017	11120	35 FORECLOSURE	✓ This is a sale from Housing and Urban Development to an individual. This is the first sale after foreclosure and was not exposed to the open market according to the deed and county records.
541507100070	11120	35 FORECLOSURE	✓ This is the first sale after foreclosure from Fannie Mae to an individual. County records indicate remodeling was started immediately after purchase and before inspection.
528533005004	11120	35 FORECLOSURE	✓ This is the first sale after foreclosure from Deutsche Bank to an individual. Not exposed to the open market.
513520000002	11120	20 OTHER	✓ This sale was seller financed at atypical market rates. This information is contained in County records and on the TD.
541310203003	11120	21 SOLD AGAIN AT A LATER DATE	✓ This was the first sale in the time period. And is unqualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541304205003	11120	68 REMODEL/NC BEFORE INSPECTION	✓ Verified information in county assessor's files indicates the improvements were remodeled immediately after purchase and before inspection. The notes also indicate that a garage and carport were built at the same time.
541302315008	11120	57 RELATED PARTIES	✓ County records state an in-family transaction as shown on the TD 1000.
541316100010	11120	70 NON-ARMS LENGTH TRANSACTION	✓ This is a sale between friends and was not exposed to the open market. At the time of sale there was a mobile home and hookup which were removed after purchase.
541310310012	11250	20 OTHER	✓ County records indicate seller financing at below market rates. The home was in poor condition and permits for remodeling were acquired immediately after purchase. The grantee is a nonprofit organization providing emergency shelter and food service.
541303400005	2000	17 USE CHANGE	✓ This property changed in use from church use, exempt, to a commercial venture which is nonexempt. Information is contained in county records.
541305400026	20000	17 USE CHANGE	✓ According to county information the use of the property change from residential to commercial/residential, a mixed use.
541309017003	20000	17 USE CHANGE	✓ This is a seller finance transaction at atypical market rates including a balloon payment. There was a change in use from commercial office to commercial and residential after the purchase. After the purchase remodeling permits were pulled for the property
541310222012	20000	16 MIXED USE	✓ This was a mixed-use property of residential and commercial uses. This information is contained in Alamosa County records.
555718000011	20000	16 MIXED USE	✓ According to County files there was a change in use from commercial residential to commercial only after purchase..
541310104005	20000	16 MIXED USE	✓ This is a mixed-use property of commercial and residential uses. This information is contained in County records.
541506307008	20000	16 MIXED USE	✓ This property changed in use from commercial/part residential to 100% residential. There were multiple buildings located on the property.
541316400025	21150	68 REMODEL/NC BEFORE INSPECTION	✓ County records indicate the improvements were in very poor condition and were remodeled immediately after purchase before the appraiser could inspect the property.
541310402006	21150	53 CHARITABLE INSTITUTION	✓ According to verified information located in county files this was a donation from an individual to a nonprofit organization.
541506400017	21150	16 MIXED USE	✓ This is a sale of a mixed use property of commercial and residential uses. The sale also included several mobile homes, value unknown.
541310219006	21200	73 ASSEMBLAGE/OWNS ADJACENT PROP	✓ This is highly motivated buyer who moved against the other adjoining property owner to purchase this property for above market value as verified by County staff.
528510001002	21250	20 OTHER	✓ This is a friendly foreclosure by splash land LLC. This information is contained on the deed and in county records.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
513502400175	21250	16 MIXED USE	<input checked="" type="checkbox"/> Alamosa County records indicates this is a mixed-use property of commercial and vacant land.
541310110005	21350	28 NOT TYPICAL TO CHG LIKE PROPER	<input checked="" type="checkbox"/> This is highly motivated buyer who paid over market value for the adjoining property. Information verified by county staff.
541304313003	21350	17 USE CHANGE	<input checked="" type="checkbox"/> After purchase this property changed in use from exempt to taxable. The change was from a church to the commercial property. Information contained in County records.
541310302004	21350	20 OTHER	<input checked="" type="checkbox"/> This property was purchased at a discount from right oil company because the grantee took responsibility for the environmental cleanup. This information is contained in county records.
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
2073-29-4-01-005	0100	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Backs to Parker Road, seller under undue motivation
1977-00-0-15-001	0200	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold by church to a party that was assembling acreage
2077-09-1-17-030	0300	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to an adjacent property owner: a strip of 633 sf total
2073-07-3-35-045	0400	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Resold for \$85k on 1-1-14
1973-13-3-13-014	1212	DQFORECLOSSALE Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Atypical marketing in neighborhood
2071-07-3-21-031	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Habitat for Humanity home fix and flip
2073-24-4-11-012	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Improvement constructed and sold on 6-13-14 for \$463,000
2073-23-2-23-001	1212	DQHUDSale Disqualified HUD Sale, by elec. bid only.	<input checked="" type="checkbox"/> Atypical marketing in neighborhood
2077-11-2-01-003	1212	RecentChange Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> \$300k building for extensive remodeling
1973-26-4-01-014	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Extensive remodeling after sale
1975-35-4-02-003	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related parties per TD
2073-36-2-06-054	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Fixed and flipped in 9-14 for \$235,500, subsequent updating
2073-13-2-26-007	1212	DQHVsaleNDFee Disqualified HUD/VA sale; No Doc Fee	<input checked="" type="checkbox"/> 1200 sf of basement finish added after sale
2077-19-4-03-023	1212	DQPOORCOND Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Less than typical condition at time of sale
2077-30-3-12-011	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Interior gutted and remodeled after sale
2075-06-2-06-008	1212	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Sales price was less than land value, salvage per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2075-08-3-04-008	1212	Physchngaftersl Physical changes after the sale	✓ \$200k remodel on kitchen, living room and interior finish
2077-23-3-12-004	1212	NotQualified Not Qualified	✓ Interior remodeled per permit after sale
2077-02-3-00-006	1212	RecentChange Significant physical changes to property after assessment date	✓ Completely remodeled: over \$100k in permit
2071-29-3-19-007	1212	NotQualified Not Qualified	✓ This is a system error that was corrected by staff, duplicate
2077-20-3-02-007	1212	PHYSCHNGAFTERSL Physical changes after the sale	✓ \$361k building permit for extensive updating after sale
1973-26-2-18-003	1212	NotQualified Not Qualified	✓ Not in MLS, not exposed on open market
2077-11-3-04-002	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Interior remodeling as well a 20' x 24' sports court (\$25,096)
1971-34-1-24-003	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Land parcel that was deactivated
2077-11-3-02-002	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Pool added just before sale and basement finish added after
2077-05-2-08-004	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Land parcel that was subsequently improved
1973-02-4-11-017	1212	NotQualified Not Qualified	✓ Not in MLS, not exposed on open market
1973-02-4-08-013	1212	NotQualified Not Qualified	✓ Not in MLS, not exposed on open market
2075-07-3-01-020	1212	RecentChange Significant physical changes to property after assessment date	✓ Improvement demolished in favor of a 2014 improvement
2077-35-4-20-017	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Permits in 8-12 for remodeling and basement remodeling
2071-18-3-09-020	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Resold on 6-20-14 for \$349,900
2073-25-1-59-091	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Sale was not recognized by system until after modeling
2077-17-3-03-022	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Fair quality per TD, added garage after sale
2071-18-4-11-019	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	✓ Basement finish completed after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-28-4-09-032	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Extensive remodeling after sale: Basement finish, kitchen
2071-07-4-18-002	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> 460 sf of basement finish added after sale
2071-18-4-12-028	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Fixed and flipped in 2015, extensive updating subsequent
2071-18-1-25-001	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Basement finish completed after sale
2077-24-3-07-006	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold from an esate, atypical seller
2071-18-3-11-010	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> 975 sf of basement finish added after sale
2071-20-1-17-017	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Basement finish completed after sale
2071-18-4-07-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> New construction was not on the tax roll for this taxable year
2071-18-1-24-001	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Permit pulled for a 600 sf covered deck
2071-21-3-12-004	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> 1076 sf of basement finish added after sale
2071-20-1-14-007	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> 1278 sf basement finish added
2077-12-4-01-103	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> 1900 sf of basement finish added after sale
2071-20-2-22-001	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> 160 sf wood deck added that does not substantially value
2071-20-1-16-006	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> 300 sf deck added that does not substantially value
2077-22-2-09-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> AC added after sale does not substantially affect value
1975-35-2-19-002	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> 224 sf deck added that does not substantially affect value

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-35-2-12-012	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> AC added after sale does not substantially affect value
2077-29-4-20-029	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> 128 sf deck added after sale that does not substantially value
1973-02-2-03-012	1220	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related parties per TD
1973-27-1-39-001	1225	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Assisted living facility with significant personal property
2073-14-3-32-002	2212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Not in MLS, not exposed on open market
1973-03-1-05-004	2230	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Mixed use: Day Care and Apartments
2073-30-3-08-007	2235	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> 897 DOM, atypical marketing period
2073-30-4-09-002	2235	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Multi-property sale
2075-27-3-22-001	2245	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Multi-property sale
1973-18-2-15-002	2245	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Office Condo sold below market by lender
2077-16-4-29-008	2245	DQForeclosSale Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> 565 sf office condo, no DOM, no open market
2075-25-3-13-003	2245	DQPoorCond Disqualified Sale for Poor Condition	<input checked="" type="checkbox"/> Portfolio sale of two buildings
Accounts Audited: 62 Auditor Agrees: -56 Auditor Disagrees: -6 Auditor Disagrees: -9.68%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	04	ARCHULETA	
R014324	1212	MULTIPLE BLDGS	✓ purged MH, plus several other bldgs
R003894	1212	BAD LEGAL NOT TRANSFERED	✓ incorret deed not transferred, with correct transferred in 8/18/2014, home trashed by renters this sale DQ
R006320	1212	CHANGE AFTER SALE	✓ major remodel, SFR to duplex
R007463	1212	CHANGE AFTER SALE	✓ foreclosure, needed major repairs
R004660	1212	CHANGE AFTER SALE	✓ mixed use
R006041	1212	CHANGE AFTER SALE	✓ added new garage, plus remodel
R006741	1212	CHANGE AFTER SALE	✓ comm to res
R011784	1212	CHANGE AFTER SALE	✓ gutted and remodeled
R005184	1212	CHANGE AFTER SALE	✓ 50% complete at time of sale
R001897	1212	CHANGE AFTER SALE	✓ remodel plus added garage
R001017	1212	CHANGE AFTER SALE	✓ foreclosure and a complete remodel
R000223	1212	CHANGE AFTER SALE	✓ Built new garage, new FOP, 40000Per property
R006428	1212	COMBINED OR SPLIT	✓ combined with R006427
R012386	1212	CHANGE AFTER SALE	✓ priced to sell, remodel after sale
R005441	1212	CORRECTION DEED	✓ foreclosure
R011135	1212	BAD LEGAL NOT TRANSFERED	✓ incomplete legal
R005622	1212	BAD LEGAL NOT TRANSFERED	✓ incomplete legal
R005843	1212	ABNORMAL PHYSICAL PROBLEMS	✓ listed as a fixer upper, major repairs needed
R007023	1212	ABNORMAL PHYSICAL PROBLEMS	✓ poor condition, water damage
R004747	1212	ABNORMAL PHYSICAL PROBLEMS	✓ from physical inspect, many problems found, leak in foof, structural problems, 10000 to repair
R011833	1212	ABNORMAL PHYSICAL PROBLEMS	✓ not in livable condition at time of purchase
R012185	1212	% COMPLETE CHANGE	✓ under const at time of sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001689	1212	% COMPLETE CHANGE	✓ 50% complete at time of sale
R016145	1212	% COMPLETE CHANGE	✓ 25% complete at time of sale
R015226	1212	% COMPLETE CHANGE	✓ under const at time of sale
R001996	1212	CHANGE AFTER SALE	✓ added new garage
R007055	1212	FAMILY TRANSACTIONS	✓ family due to death
R002331	1212	UNUSUAL CONDITIONS	✓ broker concessions, no appraisal, above mkt by comps
R007058	1212	UNUSUAL CONDITIONS	✓ left all furniture & appliances, plus an suv
R013382	1212	UNUSUAL CONDITIONS	✓ poor condition, remodeled
R016062	1212	MULTIPLE BLDGS	✓ cabin, guest house, several other bldg
R018013	1212	MULTIPLE BLDGS	✓ two res buildings
R006312	1212	MULTIPLE BLDGS	✓ two res buildings
R002288	1212	MULTIPLE BLDGS	✓ two res buildings
R010166	1212	FAMILY TRANSACTIONS	✓ td 1000, family
R016191	1212	FAMILY TRANSACTIONS	✓ td 1000 related parties
R006427	1212	COMBINED OR SPLIT	✓ house also in poor condition
R013352	1212	FAMILY TRANSACTIONS	✓ td 1000 related parties
R011761	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale
R001421	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale
R010794	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale
R008568	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale
R012241	1212	FAMILY TRANSACTIONS	✓ td 1000 related parties
R010458	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale
R006699	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ sold as result of death, below mkt by comps
R010834	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ short sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006461	1212	DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> sold as result of death, below mkt by comps
R007453	1212	DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> short sale
R003335	1212	DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> short sale
R014741	1212	DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> short sale
R018343	1215	% COMPLETE CHANGE	<input checked="" type="checkbox"/> includes MH
R018916	1230	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> family
R010531	1230	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> owned adjacent prooperty, below mkt by comps

Accounts Audited: 53
Auditor Agrees: -53
Auditor Disagrees: 0
Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	BACA	
R013454	1112	78 OTHER-MULTIPLE USE	☑ discussed
R007548	1112	64 SALE- MULTIPLE PROPERTIES	☑ discussed
R007440	1112	03 GIFT OR FAMILY	☑ discussed, personal knowledge and/or TD 1000
R001917	1112	81 OTHER-ADJNED PROPERTY	☑ discussed
R012403	1112	81 OTHER-ADJNED PROPERTY	☑ discussed
R009472	1112	03 GIFT OR FAMILY	☑ discussed, personal knowledge and/or TD 1000
R002196	1112	03 GIFT OR FAMILY	☑ discussed, personal knowledge and/or TD 1000
R007970	1112	76 OTHER-DIVORCE	☑ discussed
R007491	1112	73 OTHER-USE CHANGE	☑ discussed
R007439	1112	73 OTHER-USE CHANGE	☑ discussed
R007669	1112	64 SALE- MULTIPLE PROPERTIES	☑ discussed
R007573	1112	69 SALE- PARTIAL INTEREST	☑ discussed
R010304	1112	64 SALE- MULTIPLE PROPERTIES	☑ discussed
R012665	1112	69 SALE- PARTIAL INTEREST	☑ discussed
R008670	1112	64 SALE- MULTIPLE PROPERTIES	☑ discussed
R007627	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R008057	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R008217	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R008110	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R007826	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R007667	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R007889	1112	60 SALE- SETTLE ESTATE	☑ deed and/or TD 1000
R007979	1112	03 GIFT OR FAMILY	☑ discussed, personal knowledge and/or TD 1000

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001950	1112	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> discussed, personal knowledge and/or TD 1000
R009549	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> discussed
R007692	1112	81 OTHER-ADJNED PROPERTY	<input checked="" type="checkbox"/> discussed
R007849	1112	80 OTHER-INCL MH	<input checked="" type="checkbox"/> discussed
R007964	1140	80 OTHER-INCL MH	<input checked="" type="checkbox"/> discussed
Accounts Audited: 28 Auditor Agrees: -28 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06 BENT		
0023000302	1000	19 POWER OF ATTORNEY	✓
0023005047	1000	64 MULTIPLE PROPERTIES	✓
0023003135	1000	72 UNINFORMED BUYER	✓ discussed, verified
0023003109	1000	73 DURESS SALE	✓ discussed, verified
0023002475	1000	22 QUIT CLAIM DEED	✓ discussed, verified
0008004590	1000	64 MULTIPLE PROPERTIES	✓
0001013010	1000	64 MULTIPLE PROPERTIES	✓
0001003680	1000	64 MULTIPLE PROPERTIES	✓
0001011860	1000	57 RELATED PARTIES	✓
0001008235	1000	64 MULTIPLE PROPERTIES	✓
0001008235	1000	64 MULTIPLE PROPERTIES	✓
0001007050	1000	54 RELIGIOUS INSTITUTION	✓
0001006790	1000	22 QUIT CLAIM DEED	✓ discussed, verified
0001006600	1000	64 MULTIPLE PROPERTIES	✓
0001012057	1000	22 QUIT CLAIM DEED	✓ discussed, verified
0023003083	1000	64 MULTIPLE PROPERTIES	✓
0008006420	11120	56 FINANCIAL INSTITUTION	✓
0008006570	11120	60 ESTATE	✓
0008006830	11120	56 FINANCIAL INSTITUTION	✓
0008007100	11120	56 FINANCIAL INSTITUTION	✓
0014001120	11120	70 OTHER	✓ high by comps-purchased by adjoining property owners
0023000625	11120	64 MULTIPLE PROPERTIES	✓
0023000401	11120	70	✓ property has sold four times since this in the 30000 range

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0008005760	11120	92 LETTERS OF ADMINISTRATION	☑ settle estate
0023001515	11120	17 SPECIAL WARRANTY DEED	☑
0031000525	11120	57 RELATED PARTIES	☑
0025001215	11120	64 MULTIPLE PROPERTIES	☑ multiple properties
0023005240	11120	73 DURESS SALE	☑ low by market comps
0023003260	11120	57 RELATED PARTIES	☑
0023002980	11120	22 QUIT CLAIM DEED	☑
0023002800	11120	73 DURESS SALE	☑ low by market comps
0023002225	11120	57 RELATED PARTIES	☑
0001006165	11120	70 OTHER	☑ high by comps-purchased by adjoining property owners
0001007530	11120	71 SALE INVOLVES M H	☑
0001005260	11120	01 CONSIDERATION OF \$500 OR LESS	☑
0001005320	11120	00 CONF. GOOD	☑ inter-family name changes on trust
0001005495	11120	64 MULTIPLE PROPERTIES	☑
0001005729	11120	56 FINANCIAL INSTITUTION	☑
0001005755	11120	60 ESTATE	☑
0001006120	11120	73 DURESS SALE	☑ low by market comps
0001006165	11120	70 OTHER	☑ high by comps-purchased by adjoining property owners
0001006530	11120	56 FINANCIAL INSTITUTION	☑
0001006975	11120	00 CONF. GOOD	☑ low by comps
0001007030	11120	57 RELATED PARTIES	☑
0001007060	11120	56 FINANCIAL INSTITUTION	☑
0001008710	11120	68 REMODEL OR ADDITION OR DEMO	☑
0001007170	11120	00 CONF. GOOD	☑ low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001005000	11120	73 DURESS SALE	✓ low by market comps
0001007610	11120	57 RELATED PARTIES	✓
0001007660	11120	73 DURESS SALE	✓ low by market comps
0001007830	11120	73 DURESS SALE	✓ low by market comps
0001007990	11120	56 FINANCIAL INSTITUTION	✓
0001007990	11120	73 DURESS SALE	✓ low by market comps
0001008080	11120	73 DURESS SALE	✓ low by market comps
0001008200	11120	56 FINANCIAL INSTITUTION	✓
0001008240	11120	68 REMODEL OR ADDITION OR DEMO	✓
0001006661	11120	22 QUIT CLAIM DEED	✓
0001008510	11120	73 DURESS SALE	✓ low by market comps
0008005750	11120	60 ESTATE	✓
0001008700	11120	56 FINANCIAL INSTITUTION	✓
0001007160	11120	65 SALE INVOLVES AGREEMENTS	✓
0001002440	11120	56 FINANCIAL INSTITUTION	✓
0001000060	11120	73 DURESS SALE	✓ discussed, low by comps
0001000120	11120	56 FINANCIAL INSTITUTION	✓
0001000145	11120	64 MULTIPLE PROPERTIES	✓
0001000370	11120	57 RELATED PARTIES	✓
0001000400	11120	60 ESTATE	✓
0001000430	11120	56 FINANCIAL INSTITUTION	✓
0001000600	11120	60 ESTATE	✓
0001000610	11120	73 DURESS SALE	✓ discussed, low by comps
0001000805	11120	72 UNINFORMED BUYER	✓ buyer admitted uninformed about mkt and pd to much

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001000930	11120	73 DURESS SALE	✓ low by market comps
0001001260	11120	56 FINANCIAL INSTITUTION	✓
0001001270	11120	56 FINANCIAL INSTITUTION	✓
0001005130	11120	56 FINANCIAL INSTITUTION	✓
0001001865	11120	60 ESTATE	✓
0001005030	11120	60 ESTATE	✓
0001002850	11120	70 OTHER	✓ financial inst seller-low by comps
0001003160	11120	53 CHARITABLE INSTITUTION	✓
0001003190	11120	62 QUIET TITLE ACTION	✓
0001003540	11120	60 ESTATE	✓
0001003950	11120	73 DURESS SALE	✓ low by market comps
0001004079	11120	73 DURESS SALE	✓ low by market comps
0001004090	11120	60 ESTATE	✓
0001004490	11120	00 CONF. GOOD	✓ low by comps
0001004550	11120	73 DURESS SALE	✓ low by market comps
0001004570	11120	56 FINANCIAL INSTITUTION	✓
0001004570	11120	56 FINANCIAL INSTITUTION	✓
0001008660	11120	17 SPECIAL WARRANTY DEED	✓
0001001550	11120	60 ESTATE	✓
0008000613	11120	00 CONF. GOOD	✓ low by comps
0001012330	11120	56 FINANCIAL INSTITUTION	✓
0001008240	11120	70 OTHER	✓ distress-low by comps
0001012730	11120	68 REMODEL OR ADDITION OR DEMO	✓
0001012915	11120	64 MULTIPLE PROPERTIES	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001012920	11120	56 FINANCIAL INSTITUTION	✓
0001013000	11120	64 MULTIPLE PROPERTIES	✓
0001013090	11120	73 DURESS SALE	✓ low by market comps
0001013170	11120	73 DURESS SALE	✓ low by market comps
0001013170	11120	73 DURESS SALE	✓ low by market comps
0008000090	11120	56 FINANCIAL INSTITUTION	✓
0008000130	11120	56 FINANCIAL INSTITUTION	✓
0008000340	11120	68 REMODEL OR ADDITION OR DEMO	✓
0001008940	11120	56 FINANCIAL INSTITUTION	✓
0008000573	11120	00 CONF. GOOD	✓ changed to qualified
0001012140	11120	56 FINANCIAL INSTITUTION	✓
0008001705	11120	70 OTHER	✓ low by comps-old school used as res
0008001885	11120	00	✓ qualified sale
0008001955	11120	00 CONF. GOOD	✓ high by comps
0008002740	11120	57 RELATED PARTIES	✓
0008003070	11120	22 QUIT CLAIM DEED	✓
0008003070	11120	68 REMODEL OR ADDITION OR DEMO	✓
0008003220	11120	73 DURESS SALE	✓ low by market comps
0008003220	11120	73 DURESS SALE	✓ low by market comps
0008004250	11120	19 POWER OF ATTORNEY	✓
0008004390	11120	57 RELATED PARTIES	✓
0008004460	11120	73 DURESS SALE	✓ low by market comps
0008005245	11120	60 ESTATE	✓
0008000455	11120	56 FINANCIAL INSTITUTION	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001010030	11120	70 OTHER	☑ distress-low by comps
0001009030	11120	57 RELATED PARTIES	☑
0001009110	11120	70 OTHER	☑ owners moved and dumped-low by comps
0001009150	11120	73 DURESS SALE	☑ low by market comps
0001009330	11120	58 BUSINESS PARTNERS	☑
0001009330	11120	22 QUIT CLAIM DEED	☑
0001009360	11120	56 FINANCIAL INSTITUTION	☑
0001009420	11120	57 RELATED PARTIES	☑
0001009420	11120	00 CONF. GOOD	☑ low by comps
0001009540	11120	60 ESTATE	☑
0001009770	11120	73 DURESS SALE	☑ low by market comps
0001012410	11120	73 DURESS SALE	☑ low by market comps
0001010030	11120	62 QUIET TITLE ACTION	☑
0001011770	11120	70 OTHER	☑ distress-low by comps
0001010080	11120	71 SALE INVOLVES M H	☑
0001011340	11120	56 FINANCIAL INSTITUTION	☑
0001011735	11120	73 DURESS SALE	☑ low by market comps
0001011700	11120	56 FINANCIAL INSTITUTION	☑
0001011550	11120	64 MULTIPLE PROPERTIES	☑
0001009910	11120	01 CONSIDERATION OF \$500 OR LESS	☑
0001011340	11120	56 FINANCIAL INSTITUTION	☑
0001010690	11120	57 RELATED PARTIES	☑
0001011300	11120	00 CONF. GOOD	☑ low by comps
0001011260	11120	73 DURESS SALE	☑ low by market comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001011200	11120	70 OTHER	☑ distress-low by comps
0001011150	11120	00	☑ qualified sale
0001010700	11120	57 RELATED PARTIES	☑
0001011510	11120	56 FINANCIAL INSTITUTION	☑
0001000905	11150	56 FINANCIAL INSTITUTION	☑
0001001810	11150	73 DURESS SALE	☑ low by market comps
0001011190	11150	01 CONSIDERATION OF \$500 OR LESS	☑
0001011190	11150	01 CONSIDERATION OF \$500 OR LESS	☑
0001010531	11200	70 OTHER	☑ distress-low by comps
0001003690	11200	56 FINANCIAL INSTITUTION	☑
0008004495	11400	71 SALE INVOLVES M H	☑
0008004280	11400	64 MULTIPLE PROPERTIES	☑
0001005595	2000	64 MULTIPLE PROPERTIES	☑
0001000170	2000	68 REMODEL OR ADDITION OR DEMO	☑
0008006340	2000	64 MULTIPLE PROPERTIES	☑
0001013130	21120	56 FINANCIAL INSTITUTION	☑ fin stit seller
0001005680	21120	56 FINANCIAL INSTITUTION	☑
0023001395	21120	64 MULTIPLE PROPERTIES	☑
0001008250	21200	73 DURESS SALE	☑ low by market comps
0023002310	21300	64 MULTIPLE PROPERTIES	☑
0024001035	21300	22 QUIT CLAIM DEED	☑
0001009320	21300	64 MULTIPLE PROPERTIES	☑
0001007495	21300	64 MULTIPLE PROPERTIES	☑
0001007285	21300	57 RELATED PARTIES	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001007285	21300	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/>
0001007275	21300	56 FINANCIAL INSTITUTION	<input checked="" type="checkbox"/>
0001003910	21300	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/>
0001003370	21300	57 RELATED PARTIES	<input checked="" type="checkbox"/>
0001004290	21350	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/>
0001001385	21350	70 OTHER	<input checked="" type="checkbox"/> change of use-adjacent property owners
0023000740	31150	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0001004080	5100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
0008000765	5200	57 RELATED PARTIES	<input checked="" type="checkbox"/>
0031000105	5200	58 BUSINESS PARTNERS	<input checked="" type="checkbox"/>
<hr/>			
Accounts Audited:	177	Auditor Agrees: -177	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	07 BOULDER		
R0031195	0540	6 PARTIAL VALUE	✓ Part of a lot transferred to CDOT, 18,808 sf taken
R0020719	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Mobile home with no foundation, poor condition
R0038640	1212	60 ESTATE SALE	✓ Fair condition per TD
R0037985	1212	8 REMODEL	✓ Improvement completely demolished after sale
R0034476	1212	41 FLIP/SUBSEQUENT BASE YR SALES	✓ Flipped on 10-28-13 for \$835k
R0031687	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Meth test came back positive, flipped for \$165k on 7-19-13
R0025595	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Land sale only, no value in improvements per broker
R0025360	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ "Tear down cabin" with no well, no septic or kitchen
R0041379	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Poor condition per TD, vacant sites selling for more
R0024194	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Poor condition per TD, no verified septic, no well
R0012519	1212	60 ESTATE SALE	✓ Sold to a related party
R0007486	1212	65 DEMOLITION AFTER SALE	✓ Salvage value per TD , scraped improvement
R0007234	1212	60 ESTATE SALE	✓ Poor condition per TD
R0004703	1212	65 DEMOLITION AFTER SALE	✓ Salvage value per TD , scraped improvement
R0003869	1212	61 SHORT SALE	✓ Poor condition per TD, flipped on 3-14-14 for \$975k
R0073721	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Fixed and flipped for \$218k on 2-6-14
R0080810	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	✓ Needs new septic tank, missing all kitchen appliances, former grow house
R0600884	1212	7 BETWEEN RELATED PARTIES/BUS AFFIL/QC	✓ Related parties per TD
R0600078	1212	18 DOC FEE ERROR/TITLE DEFECT CORRECTION	✓ Correction deed with same sale and same sales price
R0514712	1212	6 PARTIAL VALUE	✓ Partial construction, 1257 DOM, partial value

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0500502	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Plumbing fixture and appliances removed
R0127269	1212	11 HOLD FOR FURTHER RESEARCH	<input checked="" type="checkbox"/> Qualified after legal description problem resolved
R0113124	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Basement finished after purchase
R0108969	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Fixed and flipped on 7-22-14 for \$373,300.
R0096102	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Salvage per TD, 2 DOM, subsequent permits on floor repaid and two bath demo
R0069245	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Transferred from lender to lender, no TD 1000
R0082285	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Fair condition per field inspection
R0046272	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Salvage per TD, mixed use industrial, no heat in the home
R0097590	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Locational obsolescence due to McCaslin Blvd.
R0070400	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Fair condition per TD, excessive deferred maintenance
R0058689	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition, rodents and water destroyed interior
R0055472	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Fair condition per TD
R0055304	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Extensive remodeling after sale, flipped on 7-17-13 for \$449k
R0054765	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Needs new septic tank
R0052019	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD, mold issues, no flooring or cabinets
R0048471	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Fixed and flipped for \$209k on 8-4-15
R0048155	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD, sold after flood, possible mold issues
R0091214	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Contract date was 10-30-09
R0112399	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Significant remodeling including basement finish and interior finish
R0009922	1212	60 ESTATE SALE	<input type="checkbox"/> No persuasive arguments made to disqualify sale
R0034410	1212	60 ESTATE SALE	<input type="checkbox"/> No persuasive arguments made to disqualify sale
R0043644	1215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Salvage condition and sold as land value, seller motivation exceed the norm
R0020406	1220	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0001434	1225	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Mixed use building was demolished for a luxury apartment complex and 8000 sf of retail
R0516395	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Father and daughter owned parcel, daughter moved out, father liquidated unit
R0511145	1230	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> No TD, excessive deferred maintenance
R0507241	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Not in MLS, no financing
R0145894	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Seller had an interest in the complex and disposed of the one bedroom units
R0100487	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Poor condition per Realtor, dogs and smokers
R0096117	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Poor condition per TD
R0023064	2212	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> Confirmed with the buyer this was an assemblage for future development
R0603128	2215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Multiple use, condominium, demolition costs not included
R0001227	2220	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished after sale
R0009274	2220	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Vacancy was 83% at time of sale, did \$2m of renovation after sale
R0510153	2220	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> Assemblage along Bluff Street of four parcels total known as the "Spark Development"
R0033229	2220	61 SHORT SALE	<input checked="" type="checkbox"/> Transferred by Quit-Claim deed, going into foreclosure, some flood damage
Accounts Audited: 56 Auditor Agrees: -54 Auditor Disagrees: -2 Auditor Disagrees: -3.57%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	64	BROOMFIELD	
R1019046	1212	UI SHORT SALE	✓ Severe structural damage, permits to cure as well as 884 sf of new bsmt. fin
R1129523	1212	UI SHORT SALE	✓ Listed for 561 days (atypical) under a variety of increasing listing prices
R1110875	1212	UV REMODEL OR ADDITION/CHANGE IN USE	✓ Six building permits taken out after sale for \$565k in construction costs
R0020969	1212	UV POST FORECLOSURE	✓ Portion of garage was subsequently converted to GLA, updated interior
R2095505	1212	UV POST FORECLOSURE	✓ Considerably updated after sale and sold for \$295,000 on 7-27-15
R8863677	1212	UV REMODEL OR ADDITION/CHANGE IN USE	✓ Cash sale of vacant land parcel, 1074 DOM, listed for \$239,000, now built on
R8869594	1212	UV % COMPLETE YEAR SOLD	✓ Improvement was 0% at time of sale for 2014.
R8862128	1212	UI REMODEL OR ADDITION/CHANGE IN USE	✓ 2,165 sf of basement finish added after sale closed that was not in sales price
R1093502	1212	UV POST FORECLOSURE	✓ Sold for the same price in base year, this earlier sale was unqualified
R1073409	1212	UV OTHER	✓ Poor quality per MLS, no TD 1000
R8869077	1212	UV % COMPLETE YEAR SOLD	✓ 0% complete for 2014, not picked up until 2015
R0115563	1212	UV POST FORECLOSURE	✓ Fixed and flipped on 3-31-14 for \$352,500
R0022394	1212	UV POST FORECLOSURE	✓ Fixed and flipped on 9-24-12 for \$228k
R1073248	1212	UV POST FORECLOSURE	✓ Excessive deferred maintenance per MLS
R0022831	1212	UV POST FORECLOSURE	✓ Fixed and flipped on 6-28-13 for \$259,900
R1017766	1212	UI POST FORECLOSURE	✓ Former meth house completely remodeled and resold
R8863140	1212	UI POST FORECLOSURE	✓ Subject has mold issues, had been flooded, atypical condition
R1017388	1212	UI POST FORECLOSURE	✓ Fixed and flipped on 9-1-15 for \$309,900. Extensive updating after sale
R0117456	1212	UV SHORT SALE	✓ Fixed and flipped on 2-28-14 for \$630k
R0112669	1212	UV OTHER	✓ Subject struck by lightening on 7-24-14, considerable damage
R8864368	1212	UV OTHER	✓ Atypical financing, \$74k in seller down payment assistance
R8865486	1212	UI EXCESSIVE PP (>7%)	✓ Greater than 7% PP declared on TD per DPT guidelines
R1060166	1212	UI POST FORECLOSURE	✓ Fixed and flipped on 3-24-14 for \$300,000.. Extensive updating after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8870212	1225	UV REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Parcel replatted and developed into additional apartment units
R8869575	1230	UI RELATED PARTIES SALE	<input checked="" type="checkbox"/> Vacant land parcel with five condo parcels platted on it
R8865232	1230	UI POST FORECLOSURE	<input checked="" type="checkbox"/> Water damage, mold, Subsequently significantly remodeled
R8869698	2112	UV MULTI PROPERTIES SALE	<input checked="" type="checkbox"/> This parcel is unbuildable and included in multi-parcel (6) sale
R8867037	2230	UI SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Not listed on the open market, unknown financing, build to suit tenant
R2125486	2235	UV REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Change in use from church to brewery
R8867382	2245	UV REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Shell building sold with no interior finish, transferred by quit-claim

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R368309100023	0100	131	✓ This property was not listed with any real estate company. The adjacent property owner purchased the property. The transaction was transferred via quit claim deed. This information is contained in county files.
R368129300165	0100	131	✓ Adjacent property owner purchased property as it was not offered on the open market. The transaction included a trade of \$50,000 in cash and another property.
R380705305257	0100	131	✓ This sale was ultimately to be Qualified by staff. They will change their sales sheet.
R300705400816	0560	177	✓ This property included multiple improvements and half of the price paid was for personal property. Information is contained in county records.
R342114400005	100	117	✓ According to verified information collected by the county appraisers this is not an arms length transaction as the property was purchased at a bankruptcy auction.
R326902100112	100	117	✓ This was a court ordered sale and was transferred via trustee's deed from a bankruptcy court. Documentation contained in county records.
R327116200152	100	117	✓ According to county records this property was not listed in any MLS and was a distressed sale by the owner priced for quick sale.
R368131405024	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R342327400132	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R316336300021	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R327118200087	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R380705207094	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R327118400318	1112	111 PER MLS- SOLD FOR 194.5K (LISTED @194K) 1031 EXCHANGE OF 170K 549 S. HWY 24 BV 327117100269 HEBENSTREIT JAKE I, SCHNEIDER JULIE LYNN SOLD TO R&L PROPERTIES LLC THIS SALE= R & L PROPERTIES TO HEBENSTREIT JAKE L, SCHNEIDER JULIE LYNN REMOVED FROM STUDIE	✓ The sale of this property included trade of cash and another property. Information contained in county notes and on the TD 1000.
R327109312119	1112	144 Sales Review - looks like a total interior remodel but I didn't go inside. bjm 10/19/2012	✓ This the first sale in the time period and had several residences located on the property.
R368534308078	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R353329100080	1112	135 LISTED 2/3/14 FOR 279.5K	✓ Water rights were included in this transaction which is not typical in this area. Multiple buildings in poor condition were also located on sale property. Information contained in county records.
R353320100119	1112	135 REALTOR/PRIMARY RES APPRAISED@525K Q/C=VG	✓ Water rights were included in this transaction which is not typical in this area. Information contained in county records.
R380501300110	1112	113 LISTED 1/22/14 @ 419K	✓ A meeting of the minds to set the price occurred one year earlier before the date of closing. The improvements were under construction at the time of sale. After purchase the improvements were completed. Information included in county files.
R300935300012	1112	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R380510400002	1112	0	✓ This property was transferred by Quit Claim Deed at a very low price according to market information in the assessor office files.
R327108464206	1112	69	✓ This transaction included 50% interest and is amongst family members. Information contained on the TD and county records.
R368132403066	1112	113	✓ According to the building permit issued by the building department the improvements located on the sale property were remodeled after the sale. Information contained in county records.
R380705158572	1112	124	✓ There were multiple residences located on the sale property. This information is contained in county files.
R353114400005	1112	69 REALTOR/PRIMARY RES NO LENDER-NO APPRAISEAL Q/C=F	✓ This was a multiple parcel sale which included 50% ownership. The improvements were remodeled shortly after purchase. Additionally, it had \$50,000 worth of personal property included in the purchase price. Information contained on the TD, the deed and in
R327118100234	1115	53 PER MLS-Subject to income restrictions. LIMITS "OPEN MARKET" ONLY AVAILABLE TO SELECT PEOPLE	✓ This was a sale from Habitat for Humanity and included deed restrictions and income restrictions. Information is located in county files.
R368132404379	1115	64	✓ The sale of this property included multiple parcels at a less than 100% interest. Information contained on the TD and county records.
R327108444108	1120	57	✓ This was an in-family transaction as shown on the TD 1000 and in county notes.
R342113300305	1135	117	✓ This sale was not exposed to the open market and included a manufactured home of unknown value. This information is contained in county records.
R342114400001	2115	125 342114400001 & 342114400037	✓ This is a multi-parcel mixed-use parcel sale that included goodwill and blue sky as part of the overall price. This information is contained in county files.
R380704300173	2115	115 Good Sale just has multi imp and multi use	✓ This is mixed-use property which has multiple improvements.
R380706400039	2115	113 un-used for years. Broken into office, purchased adjacent parcel, Major remodel to be started in future	✓ The property was purchased as a project to rehabilitate the motel. Shortly after purchase the improvements were being raised or remodeled according to county information.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R380510200083	2115	125 Good Sale, however, multi imps, multi use	<input checked="" type="checkbox"/> This mixed-use property included personal property and multiple improvements according to county information.
R380706400079	2115	125 BIA valid sale; awaiting return of questionnaire to confirm.	<input checked="" type="checkbox"/> The property was purchased as a project to rehabilitate the motel. Shortly after purchase the improvements were being raised or remodeled according to county information.
R342324100069	2116	135	<input checked="" type="checkbox"/> This sale included water rights which is atypical for this class of properties in this area. This information is contained in county records.
R380706300045	2120	122	<input checked="" type="checkbox"/> The property had a change in use from improved to vacant back to improved. Presently the property is a mixed-use property, this information is contained in county files.
R327116300011	2120	117 Not arms length transaction per buyer	<input checked="" type="checkbox"/> This is a sale that was not available to the open market and was due to a divorce court order dissolution of assets. Information contained county records
R368132403356	2120	118	<input checked="" type="checkbox"/> hange in use from residential to commercial. Remodeling started after purchase according to county information.
R327117113213	2135	115	<input checked="" type="checkbox"/> This is a mixed-use property with a mixture of apartments and storage. Notes are included within county files.
R368132312003	2135	117 Distressed sale to start. Mick Flipped to Harder. Not put on open market. Harder plans to flip again.	<input checked="" type="checkbox"/> This property has been flipped back and forth between two owners. The sale was not offered to the open market according to county information
R380704204051	2135	115 Trailer attached to block storage building.	<input checked="" type="checkbox"/> This was a mixed-use, multiple parcel multiple building sale.
R380706300325	400	117	<input checked="" type="checkbox"/> This is the first sale after foreclosure from LSC South Central Colorado to an individual. The property was never listed on the open market. Information contained county records.
Accounts Audited: 41 Auditor Agrees: -41 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	Cheyenne	
333920302028	0100	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
333921217006	0100	14	<input checked="" type="checkbox"/> multiple properties
333920111003	0100	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333920105007	0100	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336105405001	0100	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
336104311001	0200	62 DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/>
333921496004	0200	80 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/>
333920392036	0200	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
336105401009	0200	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336104310009	1112	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
332716403007	1112	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333920105011	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> discussed, verified
336109207001	1112	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
333920104004	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
333920121007	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
333331300049	1112	70 OTHER	<input checked="" type="checkbox"/> short sale
309326200047	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920104004	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
333921203003	1112	70 OTHER	<input checked="" type="checkbox"/> buyer owns adjoining property
333920114004	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
334112213003	1112	70 OTHER	<input checked="" type="checkbox"/> low by comps, duress
334112211023	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
334112200098	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921324012	1112	56 FINANCIAL INSTITUTE AS BUYER	☑ discussed, verified
333921324012	1112	7 ??	☑ correction deed, after sale
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	☑
335108200055	1112	57 BETWEEN RELATED PARTIES	☑
333921207004	1112	70 OTHER	☑ change of use
336104302003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
333921106003	1112	70 OTHER	☑ bank acquired by sheriff deed,sold below mkt by comps
333921106003	1112	56 FINANCIAL INSTITUTE AS BUYER	☑ discussed, verified
333920435003	1112	57 BETWEEN RELATED PARTIES	☑
333920427004	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
333920316003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
333920160002	1112	62 DOUBTFUL TITLE, QUIT CLAIMS	☑ low by comps
333920131008	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑
333920131007	1112	70 OTHER	☑ 1st sale in time period
333920131007	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ discussed
333920130008	1112	70 OTHER	☑ partial interest
333920130008	1112	70 OTHER	☑ partial interest
333920130002	1112	57 BETWEEN RELATED PARTIES	☑
333921208004	1112	57 BETWEEN RELATED PARTIES	☑
336104393022	1112	57 BETWEEN RELATED PARTIES	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333920114004	1112	69 PARTIAL INTEREST	✓
333920119003	1112	57 BETWEEN RELATED PARTIES	✓
333920119004	1112	57 BETWEEN RELATED PARTIES	✓
333920119011	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104308005	1112	2	✓ CODT purchased 123 sq ft, above mkt by comps, change use
333920107009	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
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	✓
334112223003	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336105407002	1112	69 PARTIAL INTEREST	✓
336104304012	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104302005	1112	69 PARTIAL INTEREST	✓
336104302007	1112	69 PARTIAL INTEREST	✓
336104304007	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333920113004	1112	57 BETWEEN RELATED PARTIES	✓
336104306008	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104307007	1112	64 MULTIPLE PROPERTIES INVOLVED	✓
336104307008	1112	57 BETWEEN RELATED PARTIES	✓
336104307008	1112	64 MULTIPLE PROPERTIES INVOLVED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
336104310002	1112	58 BETWEEN BUSINESS AFFILIATES	✓ low by comps
336104393019	1112	58 BETWEEN BUSINESS AFFILIATES	✓ low by comps
336104302007	1112	69 PARTIAL INTEREST	✓
336108111004	1115	58 BETWEEN BUSINESS AFFILIATES	✓
336104307002	1135	51 GOVERNMENT AGENCY AS BUYER	✓
336105404002	1135	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
333920101003	1135	22	✓ MH
336108112007	1140	64 MULTIPLE PROPERTIES INVOLVED	✓
333921219022	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921219010	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921219008	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921324003	2112	64 MULTIPLE PROPERTIES INVOLVED	✓
333921218019	2112	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
336104310007	2115	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
336104310007	2115	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
336104310007	2115	OTHER	✓ doubtful title, above mkt by comps
336108112004	2115	64 MULTIPLE PROPERTIES INVOLVED	✓
336108112004	2115	64 MULTIPLE PROPERTIES INVOLVED	✓
333921496125	2130	64 MULTIPLE PROPERTIES INVOLVED	✓
333921496125	2130	64 MULTIPLE PROPERTIES INVOLVED	✓
336104309002	2130	51 GOVERNMENT AGENCY AS BUYER	✓
336105405002	2130	57 BETWEEN RELATED PARTIES	✓
333132100002	2130	69 PARTIAL INTEREST	✓
333920392039	2130	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921216008	2130	70 OTHER	<input checked="" type="checkbox"/> change use
336109210009	2130	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
333921496003	2130	64 MULTIPLE PROPERTIES INVOLVED	<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
333921218034	2130	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
333921337001	2135	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> deed conveyed multiple properties
<hr/>			
Accounts Audited:	103	Auditor Agrees: -103	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	Clear Creek	
R005505	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sale included a \$25,000 tap fee for sewer and water
R005775	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold twice in the same day, \$4100 then \$1500, MH Lot
R005775	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold twice in the same day, \$4100 then \$1500, MH Lot
R005830	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Contract date 1-3-11, pre- study period sale
R005977	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold at tax sale
R006170	0100	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> Changed road access to 4 wheel and removed view adjustment
R017558	0200	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> This was acquired by CDOT for right of way
R010576	0510	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by adjacent property owner and combined
R161103	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by adjacent property owner, assemblage, landlocked
R011338	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, not buildable site, would have to be rezoned
R011069	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Repurchased by the former grantor: installment land contract
R011821	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold same day, duplicate sale, qualified first sale
R012185	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive remodeling after sale
R012244	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fair condition per TD, remodeled after sale, resold for \$326,500 in 2014
R012536	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Interior remodeled after sale, condition changed from average to good
R013802	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Interior remodeled after sale, condition changed from average to good
R013989	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> TD states owner related and \$52k in equity gift
R014019	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Could not verify inventory on 1260 sf of lower level finish with owner
R014319	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Garage on a site purchased by adjacent property owner
R014519	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Habitat for Humanity as grantor
R007219	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Deeded from self to self for refinancing purposes
R011776	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multiple improvements, mixed use, water rights deeded

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011569	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Current renter purchased property, not on open market
R009218	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Fair condition per Realtor interview
R007754	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Cabin in salvage condition per owner, poor per TD
R007330	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Poor condition per owner, remodeling started immediately
R004684	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Remodeled after sale
R004161	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Duplex converted to single family, extensively remodeled after sale
R011927	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Fixed and flipped in 2014, visible mold, fair per TD
R016185	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Rent to own, sold for the same sales price as the 2009 purchase
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
572114336021	010000	07 RELATED PARTIES	☑ This is a in-family sale. Not exposed to open market.
572134309003	010000	19 O T H E R S A L E	☑ House sale was completed under duress due to a death in the family, no ,longer the property.
572320451147	010000	14 SALE INVOLVES MULTIPLE PROP.	☑ Multiple parcel sale as indicated on deed and TD 1000.
586721413002	010000	14 SALE INVOLVES MULTIPLE PROP.	☑ Buyer motivated to buy any dwelling, condition did not matter, Improvements were in poor condition.
572114220015	010000	19 O T H E R S A L E	☑ Sale from HUD, not exposed to open market, poor condition
572114326019	010000	19 O T H E R S A L E	☑ First sale in time period.
598729201004	010000	19 O T H E R S A L E	☑ First sale in time period. Remodeling started after purchase.
598719400024	010000	07 RELATED PARTIES	☑ This is a in-family sale. Not exposed to open market.
598720309013	010000	19 O T H E R S A L E	☑ Purchased in poor condition , priced based on condition, very low. Remodeling after purchase.
586721423007	010000	19 O T H E R S A L E	☑ First sale after foreclosure from US Bank.
556136400169	010000	19 O T H E R S A L E	☑ Duress involved in sale, low price, not exposed to market, just wanted rid of it.
598704200033	010000	34 EXTENSIVE REMODEL OR ADDITION	☑ Extensive remodeling completed after purchase.
572329186032	010000	34 EXTENSIVE REMODEL OR ADDITION	☑ Extensive remodeling and addition completed after purchase.
571909200004	010000	34 EXTENSIVE REMODEL OR ADDITION	☑ Extensive remodeling and addition completed after purchase.
572320458157	010000	34 EXTENSIVE REMODEL OR ADDITION	☑ Extensive remodeling and addition completed after purchase. Garage, etc.
598125400104	010000	34 EXTENSIVE REMODEL OR ADDITION	☑ Extensive remodeling and addition completed after purchase.
571917100011	010000	19 O T H E R S A L E	☑ Bank sale which was priced to collect money owned on loan, not market value.
586721425004	010000	43 PERSONAL REPRESENTATIVE	☑ PR deed due to death. Not open market
598719400024	010000	01 SALE INVOLVES GOV'T AGENCY	☑ Improvements were in tear down condition. Sale was from HUD, not open market
598729121003	010000	01 SALE INVOLVES GOV'T AGENCY	☑ Sale was from Antonito Housing authority, not open market
598729121063	010000	07 RELATED PARTIES	☑ This is a in-family sale. Uncle to nephew. Multiple parcels.
586724450072	010000	07 RELATED PARTIES	☑ This is a in-family sale, mother to son. Not exposed to open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
598330300004	010000	07 RELATED PARTIES	<input checked="" type="checkbox"/> This is a in-family sale. Not exposed to open market.
598729302010	010000	43 PERSONAL REPRESENTATIVE	<input checked="" type="checkbox"/> Related parties as shown on TD and deed.
598533100025	010000	43 PERSONAL REPRESENTATIVE	<input checked="" type="checkbox"/> PR deed due to death, purchaser paid amt owned to gov't for medical care, not open market.
572125300111	010000	40 LESS THAN 100%	<input checked="" type="checkbox"/> Niece to Uncle transferred via Quit Claim Deed.
586725200045	010000	07 RELATED PARTIES	<input checked="" type="checkbox"/> This is a in-family sale. Not exposed to open market.
586724452067	010000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> Extensive remodeling completed after purchase.
586724102005	010000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> First sale in time period.
572329202054	010000	07 RELATED PARTIES	<input checked="" type="checkbox"/> This is a in-family sale. Not exposed to open market.
555927200037	010000	07 RELATED PARTIES	<input checked="" type="checkbox"/> This is a in-family sale. Not exposed to open market.
572329400183	010000	07 RELATED PARTIES	<input checked="" type="checkbox"/> This is a in-family sale. Dad to daughter and son in law.
571909300057	012000	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Multiple parcel sale was indicated on deed and TD 1000.
000000400102	012000	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> Sale of mobile home only, no real estate.
<hr/>			
Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
70705590	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70307400	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70350120	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This property was purchased under an installment plan contract which is not typical for the area, information contained in county records.
70357910	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This property was purchased under an installment plan contract which is not typical for the area, information contained county records.
70110730	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This property was purchased under an installment plan contract which is not typical for the area information containing county records.
70314100	0100	Z QUESTIONABLE SALE DEED RECORDING	<input checked="" type="checkbox"/> Determined to be qualified.
70209690	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This property was purchased under an installment plan contract which is not typical for the area, information contained county records.
70700310	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70500540	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
71215050	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70505401	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected property. The sale prices vary from very low to very high. They are obviously not very sophisticated buyers.
70101810	0100	Z DEVELOPER INTERNET SALE	<input checked="" type="checkbox"/> This property was seller financed at unknown rates and was a Internet cell from a well-known Internet dealer. Not full exposure to the open market.
71539930	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is a sale from well-known Internet developer. These sales are only listed on the internet and are misrepresented according to county staff personnel
70377010	0100	Z INTERNET SALE	<input checked="" type="checkbox"/> This is a sale from well-known Internet developer. These sales are only listed on the internet and are misrepresented according to county staff personnel
70700310	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This is sale from a developer who advertises only on the Internet. This is the first sale in the time. Information contained in County records

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70203000	0100	Z DISTRESSED SALE	✓ This was a stress which occurred due to a death in the family the property was price low for quick sale 40 County records.
71566770	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	✓ This property was purchased under an installment plan contract which is not typical for the area information containing County records.
70704530	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	✓ This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70349700	0100	Z INTERNET SALE	✓ This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected property. The sale prices vary from very low to very high. They are obviously not very sophisticated buyers.
71559430	0100	Z INTERNET SALE	✓ This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
70337160	0100	Z UNINFORMED BUYER SIGHT UNSEEN	✓ This in its net sale which is purchased sight unseen, no pre-inspection and the grantees of known Internet dealer.
70256760	0100	Z MULTIPLE PROPERTIES	✓ This is a multiple property sale as indicated on the TD and deed.
70256770	0100	Z MULTIPLE PROPERTIES	✓ These multiple properties were transferred by quitclaim deed is unknown if they were exposed the open market is one of the first sales in time. The information contained on the deed and county records great stuff there took home's armies with book 430 620
70503140	0100	Z UNINFORMED BUYER SIGHT UNSEEN	✓ This is the first sale in the time period. County records support the U finding
70369050	0100	Z UNINFORMED BUYER SIGHT UNSEEN	✓ This is an internet sale which is purchased sight unseen, no pre-inspection and the grantee is a known internet dealer.
70331050	0100	Z SOLD UNDER CONTRACT PRE DATA GATHERING PERIOD	✓ This property was purchased under an installment plan contract which is not typical for the area, information contained in County records.
70127270	0100	Z DISTRESSED SALE	✓ This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high. They are obviously not very sophisticated buyers nor have any knowledge about local area.
71211010	0100	Z UNINFORMED BUYER SIGHT UNSEEN	✓ This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected property. The sale prices vary from very low to very high.
70212690	0100	Z INTERNET SALE	✓ Internet sale which Included multiple properties. Information is contained County records.
70505360	0100	Z MULTIPLE PROPERTIES	✓ Internet sale which Included multiple properties. Information is contained County records.
70336180	0100	Z UNINFORMED BUYER SIGHT UNSEEN	✓ This is a purchase by an uniformed purchaser as confirmed later when compared to prices paid for similar property. County notes support the Unqualified sale.
70803070	0100	Z DISTRESSED SALE	✓ This sale occurred due to a death in the family and was transferred by a personal representative deed. The sale was not exposed the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10004160	0100	Z MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Internet sale which Included multiple properties. Information is contained County records.
10007716	0540	Z UNINFORMED BUYER SIGHT UNSEEN	<input checked="" type="checkbox"/> This is an uninformed buyer who purchased this property, this also the first sale of the time period.
10011994	0540	Z DEVELOPER INTERNET SALE	<input checked="" type="checkbox"/> This is an Internet sale which is marketed generally to out-of-state buyers who have not inspected the properties. The sale prices vary from very low to very high.
10007716	0540	Z UNINFORMED BUYER SIGHT UNSEEN	<input checked="" type="checkbox"/> This was an uninformed buyer who purchased the property based on internet information, this is also the first sale in the time period.
10009110	0540	Z INTERNET SALE	<input checked="" type="checkbox"/> This property was transferred by quit claim deed and was the first sale in the time. Information is contained on the deed and in county records.
11001480	0540	Z SOLD AGAIN DURING DATA GATHERING PERIOD	<input checked="" type="checkbox"/> This was an Internet sale to an uninformed buyer and is also the first sale in the time period. Information contained in County notes.
60002061	2130	S MULTIPLE PROPERTIES NO TD000	<input checked="" type="checkbox"/> This is a multiple property sale as indicated on the TD and deed.
50003801	2140	S MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transaction was for one third interest in multiple properties according to information on the deed.
50003810	2140	S DISTRESSED SALE	<input checked="" type="checkbox"/> This property was transferred by quitclaim deed of distress sale because of an ongoing litigation. Information contained in County records.
<hr/>			
Accounts Audited:	41	Auditor Agrees: -41	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	CROWLEY	
10200062	0100	56 SALE INVOLVES FINANCIAL INSTIT	<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
10300336	0100	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> bandimere to bandimere
10300221	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multi parcels in sugar city
10300160	0100	54 Sale Involves Religious Institu	<input checked="" type="checkbox"/> path finder property co to international christen fellowship of colorado springs
10300417	0100	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10400008	0100	70 OTHER	<input checked="" type="checkbox"/> above mkt by comps
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"/>
10300416	1112	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10100457	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
10801370	1135	72 MOBILE HOME	<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"/>
10802083	1135	81 FINALIZATION OF PRIOR CONTRACT	<input checked="" type="checkbox"/>
10100963	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
10100891	1212	71 IN LEIU OF FORECLOSURE	<input checked="" type="checkbox"/> spoke with realtor - Tri County Housing short sale-change in use to res
10400067	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
10400067	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
10300206	1212	78 Poor Condition	<input checked="" type="checkbox"/> unlivable due to condition/heating/plumbing/gas line

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10300116	1212	77 SALVAGE CONDITION	☑ unlivable due to condition/heating/plumbing/gas line
10100897	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10100216	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10400093	1212	78 Poor Condition	☑ unlivable due to condition/heating/plumbing/gas line
10100519	1212	57 SALE BETWEEN RELATED PARTIES	☑
10100963	1212	85 SPLIT	☑
10100382	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10100963	1212	64 MULTIPLE PROPERTIES	☑
10100255	1212	68 REMODEL-NEW CONSTRUCTION	☑
10400194	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10400091	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10100428	1212	78 Poor Condition	☑ unlivable due to condition/heating/plumbing/gas line
10400397	1212	53 Sale Involves Gov't Agency	☑
10100643	1212	79 Quick Sale	☑ Realtor flip for below mkt by comps (Andy Medina)
10400146	1212	51 Sale Involves Gov't Agency	☑
10100823	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10100555	1212	78 Poor Condition	☑ unlivable due to condition/heating/plumbing/gas line
10300078	1212	60 SALE TO SETTLE ESTATE	☑
10100827	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10400125	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑
10100964	1212	64 MULTIPLE PROPERTIES	☑
10100275	1212	84 SEE TD 1000	☑ Realtor flip for below mkt by comps (Andy Medina)
10100368	1212	60 SALE TO SETTLE ESTATE	☑
10300357	1212	60 SALE TO SETTLE ESTATE	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10300078	1212	60 SALE TO SETTLE ESTATE	✓
10100380	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100577	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10300145	1212	77 SALVAGE CONDITION	✓ unlivable due to condition/heating/plumbing/gas line
10400091	1212	83 FOLLOWED REO SALE	✓
10400120	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100600	1212	57 SALE BETWEEN RELATED PARTIES	✓
10300362	1212	78 Poor Condition	✓ unlivable due to condition/heating/plumbing/gas line
10200185	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓
10100436	1212	68 REMODEL-NEW CONSTRUCTION	✓
10100027	1212	77 SALVAGE CONDITION	✓ unlivable due to condition/heating/plumbing/gas line
10200118	1212	69 PARTIAL INTEREST	✓
10200118	1212	69 PARTIAL INTEREST	✓
10200118	1212	69 PARTIAL INTEREST	✓
10400138	1212	68 REMODEL-NEW CONSTRUCTION	✓ discussed
10400254	1212	72 MOBILE HOME	✓
10100672	1212	60 SALE TO SETTLE ESTATE	✓
10100455	1212	64 MULTIPLE PROPERTIES	✓
10100397	1212	60 SALE TO SETTLE ESTATE	✓
10100456	1212	57 SALE BETWEEN RELATED PARTIES	✓
10400250	1212	79 Quick Sale	✓ Realtor flip for below mkt by comps (Andy Medina)
10100382	1212	71 IN LEIU OF FORECLOSURE	✓
10100498	1212	68 REMODEL-NEW CONSTRUCTION	✓
10400134	1212	56 SALE INVOLVES FINANCIAL INSTIT	✓ verified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10100161	1212	68 REMODEL-NEW CONSTRUCTION	☑ discussed
10100704	1212	63 SALE INVOLVES TRADE	☑ discussed
10200016	1212	71 IN LEIU OF FORECLOSURE	☑ low by comps
10400175	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10100220	1212	68 REMODEL-NEW CONSTRUCTION	☑ discussed
10200192	1212	64 MULTIPLE PROPERTIES	☑ discussed
10300056	1212	78 Poor Condition	☑ unlivable due to condition/heating/plumbing/gas line
10100630	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ verified
10300194	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ verified
10300302	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10100487	1212	68 REMODEL-NEW CONSTRUCTION	☑ discussed
10100246	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ verified
10100150	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10300022	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10200129	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10100228	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10200118	1212	69 PARTIAL INTEREST	☑
10300136	1212	57 SALE BETWEEN RELATED PARTIES	☑
10100232	1212	69 PARTIAL INTEREST	☑
10100232	1212	69 PARTIAL INTEREST	☑
10100232	1212	69 PARTIAL INTEREST	☑
10100430	1212	68 REMODEL-NEW CONSTRUCTION	☑ discussed
10100531	1212	56 SALE INVOLVES FINANCIAL INSTIT	☑ low by comps
10100486	1212	60 SALE TO SETTLE ESTATE	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10100630	1212	78 Poor Condition	<input checked="" type="checkbox"/> unlivable due to condition/heating/plumbing/gas line
10100833	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
10100481	1212	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> low by comps
10300395	1212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> discussed
10801483	1235	72 MOBILE HOME	<input checked="" type="checkbox"/>
10801483	1235	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
10500144	1272	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> discussed
10801629	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> verified
10801605	1272	83 FOLLOWED REO SALE	<input checked="" type="checkbox"/>
10800998	1272	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> discussed
10801466	1272	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10801308	1272	56 SALE INVOLVES FINANCIAL INSTIT	<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"/>
10802022	1272	74 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/>
10801605	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10801574	1272	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
10700070	1272	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10800060	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10700056	1272	51 Sale Involves Gov't Agency	<input checked="" type="checkbox"/>
10800173	1272	60 SALE TO SETTLE ESTATE	<input checked="" type="checkbox"/>
10700056	1272	74 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/>
10800717	1272	56 SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/>
10100786	2212	75 Multiple Use	<input checked="" type="checkbox"/> res with commercial

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10400116	2212	70 OTHER	☑ imps on leased land, railroad
10100538	2212	71 IN LEIU OF FORECLOSURE	☑ confirmed by Warren Davis
10200036	2212	58 Sale betweenBusiness Affiliates	☑ change of use res to commercial
10200207	2212	71 IN LEIU OF FORECLOSURE	☑ seller financing/assessor spoke w/financer "Bar Crowley"
10100956	2212	75 Multiple Use	☑
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
10200206	2212	66 Undetermined Personal Property	☑ liquor store plus stock and license
10100675	2212	58 Sale betweenBusiness Affiliates	☑ Dick Wright and associate
10100611	2220	58 Sale betweenBusiness Affiliates	☑ discussed
10100223	2230	58 Sale betweenBusiness Affiliates	☑ Doug knows the people
10500078	2230	71 IN LEIU OF FORECLOSURE	☑ Bar in sugar city personal sale
10100003	2230	68 REMODEL-NEW CONSTRUCTION	☑ res has apartment in back that was remod
10100404	2230	57 SALE BETWEEN RELATED PARTIES	☑ Randy Reeves to Donny Reeves Bros also 3 properties
10100957	2230	75 Multiple Use	☑
10300296	2230	71 IN LEIU OF FORECLOSURE	☑ Bar in sugar city personal sale
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
10801576	2230	58 Sale betweenBusiness Affiliates	☑ confirmed
10100458	2235	63 SALE INVOLVES TRADE	☑
Accounts Audited: 139 Auditor Agrees: -139 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
0010236773	000050	57 RELATED PARTIES	☑ Transferred via Quit claim deed.
0010236688	000050	69 PARTIAL INTEREST	☑ Only a portion of this transfer is located in Custer County, the remainder is located in where Huerfano County. Split by taxing districts.
0010183803	000100	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via warranty deed. Also stated on TD 1000.
0010152005	000250	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via warranty deed. Also stated on TD 1000.
0010147205	000250	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via warranty deed. Also stated on TD 1000.
0010147500	000250	60 SETTLE ESTATE	☑ This property was transferred by personal representative's deed after a death, not exposed to the open market.
0010147177	000250	57 RELATED PARTIES	☑ This is an in family transaction as stated on the TD 1000.
0010147196	000250	57 RELATED PARTIES	☑ This is an in-family transaction which was transferred via quit claim deed.
0010032960	000300	62 QUIT CLAIMS	☑ This property was transferred via quit claim deed and was the first sale in the time period.
0010195250	000300	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via warranty deed. Also stated on TD 1000.
0010089950	000350	62 QUIT CLAIMS	☑ The property was transferred by quitclaim deed.
0010150100	000350	57 RELATED PARTIES	☑ This is an in-family transaction which was transferred via quit claim deed.
0010236656	001050	57 RELATED PARTIES	☑ This property was transferred via quit claim deed and was between related parties.
0010063201	001050	57 RELATED PARTIES	☑ The property was transferred within family members and is a mixed-use property according to information on the TD 1000 and county records.
0010234450	001050	57 RELATED PARTIES	☑ The property was transferred between family members as indicated on the TD and County notes.
0010064650	001050	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via special warranty deed.
0010044550	001050	64 MULTIPLE PROPERTIES	☑ This is a multi-property sale that was transferred via warranty deed.
0010166650	001050	69 PARTIAL INTEREST	☑ Transferred via quit claim deed. One third interest was transferred based on a hand written note on the quit claim deed. Another note on the quit claim deed indicates one owner's interest out of three transferred.
0010070613	001050	57 RELATED PARTIES	☑ The property was transferred to family members and was for a 1/8 interest only.
0010171850	001050	57 RELATED PARTIES	☑ Property was transferred through a series of quit claim deeds between family members

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010092350	001050	57 RELATED PARTIES	<input checked="" type="checkbox"/> The property was transferred by quit claim deed. Last names of the grantee and grantor are the same, related parties as stated in staff notes.
0010089350	001050	57 RELATED PARTIES	<input checked="" type="checkbox"/> The property was transferred by quitclaim deed. Last names of the grantee and grantor are the same, related parties as stated in staff notes.
0010115653	001050	75 IMMEDIATE RESALE	<input checked="" type="checkbox"/> This was an ag. sale which was coded incorrectly. Unqualified sale according to notes in the County records. First sale after foreclosure from First Bank of Colorado.
0010111351	001050	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multi-property sale that was transferred via warranty deed. Also stated on TD 1000.
0010032967	001050	57 RELATED PARTIES	<input checked="" type="checkbox"/> Based on County information the buyer and seller are related parties. The property was not exposed to the open market, but a market value was paid for the property.
0010159812	001050	56 FINANCIAL	<input checked="" type="checkbox"/> The property was transferred back to Deutsche bank due to foreclosure. This is the first sale after foreclosure by Deutsche Bank, not exposed to the open market
0010211020	001050	56 FINANCIAL	<input checked="" type="checkbox"/> The property was transferred back to Deutsche bank due to foreclosure. This is the first sale after foreclosure by Deutsche Bank, not exposed to the open market
0010113151	001050	56 FINANCIAL	<input checked="" type="checkbox"/> Fannie Mae sold this property to an out-of-state purchaser, this is the first sale after foreclosure, it was not exposed to the open market.
0010190652	001050	75 IMMEDIATE RESALE	<input checked="" type="checkbox"/> This is the first sale in the time period and is unqualified.
0010049150	001100	56 FINANCIAL	<input checked="" type="checkbox"/> The property was transferred back to Deutsche bank due to foreclosure. This is the first sale after foreclosure, not exposed to the open market
0010069901	011350	57 RELATED PARTIES	<input checked="" type="checkbox"/> This property was transferred via a quit claim deed and was between related parties.
0010079302	011350	57 RELATED PARTIES	<input checked="" type="checkbox"/> This is a multi-property sale that was transferred via quit claim deed between related parties.
0010076301	012000	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Legal description on the deed and information on the TD indicate multiple properties sold in this transaction.
0010071202	012100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Legal description on the deed and information on the TD indicates multiple properties were sold in this transaction.
0010073414	012100	71 DISCOUNTED AT TIME OF SALE	<input checked="" type="checkbox"/> Subdivision discount in effect at the time of sale, according to notes in the County file.
0010140256	012100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This mixed-use property included multiple parcels.

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R017486	0100	INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> According to information on the TD and in County records there was a trade of an additional \$50,000. No details were offered by the buyer or seller for this additional amount.
R021453	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The deed, TD and county records indicate this was a multiple property sale.
R007853	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The TD and deed indicate this is a multi-property transaction and was transferred by personal representatives deed.
R003744	100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Information on the deed and the TD indicate multiple parcels were transferred in this transaction.
R005177	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is the first sale after foreclosure from J.P. Morgan Chase Bank. No water tap was included which is atypical in this market.
R004002	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Information on the deed and the TD indicate multiple parcels were transferred in this transaction.
R021469	1135	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is a sale between related parties as shown on the TD the deed and in County records.
R001267	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from J.P. Morgan Chase Bank. The improvements were extensively remodeled after purchase according to county records.
R005838	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> According to verified information in county files the improvements were remodeled immediately after purchase and before inspection by the county.
R006387	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from HUD and was extensively remodeled after purchase and before inspection.
R014129	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Fannie Mae. The condition of the improvements were very poor. Extensive remodeling was started after purchase and before inspection.
R020122	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is a transaction between related parties as indicated on the TD 1000 and in county records.
R002626	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This first sale after foreclosure from HUD. The improvements on the property were in very poor shape and is not indicative of a true market sale with average condition of improvements.
R012335	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This sale involved seller concessions. This is the first sale after foreclosure from Fannie Mae. The improvements were in very condition due to water damage and caused a flood in the house before the date of sale.
R022716	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Information on the County transfer declaration confirmation letter states this was a sale between business affiliates and was not offered to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014304	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> County records documents extensive remodeling after sale.
R002703	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> The realtor who listed the property purchased the property, not open market. The improvements on the property were in very poor condition far from live-in, or market, condition.
R008866	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> This was a sale between business affiliates as verified by county staff. Additionally the property was not offered on the open market.
R012216	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This property was transferred by personal representatives deed and had extensive remodeling and additions performed shortly after purchase and before appraiser inspection. Documentation is in county records.
R021197	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from J.P. Morgan Chase Bank and was sold in very poor shape. After purchase the improvements were remodeled. The remodeling started before staff appraisers could check the condition of the property at the time of s
R014197	2135	OTHER	<input checked="" type="checkbox"/> According to verified information this was a liquidation sale and included multiple parcels.
R010731	2135	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This property was transferred by a bargain the sale deed and was for multiple properties according information in county records.
R017755	2220	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> This is the first sale in base period followed by a sale which better represents the market . After this sale the improvements were extensively remodeled.
R023786	2220	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> According to information in county files this property was never offered on the open market. Other notes indicate there was extensive remodeling to the improvements shortly after the purchase.
R008196	2220	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> According to information within county records this is the first sale after foreclosure from the First State Bank of Hotchkiss and was immediately remodeled with about \$50,000 improvements according to verified information.
R003376	2220	OTHER	<input checked="" type="checkbox"/> This the first sale after foreclosure from Fannie Mae to a real estate group. Property was not listed on the open market as indicated in county records.
R014867	2220	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Verified information in county records indicate there was extensive remodeling to the improvements after purchase.
R019865	2240	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The deed and the TD in county records indicate this was a multiple property sale.
R023170	3115	OTHER	<input checked="" type="checkbox"/> This was a purchase from the Alpine Bank for two parcels, this information is on the deed and the TD in county records.
R022019	3215	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> This was a sale between business affiliates was verified by county staff and indicated on the TD and memorialized in county records.
R011636	3215	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Information in the county records states this property was never listed on the open market and sold between business affiliates who work for the same company.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R020348	3215	AG LAND	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo Bank. This was a deed in lieu of foreclosure to avoid court proceedings.
Accounts Audited:	32	Auditor Agrees: -32	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
02251-09-016-000	0100	V8	✓ 3 DOM, not a buildable residential site
02231-10-027-000	0300	V8	✓ No MLS, no active marketing
02212-07-001-000	1112	M8	✓ Resold 2/14 for \$321,900, fixed and flipped
09145-01-008-000	1112	N	✓ Fair per TD, no MLS, subsequent updating
06083-22-023-000	1112	M8	✓ Fixed and flipped 12/13 for \$615,000. Permits pulled.
05134-27-004-000	1112	M8	✓ Resold 9/13 for \$674k
01323-24-015-000	1112	M8	✓ Second residential unit on site, 3164 sf finished basement added after sale
09132-09-003-000	1112	M8	✓ Fair condition per TD, resold 6/14 for \$460k
05233-28-005-000	1112	M8	✓ Resold 3/14 for \$676k, remodeled in 2012
05212-11-008-000	1112	M8	✓ Resold in 3-14 for \$185k, minor updating
05023-24-013-000	1112	M8	✓ Multiple buildings, converted from SFR to multi-family
02354-09-019-000	1112	M8	✓ Multiple buildings, Credit Union converted to single family home
05364-08-003-000	1112	MC	✓ Poor condition per TD
05362-02-022-000	1112	MS	✓ First floor addition and complete remodel (\$94k) added after sale
02281-34-007-000	1112	V8	✓ Former improvements demolished, buyer approached seller to purchase
01323-22-001-000	1112	EC	✓ Permits in 2/14 for \$111k, fair per TD, poor condition per SV letter
02234-07-004-000	1112	M8	✓ Fixed and flipped 4/13 for \$231,500. Permits pulled.
02281-12-006-000	1112	WS	✓ Salvage on TD, \$110k addition,
01291-02-027-000	1112	GC	✓ Fair condition per TD
02201-20-008-000	1112	GC	✓ Excessive deferred maintenance
05364-09-014-000	1112	M7	✓ Extensive updating done after sale
06062-05-008-000	1112	DC	✓ Fair condition per TD, resold on 5-14 for \$514k
05291-14-012-000	1112	8C	✓ Not listed in MLS, structural settlement on walls and ceiling

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02282-22-031-000	1112	GC	☑ Poor condition per TD, conveyed by QC deed from City of Denver
01293-23-013-000	1112	GC	☑ Poor condition per TD
01304-24-009-000	1112	GC	☑ Subsequent remodel, poor condition per TD, \$23,900 in permits
01333-07-002-000	1112	GK	☑ Income restricted to 120%, other deed restrictions
05352-12-007-000	1112	M\$	☑ This ended up being a qualified sale
01323-05-014-000	1112	M@	☑ Resold in 3/14 for \$1.2M
05232-04-007-000	1112	DM	☑ Poor condition per TD,
05015-31-030-000	1114	M\$	☑ Two sales in the base period: 2-14 for \$835k
05253-07-006-000	1125	VC	☑ Fair condition per TD, 100% vacant at time of sale due to condition
02231-08-018-000	1125	V8	☑ Cowboy bunk house at GW Stock Show, fourteen rooms and two baths
05021-10-027-027	1130	8*	☑ Sold to adjacent home owner, not on open market
02345-37-025-025	1130	M\$	☑ Teatro is an exclusive high rise with Four Seasons below, has own model
05022-33-034-034	1130	D*	☑ Resold for 4-14 for \$100k, poor condition per SV letter, possible fix and flip
05011-05-062-062	1130	D*	☑ Resold for 2-14 for \$395k, appreciation
02346-10-122-122	1130	D*	☑ Resold on 4-14 for \$185k, appreciation only
02294-01-049-049	1130	8*	☑ Second sale 3-14 for \$490k
06064-13-051-051	1130	D*	☑ Fixed and flipped, sold on 4-13 for \$99k
02331-08-174-174	1130	8*	☑ Not listed in MLS
05038-11-212-212	1130	8*	☑ Purchased by adjacent owner, paid a premium, possible assemblage
02202-18-026-026	1130	D*	☑ Resold on 6-13 for \$135k, appreciation only
02345-37-057-057	1130	M\$	☑ Teatro is an exclusive high rise with Four Seasons below.
07041-01-045-045	1130	D*	☑ Resold on 6-14 for \$116k, appreciation only
02345-38-911-911	1130	V8	☑ Parking space purchased from Brooks Towers
02314-25-004-000	1150	V8	☑ Improvements will be demolished in 2016, two year lease after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05144-26-047-000	2112	V8	<input checked="" type="checkbox"/> Tenant purchased, not listed in MLS,
05122-32-002-000	2112	V8	<input checked="" type="checkbox"/> Residential converted to commercial use, external obsolescence
02204-31-003-000	2112	V8	<input checked="" type="checkbox"/> 7-11, business value non-allocated, long-term lease, used cost approach
01331-18-067-000	2120	G8	<input checked="" type="checkbox"/> Sale from Stapleton Redevelopment, long-term lease to Channel 8
01202-00-098-000	2130	V8	<input checked="" type="checkbox"/> Site was to be built-up but could only be used for parking
05201-12-015-000	2130	V8	<input checked="" type="checkbox"/> 722 DOM, seller had atypical motivation to sell, PP difficult to allocate
05083-39-009-000	2130	V8	<input checked="" type="checkbox"/> 7-11, business value non-allocated, long-term lease, used cost approach
02204-22-023-000	2130	V8	<input checked="" type="checkbox"/> Unbuildable carriage lot in the middle of an alley
01194-00-074-000	2135	DC	<input checked="" type="checkbox"/> Not listed in MLS, shell only, resold in 9-15 for \$720k
05081-00-136-000	2135	D8	<input checked="" type="checkbox"/> Resold in 5-14 for \$1,405,000
01194-00-163-000	2135	8%	<input checked="" type="checkbox"/> Multi-parcel, subject is the parking parcel, atypical seller financing
01152-00-006-000	2150	G	<input checked="" type="checkbox"/> Sold by a tax exempt entity to another tax exempt entity
06092-01-171-171	2230	D8	<input checked="" type="checkbox"/> Grantor under atypical pressure to sell, not listed for sale in open market
<hr/>			
Accounts Audited: 60	Auditor Agrees: -60	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
506906100076	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506301113002	10010	02 BETWEEN RELATED PARTIES	✓ BETWEEN RELATED PARTIES
506301200011	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506304200159	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506304300011	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506301100031	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
507102200092	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
507103100002	10010	03 REMODELED/ADDITION	✓ REMODELED/ADDITION
507103200078	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
507110400006	10010	03 REMODELED/ADDITION	✓ REMODELED/ADDITION
009500000551	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506301100030	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
507317200071	10010	03 REMODELED/ADDITION	✓ REMODELED/ADDITION
009500001770	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500000140	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500000391	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500000391	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500000410	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500001499	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
009500001400	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
506301100030	10010	09 INCLUDED M.H.	✓ INCLUDED M.H.
480336400063	10010	41 LAND/BLDG WORTH MORE THAN SALE	✓ LAND/BLDG WORTH MORE THAN SALE
480536415004	10010	41 LAND/BLDG WORTH MORE THAN SALE	✓ LAND/BLDG WORTH MORE THAN SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
504736209017	10010	19 FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
506122400253	10010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
504736306003	10010	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
480536424006	10010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
481726100029	10010	03 REMODELED/ADDITION	<input checked="" type="checkbox"/> REMODELED/ADDITION
480731309012	10010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
480731306001	10010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
480731300010	10010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
480710200048	10010	41 LAND/BLDG WORTH MORE THAN SALE	<input checked="" type="checkbox"/> LAND/BLDG WORTH MORE THAN SALE
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0387796	1212	Foreclosure	✓ Fixed and flipped on 2-3-14 for \$445k
R0404223	1212	Short Fix w/ PT#	✓ Fair condition per TD, settling and stucco issues, foundation walls cracking
R0436351	1212	Foreclosure	✓ Fair per TD, possible well and septic, builder was unable to sell, lost to lender
R0425594	1212	Short Influence Fix no PT#	✓ Fixed and flipped on \$430k on 11-22-13
R0423465	1212	Short Fix w/ PT#	✓ Fixed and flipped on 3-3-14 for \$399k
R0412793	1212	Foreclosure	✓ Fixed and flipped on 9-3-13 for \$245k
R0405814	1212	Short Fix w/ PT#	✓ Fixed and flipped on 5-24-13 for \$299k
R0435950	1212	Corporate Buyout	✓ Relocation sale that sold twice on the same day, second sale was qualified
R0393430	1212	Foreclosure	✓ Salvage per TD, extensive deferred maintenance
R0147820	1212	Short Fix w/ PT#	✓ Fixed and flipped on 8-16-13 for \$267k
R0334762	1212	Short Fix w/ PT#	✓ Salvage per TD, extensive deferred maintenance, fixed and flipped on 1-2-14 for \$272,900.
R0194474	1212	Foreclosure	✓ Fair condition per TD, excessive deferred maintenance and water damage
R0248567	1212	Foreclosure	✓ Fixed and flipped on 9-9-14 for \$387k, excessive deferred maintenance
R0262351	1212	Foreclosure	✓ Fair condition per TD, kitchen was removed prior to sale as well as sinks and drywall
R0266239	1212	Short Fix w/ PT#	✓ Fair condition per TD, fixed and flipped for \$209k on 10-8-13
R0267400	1212	Foreclosure	✓ Poor condition per TD, missing some interior finish, plumbing damage
R0328312	1212	Short Fix w/ PT#	✓ Fixed and flipped on 3-3-14 for \$265 with new basement finish
R0328406	1212	Foreclosure	✓ Poor condition per TD, water damage from frozen pipes
R0328856	1212	Foreclosure	✓ Fair condition per TD, fixed and flipped on 3-21-14 for \$265k
R0360305	1212	Short Fix w/ PT#	✓ Excessive deferred maintenance
R0332550	1212	Short Fix w/ PT#	✓ Fair condition per TD, basement finish was unpermitted, fixed and flipped 5-29-13 for \$510k
R0107086	1212	Short Influence Fix no PT#	✓ Locational obsolescence backing up to Lincoln Avenue, deferred maintenance
R0358609	1212	Corporate Buyout	✓ Relocation sale that sold twice on the same day, second sale was qualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0354343	1212	Foreclosure	✓ Fixed and flipped on 9-30-14 for \$290k
R0348487	1212	Foreclosure	✓ Extensive water damage, extensive deferred maintenance
R0344971	1212	Corporate Buyout	✓ Relocation sale that sold twice on the same day, second sale was qualified
R0344263	1212	Foreclosure	✓ Fixed and flipped on 4-30-14 for \$255k
R0343897	1212	Short Fix w/ PT#	✓ Fixed and flipped on 4-29-14 for \$275k, extensive water damage
R0340169	1212	Foreclosure	✓ Fixed and flipped on 1-15-14 for \$322k
R0338632	1212	Foreclosure	✓ Fixed and flipped on 6-27-14 for \$240k
R0338603	1212	Short Fix w/ PT#	✓ Poor condition per TD, kitchen removed, fixed and flipped on 7-28-14 for \$230k
R0337869	1212	Short Fix w/ PT#	✓ Excessive deferred maintenance, fixed and flipped on 10-25-13 for \$272k
R0403217	1212	Short Influence Fix no PT#	✓ Fixed and flipped on 6-26-13 for \$345k
R0060126	1212	Short Fix w/ PT#	✓ Excessive interior deferred maintenance cured and resold for \$500k on 2-19-15
R0374571	1212	Short Influence Fix no PT#	✓ Uninhabitable, structural damage,
R0166537	1212	Foreclosure	✓ Missing interior finish, does not appear to be habitable
R0381989	1212	Foreclosure	✓ Fixed and flipped on 7-11-13 for \$234,500
R0106788	1212	Foreclosure	✓ Poor condition per TD, excessive deferred maintenance, locational obsolescence
R0030955	1212	Short Fix w/ PT#	✓ Fixed and flipped in 12/14 for \$405k, excessive deferred maintenance, mold damage
R0379981	1212	Corporate Buyout	✓ Relocation sale that sold twice on the same day, second sale was qualified
R0001783	1212	Short Fix w/ PT#	✓ Excessive deferred maintenance on interior, rear porch roof collapsed, bsmt fin after sale
R0015544	1212	Short Fix w/ PT#	✓ Fixed and flipped, settlement issues, resold on 9-17-14 \$457,300
R0067774	1212	Foreclosure	✓ Poor condition per TD, copper plumbing removed, sinks and toilets removed
R0071116	1212	Foreclosure	✓ Fair condition per TD, pipes and plumbing damaged
R0370713	1212	Short Fix w/ PT#	✓ Fair condition per TD, fixed and flipped on 3-14-14 for \$520k
R0367752	1212	Short Influence Fix no PT#	✓ Fixed and flipped on 6-21-13 for \$287k
R0072371	1212	Foreclosure	✓ Water damage from frozen pipes, excessive deferred maintenance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0388331	1212	Gift	<input checked="" type="checkbox"/> Related parties, no MLS exposure
R0049699	1212	Short Influence Fix no PT#	<input checked="" type="checkbox"/> Poor condition per TD, needed interior remediation
R0418066	1213	Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, interior affected by pet damage and smells
R0432998	1213	Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, Pipes and plumbing damaged drywall and carpeting
R0328051	1213	Foreclosure	<input checked="" type="checkbox"/> Extensive water damage, extensive deferred maintenance
R0084056	1213	Foreclosure	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0448416	1230	Foreclosure	<input checked="" type="checkbox"/> Excessive deferred maintenance
R0346565	1230	Foreclosure	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped on 9-19-13 for \$665k
R0377437	1230	Foreclosure	<input checked="" type="checkbox"/> Realtor did not have any idea of interior condition, atypical
R0419614	1230	Foreclosure	<input checked="" type="checkbox"/> Fair per TD, water leaked down to the basement, excessive deferred maintenance
R0030306	1230	Short Influence Fix no PT#	<input checked="" type="checkbox"/> Fair condition per TD
R0428677	2220	Short Fix w/ PT#	<input checked="" type="checkbox"/> Multiple building medical complex building
R0458913	2225	Sale includes business value	<input checked="" type="checkbox"/> Unable to confirm business value, not in MLS, private party transaction
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	19	EAGLE	
R059165	0100	NON MARKET SALE/DISTRESS	<input checked="" type="checkbox"/> The owner of property sold this property for below-market in order to not let it fall to foreclosure.
R045909	0100	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> County records based on verified information indicates this sale was amongst related parties and was not exposed to the open market.
R065523	0100	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Business affiliates, not exposed to open market.
R006583	0100	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This property sold between related parties and was not exposed to the open market as indicated by County notes.
R018084	0100	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> These buyer seller and offered to the high the property to control access to his property.
R032031	0100	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Based on verified information from the buyer, he knew the seller who was in financial trouble, an offer was made and accepted. Not expose the open market.
R054016	0100	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Not exposed to the open market, verified county notes.
R050323	0100	SEE REMARKS	<input checked="" type="checkbox"/> This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R050759	0400	PARCEL IS SPLIT BY TAX DIST	<input checked="" type="checkbox"/> According to county maps this parcel is split by two tax districts.
R601310	0530	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> This property was never exposed the open market as indicated by verified notes within the County records
R629008	0530	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> This was a sale from a trust to a trust to a seasonal mining claim in Holycross Wilderness..
R019443	1112	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> This property was not exposed to the open market as the adjoining property owner approached the grantor and made an offer on the property. The motivation of the grantee was to purchase the property and keep it is open space.
R016545	1212	AUCTION	<input checked="" type="checkbox"/> This is the first sale after foreclosure and was sold by sealed bid to only a few select parties as indicated in notes in County records.
R048752	1212	Qualified	<input checked="" type="checkbox"/> This sale was at one time Unqualified, during reappraisal it was changed to Qualified per county notes.
R027144	1212	PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Property was transferred between business affiliates in a distressed situation as the current owner didn't want property anymore and sold to his partner.
R042133	1212	DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> This property was transferred by deed in lieu of foreclosure from the owner to Fannie Mae.
R060876	1212	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Verified information in the county notes indicate no MLS and the sale was among related parties.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R049420	1212	SEE REMARKS	✓ This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R051897	1212	BUYER OWNS ADJACENT PROPERTY	✓ The adjacent property owner purchased this property to increase the size of his existing residential improvement.
R050822	1212	PROPERTY NOT EXPOSED TO OPEN MARKET	✓ This was not open market transaction as a property was sold to current renter as indicates by notes in file,
R050862	1212	PROPERTY NOT EXPOSED TO OPEN MARKET	✓ According to verified information within county records the property was not exposed to the open market, was bank owned and the meeting of the minds occurred approximately 20 months before the closing which may have had an effect on the price paid.
R023229	1212	SEE REMARKS	✓ This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R032648	1212	SEE REMARKS	✓ This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R054646	1212	Business Affiliates	✓ Verified information located in county files indicates a sale between business affiliates and was not exposed to the open market.
R050821	1212	SEE REMARKS	✓ This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R011051	1212	SEE REMARKS	✓ This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R063583	1230	SEE REMARKS	✓ This is a multi-parcel sale as indicated on the deed and the TD.
R030241	1230	SALE OF PARTIAL INTEREST IN PROPERTY	✓ This is a transfer of 1/2 undivided interest as shown on the deed in County records.
R025141	2220	DEED IN LIEU OF FORECLOSURE	✓ This was a deed in lieu of foreclosure as stated on the TD. They considerations stated for the property and document fee are not representative of market value according to information contained in county records.
R041508	2220	SALE INVOLVES MULTI-PROPERTIES	✓ This transfer included multiple parcels as indicated in county records.
R065152	2225	SALE INVOLVES A GOVERNMENT AGENCY	✓ After purchase the property changed in character from exempt to nonexempt.
R063662	2230	PROPERTY NOT EXPOSED TO OPEN MARKET	✓ The property was not exposed to the open market. Business affiliates.
R008829	2230	SALE OF PARTIAL INTEREST IN PROPERTY	✓ This transaction was for 60% undivided interest in the property. The sale was seller financed at atypical rates.
R008535	2230	SOLD TO INTERMEDIARY PARTY FOR HOLDING	✓ This property was not listed with the MLS and was part of a 1031 exchange as indicated on the TD.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R055097	2230	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> This multi-parcel sale was transferred by deed in lieu of foreclosure. Information is located in county records.
R064239	2230	SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> This is the first sale in the base period and is unqualified due to subsequent sales in the base period.
R058473	2235	SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> Related parties
R058461	2235	SALE INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> This property changed in character from nonexempt from exempt as indicated in county records.
R027876	2235	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> This multi-parcel sale was transferred by special warranty deed in lieu of foreclosure as indicated by county records
<hr/>			
Accounts Audited:	39	Auditor Agrees: -39	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
5306403004	1112	CK Related Parties Vacant Land	☑ Intercompany sale, same suite number
5405109093	1112	CK Related Parties Vacant Land	☑ Intercompany sale, same suite number
5305410007	1112	CK Related Parties Vacant Land	☑ Intercompany sale, same suite number
6130313002	1112	CK Related Parties Vacant Land	☑ Related party per TD
6504406013	1212	GW Government Sale Below Average	☑ Fixed and flipped for \$119k on 8-6-14, subsequent updating
6432410001	1212	GW Government Sale Below Average	☑ Poor condition per TD, fixed and flipped, subsequent remodeled.
6435412022	1212	GW Government Sale Below Average	☑ Sold and resold on 1-17-13 for \$117,000
6436208052	1212	GW Government Sale Below Average	☑ Poor per TD, fixed and flipped on 4-30-13 for \$145k,
6510207023	1212	GW Government Sale Below Average	☑ Fair per TD, copper stolen, no furnace, no kitchen per MLS
6512202027	1212	GW Government Sale Below Average	☑ Poor condition per TD, fixed and flipped, subsequent updating
7401125015	1212	GW Government Sale Below Average	☑ Poor condition per TD, resold 8-21-12 for \$225,000
7402206015	1212	GW Government Sale Below Average	☑ Fair condition, 1962 kitchen and baths, locational obsolescence on busy road
200000316	1212	GW Government Sale Below Average	☑ Purged mobile home, broken water lines, sold to investor
6427312013	1212	GW Government Sale Below Average	☑ Poor condition per TD, fixed and flipped for \$164k on 3-29-13
6415319012	1212	GW Government Sale Below Average	☑ Fair condition per TD,
7425112026	1212	GW Government Sale Below Average	☑ Salvage per TD, fixed and flipped on 11-30-12 for \$184,700
6402201071	1212	GW Government Sale Below Average	☑ Excessive deferred maintenance, flipped six months later for \$301k
5519103037	1212	GW Government Sale Below Average	☑ Fixed and flipped, subsequent remodeled, poor condition per TD
5520102011	1212	G Government Sale	☑ Fair condition per TD, subsequent remodeled, fixed and flipped
5520316010	1212	GW Government Sale Below Average	☑ Fair condition per TD, fixed and flipped twice in base year
5530401026	1212	GW Government Sale Below Average	☑ Fixed and flipped, subsequent remodeled, resold for \$119,700 on 2-7-13
5532207011	1212	GW Government Sale Below Average	☑ Poor condition per TD, sewer line has to be replaced, fixed and flipped
5532214032	1212	GW Government Sale Below Average	☑ Fixed and flipped in three months for \$173,500

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5609306010	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> No MLS, fixed and flipped twice in base year
5609401052	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance including structural, plumbing and electrical
6130311012	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Mold remediation by tearing out walls, flipped 8-6-12 for \$260k
6214000039	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Poor condition per TD, financed \$50k over purchase price
6422201049	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair per TD, age-restricted community
6326308050	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Poor condition per TD
6426301050	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance, fixed and flipped on 10-16-12 for \$122k
6403416031	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped on 1-25-13 for \$155,900
6406215013	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair condition per TD, subsequent remodeled kitchen
6409205005	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Poor condition per TD
6409409003	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Poor condition per TD
6411310034	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance in electrical and roof
6415301037	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance, fixed and flipped on 12-20-12 for \$123k
6415315005	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance
6417314028	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair condition per TD, no MLS, fixed & flipped 1-8-13 for \$105k
6421212007	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fixed and flipped on 12-7-12 for \$89k
6423412001	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Poor condition per TD, no MLS, plumbing issues
6321103021	1212	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Excessive deferred maintenance: kitchen and bathroom
6407420015	1220	E Estate Sale	<input checked="" type="checkbox"/> Fair condition per TD, property tax liens, sold for \$60k less than list
6414406030	1220	G Governmernt Sale	<input type="checkbox"/> Short sale, insufficient support for unqualification
6334102285	1230	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair condition per TD
5407114073	1230	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fair condition per TD
6409408070	1230	GW Governmernt Sale Below Average	<input checked="" type="checkbox"/> Fixed and flipped for \$70k, subsequent updating
6334102238	1230	GW Governmernt Sale Below Average	<input type="checkbox"/> Condo sale at the lower end of market, no convincing reason to disqualify

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
7414401006	1230	GW Governmernt Sale Below Average	<input type="checkbox"/> Insufficient data to justify disqualification
2202135019	2230	Z Other	<input checked="" type="checkbox"/> Not on open market, personal property and business value undetermined
7325119025	2230	Z Other	<input checked="" type="checkbox"/> Del Taco Sale, declared no PP or business value
6418112029	2230	Z Other	<input checked="" type="checkbox"/> Old movie theater converted to rock climbing, no PP declared
6416117034	2230	Z Other	<input checked="" type="checkbox"/> 74 months on market, made back their 2001 investment
6402219037	2230	Z Other	<input checked="" type="checkbox"/> DOM; 900, subsequent remodeling, contained construction loan
6332111001	2230	Z Other	<input checked="" type="checkbox"/> Not on open market, title changed not ownership
6334104009	2230	Z Other	<input checked="" type="checkbox"/> Not on open market, leased back from the Girl Scouts
2202118006	2235	Z Other	<input checked="" type="checkbox"/> Farmers' Coop disbanded and liquidated improvements
6433101021	2235	Z Other	<input checked="" type="checkbox"/> Fair condition per TD, not exposed to open market
7326101135	2235	Z Other	<input checked="" type="checkbox"/> Subsequent remodeling of \$3M
Accounts Audited: 58 Auditor Agrees: -55 Auditor Disagrees: -3 Auditor Disagrees: -5.17%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R118345	0100	USE SECOND SALE IN PERIOD	✓ Second sale at \$45k qualified
R116859	1112	USE SECOND SALE IN PERIOD	✓ Sale and resale occurred within 60 days, multi-parcel sales
R100266	1211	USE SECOND SALE IN PERIOD	✓ Parcel no longer exists- split out one of the lots
R117997	1212	VACANT LAND DEVELOPER TO BUILDER	✓ Sold with a residential improvement, question over whether tap fee was paid
R115331	1212	SALE BETWEEN RELATED PARTIES	✓ Grantor and grantee were friends- judges in Arapahoe County
R110335	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ Three residential properties on site
R114913	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ Deed in lieu of foreclosure
R115049	1212	DOUBTFUL TITLE (EX:QUITCLAIM)	✓ Quit-claimed from husband and wife to wife
R116748	1212	SALE BETWEEN RELATED PARTIES	✓ Inter-familial sale
R116775	1212	SALE INVOLVES UNFULFILLED AGREEMENTS	✓ 4% two year balloon- atypical financing, was the grantee on a 2007 sale
R117272	1212	USE SECOND SALE IN PERIOD	✓ Second sale at \$85k qualified
R117773	1212	VACANT LAND DEVELOPER TO BUILDER	✓ Resold as improved in the base year for \$590k, 1-24-14, cash, not listed
R117987	1212	VACANT LAND DEVELOPER TO BUILDER	✓ 2-21-14 sale for \$71k used was qualified
R106979	1212	SALE BETWEEN RELATED PARTIES	✓ Transaction between related parties per TD
R118871	1212	USE SECOND SALE IN PERIOD	✓ Used second sale on 11-8-14 for \$74,500
R117780	1212	NONGOVERNMENT TAX EXEMPT INSTITUTE	✓ Homes For Our Troops Inc. home with builder/developer contributions
R101190	1212	SALE BETWEEN RELATED PARTIES	✓ Personal property of \$7k, an unpurged mobile home on site
R105916	1212	SALE BETWEEN RELATED PARTIES	✓ Grantor and grantee were friends- not on open market
R103815	1212	SALE BETWEEN RELATED PARTIES	✓ Transaction between related parties per TD
R101186	1212	SALE BETWEEN RELATED PARTIES	✓ Owners were friends of the buyers, not exposed on the open market
R100244	1212	SALE BETWEEN RELATED PARTIES	✓ Deed in lieu, third party acquaintance brought buyer and seller
R107554	1212		✓ Subject ended up being qualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R105041	1212	INVOLVES FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Not on open market, sales price reflected mortgage amount, back to lender
R106521	1212	INVOLVES FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Relocation company sold and resold on the same day
R106192	1212	USE SECOND SALE IN PERIOD	<input checked="" type="checkbox"/> Fixed and flipped for \$250k in three months, second sale was qualified
R115885	1212	SALE INVOLVES A TRADE	<input type="checkbox"/> No justification presented for disqualification
R119397	1230	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Mother to son sale
R107386	2212	SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Residential and commercial uses: liquor store and apartments
R110323	2212	SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Residence and antique store in the former church
R109166	2230	SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> House and office combination
Accounts Audited: 30 Auditor Agrees: -29 Auditor Disagrees: -1 Auditor Disagrees: -3.33%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R040060	1112	18 FIRST SALE AFTER FORECLOSURE	✓ Fannie Mae, low by comps, TD states fair cond
R021183	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R038484	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R032866	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R016293	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R015512	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R018214	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R032652	1112	57 SALE BETWEEN RELATED PARTIES	✓ discussed, verified
R015262	1112	57 SALE BETWEEN RELATED PARTIES	✓ Related parties td-1000 and personal knowledge
R028086	1112	57 SALE BETWEEN RELATED PARTIES	✓ Quit claim deed, related parties
R030833	1112	57 SALE BETWEEN RELATED PARTIES	✓ discussed, verified
R013605	1112	57 SALE BETWEEN RELATED PARTIES	✓ discussed, verified
R017719	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R017934	1112	18 FIRST SALE AFTER FORECLOSURE	✓ JP Morgan Chase Bank, low by comps avg cond
R015397	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R037918	1112	57 SALE BETWEEN RELATED PARTIES	✓ discussed, verified
R016944	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R020404	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R020598	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R014852	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R014148	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R025808	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R014434	1112	18 FIRST SALE AFTER FORECLOSURE	✓ US Bank, low by comps, buyer states poor cond

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R022206	1112	18 FIRST SALE AFTER FORECLOSURE	✓ HSBC /bank USA, low by comps, avg cond,
R020921	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R013495	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R031485	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R013737	1112	18 FIRST SALE AFTER FORECLOSURE	✓ Fed Nat Mortgage Association Grantor, low by comps, buyers state poor cond
R014935	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R039524	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R031992	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R013678	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R015220	1112	18 FIRST SALE AFTER FORECLOSURE	✓ Fed Nat Mortgage Association Grantor, low by compsavg cond
R016313	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R014503	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
R015842	1112	18 FIRST SALE AFTER FORECLOSURE	✓ discussed, verified
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R041251	0100	70 THIS SUBDIVISION IS BANK OWNED. THE 4 SALES IN THIS SUBDIVISION THEY ARE NOT A GOOD REFLECTION OF THE MARKET.	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Alpine Bank to an individual and was not exposed to the open market.
R450059	0100	63 THIS IS A PROPERTY TRADE SALE BETWEEN SELLER AND BUYER FOR 1217 HERITAGE (RVR HH-12). SELLER WANTED HH12 TO PROTECT HIS VIEWS AND SPACE. \$115,000 SALE PRICE HAS NO BEARING ON REAL VALUE. PAULIN APPROCHED ROMINGER TO MAKE TRADE DEAL. BUYER AND SELLER ACK	<input checked="" type="checkbox"/> This transaction involves a trade as indicated on the TD 1000.
R082844	0100	70 CANT LOCATE MLS, JAMES NEU OWNS ADJACENT LOT, NOT ON THE MARKET, MAILED SALES QUESTIONNAIRE TO CONFIRM SALE. MB, PER SALES QUESTIONNAIRE FOR SALE BY OWNER, LOCATED NEAR DOWNTOWN. THIS SALE COULD BE VALID	<input checked="" type="checkbox"/> This property was for sale by owner and was not available to the open market this information is contained in county records.
R009941	0100	64	<input checked="" type="checkbox"/> This sale included multiple parcels as indicated on the deed.
R041258	0100	70 THIS SUBDIVISION IS BANK OWNED. THE 4 SALES IN THIS SUBDIVISION THEY ARE NOT A GOOD REFLECTION OF THE MARKET.	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Alpine Bank to an individual and was not exposed to the open market.
R005489	0100	63 THIS IS A PROPERTY TRADE SALE BETWEEN SELLER AND BUYER FOR 915 CEDAR CREEK (RVR M-12). SELLER WANTED M12 TO PROTECT HIS VIEWS OF SOPRIS FROM THE NORTH. \$115,000 SALE PRICE HAS NO BEARING ON REAL VALUE. PAULIN APPROCHED ROMINGER TO MAKE TRADE DEAL. BUYER	<input checked="" type="checkbox"/> This was not an open market transaction as there was a trade involved between the grantor and the grantee.
R043227	0100	56	<input checked="" type="checkbox"/> First sale after foreclosure, not exposed to open market.
R042747	0100	64	<input checked="" type="checkbox"/> This was a multi-parcel sale that was sold within the family as shown on the deed and the TD 1000.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R041250	0100	70 CORNER LOT. REO. COMMUNITY WATER. DOM 77. FINANCED. PURCHASED TO BUILD A SFR. THIS SUBDIVISION IS BANK OWNED. THE 4 SALES IN THIS SUBDIVISION THEY ARE NOT A GOOD REFLECTION OF THE MARKET.	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Alpine Bank to an individual and was not exposed to the open market.
R043175	0100	70 NO MLS / PAID CASH / THIS LOT IS NOW IMPROVED CONTRACT DATE 8/13/13 SENT VACANT SQ - SENT IT AGAIN 8/5/14 12/02/13: THIS IN A SMALLER LOT THAT IS SLIGHTLY SLOPING TOWARDS THE BACK. IT HAS A NICE VIEW OVERLOOKING THE TOWN OF RIFLE. BACKS UP TO OPEN SPA	<input checked="" type="checkbox"/> This property was never exposed for sale on the open market. Immediately after purchase the property changed in character from vacant to single-family residential. Information is contained in county records.
R363461	0100	70 RE-SALE IN 2015 RE-APP NO MLS / SELLER IS AN INVESTOR CONTRACT DATE 4/23/14 8/4/14: SPOKE W/ SELLER, HE CONFIRMED HE BOUGHT THE PROPERTY FOR \$15,000 AS AN REO THEN HE SOLD IT FOR \$25,000. THIS PROPERTY DOES NOT HAVE WATER SERVICE, THE OWNER SHOULD GET WA	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Sunflower Bank to an individual and was not exposed to the open market.
R311265	0100	64	<input checked="" type="checkbox"/> This sale included multiple parcels as indicated on the deed and on the TD 1000.
R006402	0100	56	<input checked="" type="checkbox"/> This was the first sale after foreclosure and was not exposed to the open market. The holder of the debt is Vectra Bank NA.
R370108	0100, 0600	70 THERE IS A VERY OLD HOUSE ON THIS PROPERTY (NO VALUE) / NO MLS / PAID CASH / FSBO / NOT ON THE OPEN MARKET / IN PRIOR YEARS THIS LOT USUALLY SOLD WITH THE EAST LOT WITH THE HOUSE (R370107) IN A BULK SALE / THIS SALE CAME AFTER MICHAEL BOUGHT THE HOUSE (R3	<input checked="" type="checkbox"/> This property was for sale by owner and was not available to the open market this information is contained in county records.
R490411	0400	56	<input checked="" type="checkbox"/> This was the first sale after foreclosure and was not exposed to the open market. The holder the debt is U.S. Bank NA.
R043767	0400	64	<input checked="" type="checkbox"/> This sale included multiple parcels as indicated on the deed and on the TD 1000.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R041662	0520	70 AVG. QLTY. LAND. USED A REALTOR. DRY, SAGE BRUSH, SLOPPING. COMES WITH 1/3 SHARED WELL, NOT DRINKABEL. CISTERN MUST BE INSTALLED. REMOVED FROM AG. IN 2012. LISTED FOR \$96K. SENT SALES QUESTIONAIRE, IT WAS NOT RETURNED. WAS UNABLE TO GET SUFFICIENT	<input checked="" type="checkbox"/> The property was vacant land with multiple buildings located on it.
R044481	0540	56	<input checked="" type="checkbox"/> This transaction included multiple parcels as stated on the deed and TD.
R350889	1112	70 5/19/2014: PER RETURNED SALES QUESTIONAIRE - DISTRESSED SALE, NOT LISTED ON MARKET.10-16-2014: SPOKE WITH BUYER WHO CONFIRMED THAT THEY CONSIDERED THIS SALE ALONG WITH THE SALE OF THE ADJACENT HOME AS ONE TRANSACTION THOUGH IT INVOLVED TWO SEPARATE SCHE	<input checked="" type="checkbox"/> This property was for sale by owner and was not available to the open market, this information is contained in county records.
R083420	1112	70 LOT WAS NEVER ON THE MARKET PER LISTING AGENT, ADDITIONAL INFORMATION ON SQSOLD BEFORE MLS. THIS WAS PART OF A LARGER PARCEL THAT WAS 5.5 LOTS. 3 LOTS REMAIN WITH HOME AND ORIGINAL PARCEL. TAXES ARE ESTIMATED BY ASSESSOR. NO TAP FEES HAVE BEEN PAID. Z	<input checked="" type="checkbox"/> This property was for sale by owner and was not available to the open market this information is contained in county records.
R043390	1112, 1212	73 DEED RESTRICTED	<input checked="" type="checkbox"/> This property is deed restricted in relation to resale and right of first refusal. This is atypical for the market area but typical for this very small area.
R200312	1112, 1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$184,127.59	<input checked="" type="checkbox"/> This is the first sale in the base period and is the result of a foreclosure.
R490306	1112, 1212	70 MOVE IN CONDITION PER MLS PICS, OVERLOOKING THE FRONT NINE OF THE GOLF COURSE, MANY UPGRADES, REPLACED THE HOT WATER HEATER \$400, BUYER BELIEVES IT WAS A FAIR MARKET VALUE, ORIG/ASKING PRICE \$295,000 & DOM 118.CONTRACT DATE 5/7/2013 (AK)SENT SQ12/12/1	<input checked="" type="checkbox"/> Estate sale, not open market, information in county records.
R043444	1112, 1212	73	<input checked="" type="checkbox"/> This property is deed restricted in relation to resale and right of first refusal. This is atypical for the market area but typical for this very small area.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R490235	1112, 1212	70 NO MLS, APPRAISED \$230,000, FSBO, BUYER BELIEVES IT WAS A FAIR MARKET VALUE.CONTRACT DATE 4/25/14SENT SQ 6/23/20147/2/14: PHY INSP FOR SALES FOLLOW UP, SPOKE W/ OWNER CONFIRMED SALE AND INVENTORY, NOT ON THE OPEN MARKET, A FOR SALE SIGN WAS OUT FRONT	<input checked="" type="checkbox"/> This was a limited market sale which was advertised by a sign in the yard only. Information included in county records.
R350843	1112, 1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – DEFICIENCY IS \$78,539.93	<input checked="" type="checkbox"/> This property was purchased at auction after foreclosure. Documentation is contained in county files.
R360032	1112, 1212	70 PAID CASH / FIXER UPPER REINVENT THIS CLASSIC 1908 VICTORIAN OR START FROM SCRATCH / DOES NOT INCLUDE ANY SEWER OR WATER TAPS / ORIG/ASKING PRICE \$22,000 & DOM 105.CONTRACT DATE 1/11/20146/10/14 DRIVE BY / NOTHING HAS CHANGED ON THIS PARCEL AS OF INSPE	<input checked="" type="checkbox"/> The value of the improvements were not able to determined due to their poor and damaged condition. The sale price was not market value but was what was owned on the loan.
R044784	1112, 1212	73	<input checked="" type="checkbox"/> This property is deed restricted in relation to resale and right of first refusal. This is atypical for the market area but typical for this very small area.
R023188	1112, 1212	70 SHORT SALE. NO TD1000. PUT ON AS UV. HOME HAD BEEN EMPTY FOR ALMOST 2 YEARS. HOME IS IN POOR CONDITION AT THE TIME OF SALE. HOME HAD WATER DAMAGE FROM BROKEN PIPES THE NEW OWNER HAD TO FIX. DOM 631. HOME AND LANDSCAPING NEED ATTENTION.	<input checked="" type="checkbox"/> Improvements were in salvage condition, water pipe damage, interior damage. Possibly land value only.
R300083	1112, 1212	70 CANT LOCATE MLS, PP HOME FURNASHINGS. HOME IS IN GOOD CONDITION PER SALES VER. LETTER. FOR SALE BY OWNER NO APPRAISAL DONE. NOT LISTED ON THE OPEN MARKET, A CASH DEAL, PER SELLER.	<input checked="" type="checkbox"/> Not offered on the open market, for sale by owner.
R008546	1112, 1212	70 BUYER OUT BID THE BANK IN FORECLOSURE SALE – OVER PAYMENT IS \$9050.73	<input checked="" type="checkbox"/> This property was purchased after foreclosure and is the first sale in the base period.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R043800	1112, 1212	70 NO PP, CORNER INTERIOR LOT. REO SALE. OWNER PHONED, THIS HOME HAS SET EMPTY FOR ALMOST 2 YEARS. DO TO LACK OF CARE THERE WERE WATER LEAKS IN THE CRAWL SPACE WHICH CAUSED MOLD PROBLEMS. THIS WAS TAKEN CARE OF BY THE BANK AT A COST OF \$14K. THE INTERIOR	✓ As a condition of sale the damage and other basement issues were completed by the bank before closing.
R043390	1112, 1212	73	✓ This property is deed restricted which is atypical for this area.
R380179	1112, 1212	70 RELATED PARTIES AND SALE BEFORE REMODELING	✓ According to information contained in county files this was a related parties sale and was remodeled immediately after purchase, before inspection
R045340	1230	70 TALK WITH LYNN KIRSCHNER LISTING/BUYING AGENT IN THE DEAL, NEVER ON THE MARKET. SOLD BEFORE MLS, ASKING 450K, NO PP ON TD1000, SOLD GOOD CONDITION, NO FINANCING, NO PICTURES AVAILABLE ON MLS. MB LEFT MESSAGE FOR BUYER. MB, RETURNED QUESTIONNAIRE, MARKET	✓ Never offered on open market, accepted an offer before MLS listing. Information in county records.
R340760	2112, 2212	69	✓ This was a strip taking of property from an individual by the Department of Transportation under the threat of eminent domain. This is not open market.
R590039	2120, 2220	56	✓ This sale is a result of a foreclosure and was subsequently sold via a Public Trustees Deed. This was not an open market transaction.
R311937	2130	63 COUNTY AND HOSPITAL TRADE LAND, THIS PARCEL HAS HOSPITAL ON IT.	✓ This transaction included a trade from the Garfield County Commissioners to the Valley View Hospital Association this was not an open market transaction.
R111489	2135, 2235	56	✓ This sale is a result of a foreclosure and was subsequently sold via the public trustees deed. This was not an open market transaction.
R260040	2135, 2235	56 2 PARCELS	✓ This was a multiple partial sale which was the result of a foreclosure. The transfer of the property was via public trustees deed.
R008935	2136, 2236	70 HAS ELECTRIC, SEPTIC, CISTERN, IRRIGATION, 10 SHARES OF WATER RIGHTS. LAND HAS A DETACHED GARAGE. THERE IS A POWER LINE EASEMENT THRU THIS PROPERTY. DOM 61. SUBTRACTED OUT FDG.SPOKE WITH CHERYL CHANDLER. JOHN CARROL PUCHASED THIS PROPERTY FOR HIS	✓ The owner was being relocated by his employer and had to sell the property, quick. This is a distress sale according to verified information in county files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 41	Auditor Agrees: -41	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	24	GILPIN	
R002262	0510	NOT ARMS LENGTH	✓ Purchased by adjacent property owner
R004311	0510	NOT ARMS LENGTH	✓ Purchased by adjacent property owner
R005140	0510	DOUBTFUL TITLE EG QUIT CLAIM	✓ Not on market, sold by quit-claim, disposal
R004306	0520	NOT ARMS LENGTH	✓ Purchased by adjacent property owner
R000769	0530	NOT ARMS LENGTH	✓ Not on market, resold 12-14-14 for \$50k
R000839	1112	NOT ARMS LENGTH	✓ Multiple lot sale with an improvement
R004477	1212	DURESS SALE	✓ Salvage per TD, interior in poor condition
R006030	1212	DURESS SALE	✓ Excessive deferred maintenance, subsequently remodeled
R006319	1212	DURESS SALE	✓ Subsequently remodeled after sale
R001572	1212	DURESS SALE	✓ Fair condition per TD, poor per field inspection
R005828	1212	DURESS SALE	✓ Fixed and flipped for \$375k on 6-30-14 that was Qualified
R005243	1212	DURESS SALE	✓ Poor condition per TD, kitchen stripped per field inspection
R006076	1212	DURESS SALE	✓ Subsequently remodeled after sale
R000903	1212	DURESS SALE	✓ Fair per TD, excessive deferred maintenance was cured
R003096	1212	DURESS SALE	✓ Fixed and flipped for \$367k on 1-14-14 that was qualified
R003564	1212	DURESS SALE	✓ Sale involved a house connected to a mobile home, shell only
R005353	1212	DURESS SALE	✓ Illegal grow operation, excessive deferred maintenance
R006327	1212	NOT ARMS LENGTH	✓ Purchased from a co-worker
R003279	1212	NOT ARMS LENGTH	✓ This was a lease to own deal that was executed
R010999	1212	DURESS SALE	✓ Fair condition per TD, severe plumbing and other problems
R005037	1212	NOT ARMS LENGTH	✓ Sold for \$115k on 3-12-13. Subsequently remodeled and resold for \$170k to a friend
R009411	1212	DURESS SALE	✓ Subsequently remodeled after sale
R000845	1212	NOT ARMS LENGTH	✓ Not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005169	1212	DURESS SALE	<input checked="" type="checkbox"/> Fair per TD, interior and exterior inspection, remodeled
R005667	1212	DURESS SALE	<input checked="" type="checkbox"/> Extensive addition and remodeling after sale
R004228	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor per TD, MLS indicated it needed work
R005036	1212	DURESS SALE	<input checked="" type="checkbox"/> Subsequently remodeled after sale, listed for \$199k
R007941	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD, fair condition per MLS and field inspection
R004692	1212	DURESS SALE	<input checked="" type="checkbox"/> Fixed and flipped for \$140k on 1-20-15, extensively remodeled
R003762	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Grantee loaned grantor \$285k in 2013. Grantor could not repay, got house
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R152400	0100	OTHER DOCUMENT EXTENSIVELY	✓ Permits pulled for partial demolition and a new addition
R172180	0100	OTHER DOCUMENT EXTENSIVELY	✓ Not listed in MLS, part of a bulk purchase
R142127	0100	OTHER DOCUMENT EXTENSIVELY	✓ Foundation needed repairing, furnace was removed, windows replaced
R304686	0100	OTHER DOCUMENT EXTENSIVELY	✓ Court adjudicated sale, excessive deferred maintenance
R303157	0200	OTHER DOCUMENT EXTENSIVELY	✓ Poor condition per TD, extensive remodeling after sale down to the studs
R209213	1212	PROPERTY TRADES	✓ Fair condition per TD, extensively remodeled after sale, resold 5-21-14 for \$100k
R160520	1212	OTHER DOCUMENT EXTENSIVELY	✓ Uninformed grantor who did not know how many acres were on this schedule: he sold two lots for the price of one.
R160520	1212	OTHER DOCUMENT EXTENSIVELY	✓ This the resale of the earlier sale. It was not listed and sold to a pocket buyer.
R303354	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Traded for Unit #2004 in the subject development: traded a one bedroom/one bath unit plus \$204,141 in cash for a 2 BR/2 BA unit
R303872	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Purchased by FNMA from JP Morgan, resold 4-28-14 for \$165k
R305335	1212	GOVERNMENT AGENCY AS BUYER	✓ Traded a house for this condo as well as \$450k in cash involved
R305338	1212	GOVERNMENT AGENCY AS BUYER	✓ Purchased at an on-line auction, atypical in Grand County
R308841	1212	SALES OF DOUBTFUL TITLE	✓ Partially finished (68%) for four years prior to this sale. Subject was subsequently finished with a permit
R308994	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Fair condition per TD, extensively remodeled after sale: per permit for walk-out basement finish
R002550	1212	EXTENSIVE REMODELING OF PROPERTY	✓ DOM 538, atypical, three price reductions for a total of 55% price reduction
R309166	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Purchased by neighbor across the street, no MLS,
R034371	1212	SALE RESULTS FROM JUDICIAL ORDER OR DECR	✓ Poor condition per TD, extensive remodeling after sale down to the studs
R121330	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Purchased by adjacent property owner, steep site with poor access, not listed in MLS
R113430	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Related parties per TD
R144440	1212	SALE IS BETWEEN RELATED PARTIES	✓ Elderly seller sold subject to her listing broker who had a pocket buyer and resold in 20 days for \$30k

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R081740	1212	EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Auctioned property that was fixed and flipped for \$524,000 on 12-17-15. Extensive remodeling after this sale.
R024500	1212	PROPERTY TRADES	<input checked="" type="checkbox"/> Not listed in MLS, sold to settle estate
R013010	1212	EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Poor condition per TD, extensive remodeling after sale
R081950	1212	SHORT SALE	<input checked="" type="checkbox"/> Purchased by adjacent property owner, steep site with poor access, not listed in MLS
R307599	1230	FINANCIAL INSTITUTION BUYER	<input checked="" type="checkbox"/> Poor condition per TD, subsequently updated per permit
R207117	1230	FINANCIAL INSTITUTION BUYER	<input checked="" type="checkbox"/> Correction deed, error in the platting
R084550	1230	EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Deed restricted property concerning appreciation, subsequently resold for \$242k by Affordable Housing Authority
R207102	1230	PROPERTY TRADES	<input checked="" type="checkbox"/> Transfer from Wells Fargo to FHLMC, Freddie sold it three months later for \$154k
R192870	1230	EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> The second transaction of the above sale
R087050	2220	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> Added 3192 sf to the original 1000 sf cabin
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R014838	0100	70	✓ Site improvements and buildings were installed on this property subsequent to vacant land sale. Notes in county records.
R012029	0100	70	✓ Site improvements and buildings were installed on this property subsequent to vacant land sale. Notes in county records.
R071266	0100	57 Related parties	✓ This was a in-family transfer and was not exposed the open market according to information in county files and on the TD.
R071262	0100	57 Related parties	✓ This was a sale between neighbors. This sale was not exposed to the open market according to information in county records.
R071224	0200	70 other	✓ Immediately after sale the existing building was razed and a new Family Dollar was rebuilt in its place. This information is contained in pictures and in information in county records.
R030377	0540	70 other	✓ It was learned a significant structure was included in this sale price. information is contained in county records and in photographs. The structure was built shortly after purchase.
R009504	0550	57 Related parties	✓ This is a transfer between business affiliates and was not exposed to the open market according to the TD and notes in the county records.
R040315	1112	70 Other	✓ Subsequent to purchase a large detached garage and living area was constructed on the property. County records.
R043197	1112	57 related parties	✓ This is a related party sale was not exposed to the open market and the verification notes are located in county files. TD, deed, county files.
R014436	1112	77	✓ County notes indicate the improvements were stripped down to the 2 x 4's and was completely remodeled at a cost of approximately \$40,000 after purchase.
R010150	1112	77	✓ Subsequent to purchase a fire damaged the improvements.
R001035	1112	77	✓ This is the first sale at foreclosure from J.P. Morgan Bank to an individual. The improvements were in poor condition and were remodeled after purchase.
R030973	1112	78	✓ Short sale based on county information and information on county follow-up letter.
R040748	1112	78 Short sale	✓ Short sale based on county information and information on county follow-up letter.
R004919	1112	78	✓ Short sale based on county information and information on county follow-up letter.
R005158	1112	70 Other	✓ The deed transfers no ownership due to the lack of ownership by the grantor. This information was deduced from county maps and files and is considered an unqualified sale due to the lack of transfer of rights.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R027466	1112	71 Sale not open market	<input checked="" type="checkbox"/> The property was not exposed to the open market, the buyer heard about the property through a friend and made the purchase. This information is contained in county notes.
R031561	1112	70 Other	<input checked="" type="checkbox"/> This sale is deed restricted however there are several deed restricted properties in this market area and the sales are used for comparison. The sale as being now considered unqualified by staff.
R033717	1112	71 Sale not open market	<input checked="" type="checkbox"/> This property was transferred between friends and was not exposed to the open market as shown on the county follow-up letter.
R013871	1112	70 Other	<input checked="" type="checkbox"/> This deed was in lieu of foreclosure verified by county staff. This was a repossession of the property due to lack of payment.
R009860	1112	71 Sale not open market	<input checked="" type="checkbox"/> This property was not exposed to the open market and was purchased from a friend.
R009213	1112	71 Sale not open market	<input checked="" type="checkbox"/> According to confirmed information in the county files this property was not exposed to the open market.
R071360	1125	77	<input checked="" type="checkbox"/> After purchase the improvements were severely damaged by water and had to be completely rebuilt or remodeled.
R044037	1230	78	<input checked="" type="checkbox"/> Short sale based on county information and information on county follow-up letter. Purchaser buys depreciated units and remodels them for future sale.
R002982	1230	71 Sale not open market	<input checked="" type="checkbox"/> According information on the county follow-up letter the grantee was a neighbor of the grantor an offer to purchase the property. Not exposed to the open market.
R043902	1230	57 Related parties	<input checked="" type="checkbox"/> This was a transaction between friends as indicated on the assessor's follow-up letter. The property was not offered on the open market and was financed by a third party at atypical rates with additional special terms and financing.
R042382	1230	57 Related parties	<input checked="" type="checkbox"/> Information on the TD and deed indicates this is an in-family transaction which was not exposed to the open market.
R044351	1230	71 Sale not open market	<input checked="" type="checkbox"/> According to confirmed information in the county files this property was not exposed to the open market.
R001669	2120	68 Not verified before remodel	<input checked="" type="checkbox"/> After purchase some major additions were constructed at a estimated cost of \$225,000 according to the building permit.
R013215	2135	58 Between business affiliates	<input checked="" type="checkbox"/> This sale involved partial interest from one business partner to another as indicated in county records.
R043167	2135	77 Remodel after sale	<input checked="" type="checkbox"/> There was a major remodel to this property subsequent to purchase according to information in county records.
R041543	3230	64 Multiple properties	<input checked="" type="checkbox"/> As indicated on the deed and in county records multiple parcels were sold together on one deed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 32	Auditor Agrees: -32	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R003060	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R001246	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD. First sale in the base period.
R001151	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in County notes.
R000604	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale was an in-family transaction from daughter to parents and is verified in county records on the TD and on the Quit Claim Deed.
R001351	1212	56 SALE INV FINANCIAL INST	✓ This is the first sale after foreclosure from a financial institution and was not made available to the open market.
R000185	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R002077	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in county notes. Seller financed at unknown rates. Purchased thru installment land contract.
R001356	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD. This multiple parcel sale was transferred by Quit Claim Deed.
R000474	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ This sale included multiple properties some residential improved and some vacant this information is included in the TD and in the county records.
R003208	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in County notes. Special seller carried financing.
R001852	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This is a sale is seasonal use cabin and included the improvement only and was between related parties. This information is contained in the county records and on the TD.
R002036	1212	60 SALE TO SETTLE ESTATE	✓ The sale of this property was a result of a death and was sold to settle the estate quickly. This information is contained in county records and on the Personal Representatives Deed.
R001015	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R002061	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in county notes.
R000949	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R000332	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R000095	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ This is a partial interests purchase which included multiple properties as indicated on the deed the TD and in county records.
R003207	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in County notes.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000194	1212	60 SALE IS TO SETTLE AN ESTATE	✓ This sale is between related parties as indicated on the TD 1000 and in County notes.
R001283	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in County notes.
R001056	1212	60 SALE IS TO SETTLE AN ESTATE	✓ Quick sale to get rid of property, improvements in poor shape, remodeled after purchase.
R002551	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R002090	1230		✓ This is a sale as a result of a divorce each party was under duress to sell the property.
R001047	2212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R000786	2212	48 TD1000	✓ This property changed in use from commercial lodging to residential housing for employees and friends. This information is contained in county records.
R002502	2220	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R002388	2230	61 SALE RESULTS FROM JUDICIAL ORDER OR DECR	✓ This is sale of the property which included business inventory and blue sky, not just real estate. This information is contained in county records.
R002876	540	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R003115	550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ This sale includes one third interest only as shown on the deed and on the TV and in County records.
R003113	550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ This sale includes one half interest only as shown on the deed and on the TV and in County records.
R003114	550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ This sale includes one third interest only as shown on the deed and on the TV and in County records.
R003082	550	57 SALE IS BETWEEN RELATED PARTIES	✓ This sale is between related parties as indicated on the TD 1000 and in county notes.
R002339	550	69 SALE OF PARTIAL INTEREST	✓ This property was transferred by Quit Claim Deed and was not exposed to the open market.
R002821	550	69 SALE OF PARTIAL INTEREST	✓ This sale includes one third interest only as shown on the deed and on the TD and in County records.
R000106	550	69 SALE OF PARTIAL INTEREST	✓ This sale includes one third interest only as shown on the deed and on the TD and in County records.
R000129	550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ County records and the deed indicates this is a multiple property sale also indicated on the TD.
R002283	550	69 SALE OF PARTIAL INTEREST	✓ This sale includes one third (1/3) interest only as shown on the deed and on the TV and in County records.
R002391	Yes	70 OTHER	✓ Transferred by Quit Claim Deed, the sale was financed by the seller at above market rates.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 38	Auditor Agrees: -38	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
15588	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Grantor contacted grantee offering the property itself an offer was accepted. Not exposed to open market.
329724	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Duress sale , information contained in assessor files.
30780	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
43625	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
29072	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> This is the first sale in the time period and therefore is unqualified. Additionally, the seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
14188	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
20489	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Price paid for property was more than double the market value. This information was discovered during the final examination of the sales. Extra motivated buyer from Iowa.
33398165	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Grantor contacted grantee offering the property an offer was accepted. Not exposed to open market.
2049124	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
23424	1000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Seller in these transactions purchases bulk property and tax lien property and sells individual parcels at below-market value. Not exposed to open market or listed with any realtors.
147061	11120	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> This is a multi-parcel sale and included a manufactured home according to County documentation.
37500	12120	07 FAMILY	<input checked="" type="checkbox"/> Multiple parcels were indicated on the deed and the TD 1000.
5142859	12120	07 FAMILY	<input checked="" type="checkbox"/> Notes located within County documentation and information which also appears on the TD 1000 indicate and in-family transaction.
30310	12120	16 OTHER-NOTE	<input checked="" type="checkbox"/> First sale after foreclosure which included multiple parcels. Information on deed, TD 1000, and in county assessor notes.
465573	12120	16 OTHER-NOTE	<input checked="" type="checkbox"/> The improvement was being remodeled at the time of sale and continued for a time after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
42380	12120	70 NON-TYPICAL	✓ This is the first sale after foreclosure from the Bank of America to an individual merely to recoup bank losses according to county documentation in file.
22845	12120	16 OTHER-NOTE	✓ This was a distressed sale as the owner wanted to get rid of the property and did not want to fix it. This information is located in County records
10140	12120	07 FAMILY	✓ This is a sale from a trust to a member of the trust. The transfer of the property was accomplished via a quit claim deed and was not exposed to the open market. This information is included in County records.
1114620	12120	16 OTHER-NOTE	✓ The grantor inherited the property and did not want to keep it, the property was not listed and was sold to an out of town party. This information is contained in assessor records.
31613	12120	70 NON-TYPICAL	✓ The purchase price of the property was established by the existing taxes owed, not market value. The property was purchased by a distant relative of the original settlers. Property was not exposed to market and information relative to the sale is contained in the assessor County records
5124091	12120	70 NON-TYPICAL	✓ According to information contained in county files the grantor was under duress and was forced to sell the property.
25320	12120	16 OTHER-NOTE	✓ This improved residential property had major damage to the structure. Unknown value of the structure at the time of sale.
3240121	12120	16 OTHER-NOTE	✓ Multiple parcels were indicated on the deed and the TD 1000.
198542	12250	40 RENTER THAN BUYER	✓ The tenant made arrangements with the owner to purchase the property over time. The sale of the property was not exposed to the open market.
46707	12300	16 OTHER-NOTE	✓ The property was sold by Federal National Mortgage Association and was not exposed to the open market according to information contained on the special warranty deed.
39544	20000	18 MULTIPLE PROPERTIES	✓ This is a single property sale which was sold back and forth between the company and an official of the company. The sale was never exposed the open market.
32461	20000	18 MULTIPLE PROPERTIES	✓ Multiple parcels were indicated on the deed the TD 1000 and in county notes.
23124	20000	18 MULTIPLE PROPERTIES	✓ Multiple parcels were indicated on the deed.
134922	20000	07 FAMILY	✓ This was an in-family transaction and was not exposed to the open market.
24497	20000	40 RENTER THAN BUYER	✓ Extensive remodeling before purchase and after purchase as well.
17716	20000	18 MULTIPLE PROPERTIES	✓ This the first sale in the time period and is therefore unqualified.
21001	20000	18 MULTIPLE PROPERTIES	✓ This was a mixed-use property at the time of sale according to assessor records.
28700	20000	18 MULTIPLE PROPERTIES	✓ The Deed, TD and County notes indicate multiple parcels were transferred in this sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
62518	20000	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> Change in use from exempt property to a non-exempt property. Sold from a Gov't. agency
29191	20000	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The Deed, TD and County notes indicate multiple parcels were transferred in this sale
223241	20000	16 OTHER-NOTE	<input checked="" type="checkbox"/> The Deed, TD and County notes indicate multiple parcels were transferred in this sale
36025	30000	40 RENTER THAN BUYER	<input checked="" type="checkbox"/> This was a mixed-use property at the time of sale according to assessor records.
3600506	5000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Grantor contacted grantee offering the property an offer was accepted. Not exposed to open market.
20217	5000	16 OTHER-NOTE	<input checked="" type="checkbox"/> Grantee owns the adjacent property and was creating a buffer zone around his ownership,not exposed to the open market. Information contained in county records.
<hr/>			
Accounts Audited:	39	Auditor Agrees: -39	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29	Jackson	
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.
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.
0090116900	0560	01 GOOD SALE	✓ documents and comments in county records support the qualified classification.
0900604000	0560	69 PARTIAL INTEREST SALES	✓ this transfer was for partial interest only , not exposed to the open market.
0011005601	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.
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
0010334400	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.
0010698000	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0900510000	1112	57 SALE BETWEEN RELATED PARTIES	✓ the property was transferred by quit claim deed within the family. Not exposed to the open market.
0010879800	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0011005601	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0011220000	1112	0 N/A	✓ qualified sale, owner financed at local market rates, documents and comments in county records support the qualified 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.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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.
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.
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.
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.
0090759110	1112	69 PARTIAL INTEREST SALES	✓ the property was transferred between friends via a quit claim deed. Not exposed to the open market.
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.
0091126900	1112	69 PARTIAL INTEREST SALES	✓ the property was transferred by warranty deed. The interest transferred was not 100% according to County records.
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.
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.
0011212001	1112	57 SALE BETWEEN RELATED PARTIES	✓ mobile home which was sold between relatives.
0010646000	1112	0 N/A	✓ documents and comments in county records support the qualified classification, no support for unqualified classification.
0090190000	1212	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.
<hr/>			
Accounts Audited: 31	Auditor Agrees: -31	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	30	JEFFERSON	
023582	1112	58	✓ Poor condition per TD, fixed and flipped in 2015
002853	1112	58	✓ From an investment company to another investment company
008085	1112	58	✓ Fixed and flipped on 12-21-14 for \$282k, poor condition per TD
008288	1112	58	✓ Poor condition per TD
008485	1112	58	✓ Fixed and flipped on 12-14 for \$150k,, not listed in MLS
008596	1112	58	✓ Fair condition per TD, fixed and flipped in 1-15 for \$270k
016834	1112	58	✓ Fixed and flipped for \$258k in 9-14, subsequent updating
017777	1112	58	✓ Fixed and flipped for \$325k on 11-11-14
022545	1112	58	✓ This improvement was demolished, poor condition per TD
023177	1112	58	✓ Not exposed to the open market, no MLS
083093	1112	58	✓ House unfinished, sold as is, fair condition per TD
194439	1112	58	✓ Fair condition per TD
091192	1112	58	✓ Fair condition per TD, fixed and flipped in 2015
128606	1112	58	✓ Fair condition per TD
129104	1112	58	✓ Fixed and flipped 6-13-13 for \$231k
129956	1112	58	✓ Seller gift of equity of \$28k, related parties
140039	1112	58	✓ Resold on 9-28-13 for \$281k, remodeled
142536	1112	58	✓ Sold \$100k below market
168924	1112	58	✓ Sold below market
081393	1112	58	✓ Fixed and flipped on \$325k on 3-24-14
193053	1112	58	✓ Poor condition per TD
183943	1112	44	✓ No MLS
215747	1112	58	✓ This parcel was later combined with a vacant parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
215795	1112	58	<input checked="" type="checkbox"/> Excessive personal property of \$35k
402151	1112	58	<input checked="" type="checkbox"/> Quit-claim deed for the same amount that it sold one year earlier
412401	1112	60	<input checked="" type="checkbox"/> Relocation sale, recorded out of order, other sale qualified
416611	1112	61	<input checked="" type="checkbox"/> Resold on 8-30-13 for \$418k
025149	1112	58	<input checked="" type="checkbox"/> Poor condition per TD
078659	1112	58	<input checked="" type="checkbox"/> Fair condition per TD, not on open market,
186256	1112	58	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped in 2015
051220	1112	58	<input checked="" type="checkbox"/> Salvage per MLS
046315	1112	58	<input checked="" type="checkbox"/> Multiple lot sale between related parties
044508	1112	58	<input checked="" type="checkbox"/> Land in Jeffco and improvement is in Boulder
048383	1112	58	<input checked="" type="checkbox"/> Poor condition per TD
069772	1112	58	<input checked="" type="checkbox"/> Fixed and flipped for \$288k in 10-14, poor condition per TD
046031	1112	58	<input checked="" type="checkbox"/> Two parcel sale: one improved and one vacant
050287	1112	58	<input checked="" type="checkbox"/> Salvage condition per TD, permit issued 5-15
035959	1112	58	<input checked="" type="checkbox"/> Poor condition per TD
053646	1112	58	<input checked="" type="checkbox"/> Fixed and flipped for \$310k on 9-26-14, poor condition per TD
054715	1112	58	<input checked="" type="checkbox"/> Atypical financing: 12% for 4 months, fixed and flipped in 2015.
061290	1112	58	<input checked="" type="checkbox"/> Fixed and flipped on 11-14-14 for \$290k
032254	1112	58	<input checked="" type="checkbox"/> Resold the same day for \$215k, poor condition per TD
063184	1112	58	<input checked="" type="checkbox"/> Poor condition per TD
063335	1112	58	<input checked="" type="checkbox"/> Poor condition per TD, fixed and flipped in 2015
030183	1112	58	<input checked="" type="checkbox"/> Fixed and flipped on 5-16-13 for \$496k
035655	1112	58	<input checked="" type="checkbox"/> Poor condition per TD
015021	1112	58	<input type="checkbox"/> No justification for disqualification

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
012879	1112	58	<input type="checkbox"/> No justification for disqualification
128580	1112	58	<input type="checkbox"/> No justification for disqualification
074411	1112	58	<input type="checkbox"/> No justification for disqualification
005698	1112	58	<input type="checkbox"/> No justification for disqualification
212661	1140	58	<input checked="" type="checkbox"/> Mobile home park, not listed in MLS
441219	1230	64	<input checked="" type="checkbox"/> Fair condition per TD
152779	1230	65	<input checked="" type="checkbox"/> Poor condition per TD, fixed and flipped 12-11-14 for \$115k
173276	1230	58	<input checked="" type="checkbox"/> Fair condition per TD
181244	2135	58	<input checked="" type="checkbox"/> Poor condition per TD, shell structures, obsolescence
190258	2135	58	<input checked="" type="checkbox"/> Multiple parcel sale, 60% vacant at sale
407928	2135	59	<input checked="" type="checkbox"/> Partial interest (39%) per TD
445518	3230	62	<input checked="" type="checkbox"/> Buyer owned an adjacent unit, not on open market
445536	3230	63	<input checked="" type="checkbox"/> Unable to confirm condition
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Accounts Audited: 60	Auditor Agrees: -55	Auditor Disagrees: -5	Auditor Disagrees: -8.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	Kiowa	
111112075	1112	68-REMODEL	☑ discussed, verified
112310248	1112	06-RELATED	☑ discussed, verified
111922873	1112	68-REMODEL	☑ discussed, verified
111110943	1112	05-FORECLOSURE RESALE	☑ discussed, verified
111111552	1112	18-SALE INCLUDED SINGLE WIDE MH ON PROP.	☑ discussed, verified
112313150	1112	06-RELATED	☑ discussed, verified
111111215	1112	64-MULTIPLE PROPERTIES	☑ discussed, verified
111112602	1112	18-SALE INCLUDED SINGLE WIDE MH ON PROP.	☑ discussed, verified
111110561	1112	12-QUIT CLAIMS	☑ discussed, verified
111112220	1112	12-QUIT CLAIMS	☑ discussed, verified
111113177	1112	10-SETTLE ESTATE (SALE OCCURRED 20 YEARS EARLIER)	☑ discussed, verified
112313302	1112	12-QUIT CLAIMS & INCL. VAC LOTS & AG IMP.	☑ discussed, verified
111112143	1112	10-SETTLE ESTATE	☑ discussed, verified
111112610	1112	10-SETTLE FAMILY ESTATE	☑ discussed, verified
112913892	1112	14-INCL. VAC LOTS & AG IMP.	☑ discussed, verified
112310248	1112	68-REMODEL	☑ discussed, verified
111112613	1112	10-SETTLE FAMILY ESTATE	☑ discussed, verified
112931135	1112	12-QUIT CLAIMS	☑ discussed, verified
111112315	1112	68-REMODEL & RESOLD	☑ discussed, verified
111111191	1112	06-RELATED & 68-BLDG. ADDED	☑ discussed, verified
111210988	1112	05-FINANCIAL	☑ discussed, verified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111111215	1112	68-REMODEL & GARAGE + MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> discussed, verified
112912693	1112	68-REMODEL & RESOLD	<input checked="" type="checkbox"/> discussed, verified
111112612	1112	10-SETTLE FAMILY ESTATE	<input checked="" type="checkbox"/> discussed, verified
111113014	1112	68-GARAGE ADDED	<input checked="" type="checkbox"/> discussed, verified
111212697	1112	05-FORECLOSURE RESALE	<input checked="" type="checkbox"/> discussed, verified
111113176	1112	06-RELATED	<input checked="" type="checkbox"/> discussed, verified
111111557	1112	06-RELATED	<input checked="" type="checkbox"/> discussed, verified
111112925	1112	05-DISCOUNTED FOR QUICK SALE	<input checked="" type="checkbox"/> discussed, comps show low value
111112891	1210	16-UNDET. PP	<input checked="" type="checkbox"/> discussed, verified
111112330	1210	16-UNDET. PP	<input checked="" type="checkbox"/> discussed, verified
111112344	1210	IMP TORN DOWN	<input checked="" type="checkbox"/> discussed, verified
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	Kit Carson	
549330845009	10000	30 MULTI PARCEL	✓
16030006	10000	32 PP UNDETERMINED	✓
32019002	10000	32 PP UNDETERMINED	✓ also included MH
21010002	10000	34 REMODEL/ADDITION	✓
275250648003	10000	34 REMODEL/ADDITION	✓
41003004	10000	34 REMODEL/ADDITION	✓
33060005	10000	39 BUYER OWNS ADJACENT PROPERTY	✓
827311143003	10000	38 BUYER OWNS ADJACENT PROPERTY	✓
79006010	10000	39 BUYER OWNS ADJACENT PROPERTY	✓
19002008	10000	30 MULTI PARCEL	✓
33042006	10000	38 BUYER OWNS ADJACENT PROPERTY	✓
34051008	10000	34 REMODEL/ADDITION	✓
547300846005	10000	23 RELATED	✓
295220643003	10000	30 MULTI PARCEL	✓
32005005	10000	39 BUYER OWNS ADJACENT PROPERTY	✓
16011005	10000	32 PP UNDETERMINED	✓ also included MH
33082003	10000	23 RELATED	✓
22005108	10000	23 RELATED	✓
34024009	10000	23 RELATED	✓
39000013	10000	26 ESTATE	✓
21004007	10000	26 ESTATE	✓
77001005	10000	30 MULTI PARCEL	✓
18000006	10000	30 MULTI PARCEL	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
33083005	10000	26 ESTATE	<input checked="" type="checkbox"/>
34013005	10000	26 ESTATE	<input checked="" type="checkbox"/>
32034009	10000	26 ESTATE	<input checked="" type="checkbox"/>
16011003	10000	26 ESTATE	<input checked="" type="checkbox"/>
77003011	12250	34 REMODEL/ADDITION	<input checked="" type="checkbox"/>
34047013	20000	29 TRADES	<input checked="" type="checkbox"/>
45000025	20000	24 BUS AFFIL	<input checked="" type="checkbox"/>
60103011	20000	28 DOUBTFUL	<input checked="" type="checkbox"/>
561010944032	20000	24 BUS AFFIL	<input checked="" type="checkbox"/>
34029013	20000	24 BUS AFFIL	<input checked="" type="checkbox"/>
561010944032	20000	24 BUS AFFIL	<input checked="" type="checkbox"/>
34054004	20000	26 ESTATE	<input checked="" type="checkbox"/>
77016006	20000	28 DOUBTFUL	<input checked="" type="checkbox"/> Quit claim
559060943010	20000	28 DOUBTFUL	<input checked="" type="checkbox"/>
34028001	20000	24 BUS AFFIL	<input checked="" type="checkbox"/>
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	34	LA PLATA	
R023089	1212	HIGH PRESSURE	✓ process of foreclosure, short sale
R434367	1212	HIGH PRESSURE	✓ foreclosure, on mkt 6 years
R006325	1212	HIGH PRESSURE	✓ short sale, knew owner, foundation problems
R417398	1212	HIGH PRESSURE	✓ no mls, foreclosure
R013385	2212	CHANGE AFTER SALE	✓ imps demolished
R015616	2212	BUSINESS AFFIL	✓ long term lease by buyer
R434337	2212	BUSINESS AFFIL	✓ same developer
R427542	2212	MULTIPLE PROP	✓ 3 parcels
R420235	2215	CHANGE AFTER SALE	✓ complete remodel
R419284	2220	RELATED PARTIES	✓ td 1000 related parties
R419061	2220	BUSINESS AFFIL	✓ was listed for 475k sold for 280k
R418303	2220	PARTIAL INTEREST	✓
R424290	2220	CHANGE AFTER SALE	✓ office to apt
R013616	2220	CHANGE AFTER SALE	✓ retail to office
R434969	2225	BUSINESS AFFIL	✓ 25 parcels
R024642	2230	CHANGE AFTER SALE	✓ remodel all upstairs
R422981	2230	MULTIPLE PROP	✓
R024653	2230	SHORT SALE	✓ cout ordered
R434971	2230	BUSINESS AFFIL	✓ 25 parcels
R014503	2230	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	✓ also changed use
R013148	2230	CHANGE AFTER SALE	✓ mixed use
R012835	2230	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	✓ REO, sold at 50% mkt value

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011277	2230	PARTIAL INTEREST	<input checked="" type="checkbox"/> partnership buyout
R023554	2235	BUSINESS AFFIL	<input checked="" type="checkbox"/> buyer was renter, not on open mkt
R012552	2235	BUSINESS AFFIL	<input checked="" type="checkbox"/> leased for 15 yrs, not open mkt sale
R425655	2235	MULTIPLE PROP	<input checked="" type="checkbox"/> 5 parcels
R024649	2240	CHANGE AFTER SALE	<input checked="" type="checkbox"/> fire damage, remodel, change use, restaurant from retail
R431232	2245	HIGH PRESSURE	<input checked="" type="checkbox"/> divorce, not listed, below mkt
R435008	2245	MULTIPLE PROP	<input checked="" type="checkbox"/> two parcels, new bldg
R427021	2245	CHANGE AFTER SALE	<input checked="" type="checkbox"/> law suit on builder, office to medical
R434392	2245	MULTIPLE PROP	<input checked="" type="checkbox"/> two units
R434390	2245	MULTIPLE PROP	<input checked="" type="checkbox"/> two condo units
R427576	2245	CHANGE AFTER SALE	<input checked="" type="checkbox"/> pending lawsuit, being repaired
R427523	2245	MULTIPLE PROP	<input checked="" type="checkbox"/>
R427398	2245	HIGH PRESSURE	<input checked="" type="checkbox"/> no mls, from former husband by quit claim
R430216	3230	BUSINESS AFFIL	<input checked="" type="checkbox"/> related parties
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
000030003076	11120	57 RELATED PARTIES	<input checked="" type="checkbox"/> According to the Lake County Residential Sales Questionnaire the property was listed for sale by owner and was purchased by a friend of the seller.
000020000836	11120	85 MULTIPLE BUILDINGS ON PARCEL	<input checked="" type="checkbox"/> Multiple improvements were located on the property at time of sale.
000010002167	11120	91 PROPERTY NOT FULLY COMPLETED	<input checked="" type="checkbox"/> At the time of purchase the improvements were not completed. This is information contained in county notes.
000020001127	11120	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> The improvements were in poor condition and were remodeled shortly after purchase. There was also some foundation issues re-built after purchase.
000010002240	11120	71 DISCOUNTED AT TIME OF SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from HUD and was not exposed to the open market. Electronic bid only.
000020001271	11120	91 PROPERTY NOT FULLY COMPLETED	<input checked="" type="checkbox"/> At the time of purchase the property was not completed and was discounted due to the percentage of completion of the building.
000020001269	11120	16 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> The single-family residential improvement was fully furnished. The value of the furnishings could not be determined.
000050002725	11120	02 GOVERNMENT SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from HUD and was not exposed to the open market.
000010176301	11120	84 Change in use	<input checked="" type="checkbox"/> After purchase the character of the property changed from residential to a mixed use of residential and commercial use.
000010003504	11120	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> At the time of purchase there was a water well a driveway and electric service in place which is not typical for vacant land.
000020000407	11120	62 QUIT CLAIMS	<input checked="" type="checkbox"/> This property was transferred via quit claim deed as recorded in the county records.
000030000075	11120	78 INCOMPLETE DECLARATION	<input checked="" type="checkbox"/> This the first sale after foreclosure from the US bank.
000010013582	11120	70 OTHER	<input checked="" type="checkbox"/> The sewer tap was not part of the acquisition which is atypical for the area.
000010001798	11120	05 FINANCIAL	<input checked="" type="checkbox"/> According to county notes the bank acquires other bank owned properties, rehabs them and sells them to low income, vets, etc.
000020000537	11120	02 GOVERNMENT SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from the Secretary of Veterans Affairs and was not exposed to the open market.
000020000848	11120	91 PROPERTY NOT FULLY COMPLETED	<input checked="" type="checkbox"/> Interior of house not complete.
000020003330	11120	75 DAMAGED OR DESTROYED	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Deutsche Bank and was not exposed to the open market. Improvements were in near salvage condition.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000020001450	11120	20 DISCOUNTED	✓ This is the first sale after foreclosure from HUD and was not exposed to the open market.
000030003256	11120	21 STRESS	✓ This property was set to go to bank auction and was purchased by an interested party before the auction. After purchase the structure was remodeled. Information is contained in the Lake county records.
000010900103	11120	20 DISCOUNTED	✓ This is the first sale after foreclosure from HUD and was not exposed to the open market.
000030003112	11120	51 GOVERNMENT AGENCY	✓ This is the first sale after foreclosure from HUD and was not exposed to the open market.
000020000158	11120	56 FINANCIAL	✓ This is the first sale after foreclosure from Household Finance Corp. to an individual as stated on the deed and in county notes.
000010003347	11120	72 STRESS SALE	✓ This is the first sale after foreclosure from FANNIE MAE and was not exposed to the open market. Electronic bid only.
000020001343	11120	76 Not open market	✓ The property was not exposed to the MLS and therefore not exposed to the larger open market.
000028002023	11120	75 DAMAGED OR DESTROYED	✓ This is the first sale after foreclosure from the Bank of New York and was not exposed to the open market. Improvements were in near salvage condition.
000020000636	11120	57 RELATED PARTIES	✓ Based upon verified information from the county staff this property was listed for sale by owner and was purchased by a friend of the family.
000020000761	11120	75 DAMAGED OR DESTROYED	✓ The single-family improvements located on this property were in poor condition and were immediately remodeled according to verification by county staff.
000030003028	11120	75 DAMAGED OR DESTROYED	✓ This the first sale after foreclosure from the US bank and was sold at auction.
000010002188	11120	75 DAMAGED OR DESTROYED	✓ The property was purchased with waterline and mold issues. Fannie Mae paid for repairs to the house. Information is verified and contained in county records.
000010003856	11120	78 INCOMPLETE DECLARATION	✓ This is the first sale after foreclosure from FANNIE MAE and was not exposed to the open market. Electronic bid only.
000020010570	11120	16 UNDETERMINED PERSONAL PROPERTY	✓ The single-family residential improvement was fully furnished. The value of the furnishings could not be determined.
000010002267	11120	57 RELATED PARTIES	✓ According to the deed and county information this was a 1/3 undivided interest conveyance within the family, not open market.
000010002245	11120	75 DAMAGED OR DESTROYED	✓ This is the first sale after foreclosure from HUD and was not exposed to the open market. Sold as is, broken pipes throughout house.
000028012017	11150	68 REMODEL-NEW CONSTRUCTION	✓ After purchase the improvements were remodeled according to information in the county records.
000020000019	11200	80 SPECIAL FINANCING	✓ The TD 1000 indicates seller financing at 7.5% for 30 years, this is atypical for this market area.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000020001933	11400	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> According to the deed in county records there are multiple parcels included in this sale.
000010010992	11400	16 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> According to information contained in county records the property purchased was a mobile home park and included maintenance equipment office, community room furniture, fixtures, equipment. The value of these items could not be determined.
000010000566	5400	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is the transfer of multiple properties as indicated on the deed on the TD 1000.
000010088702	5400	57 RELATED PARTIES	<input checked="" type="checkbox"/> This property was transferred by conservator's deed and was and in-family transaction of 1/4 undivided interest.
000010002134	5500	82 SALE TO EXEMPT	<input checked="" type="checkbox"/> The property changed in character after purchase, it went from nonexempt property to exempt property.
000050272910	5500	76 NOT ON MARKET	<input checked="" type="checkbox"/> According to information in the county records the next-door neighbor approached the property owner, made an offer on the property and purchased it.
Accounts Audited: 41 Auditor Agrees: -41 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1250973	0400	39	✓ Includes 720 sf detached garage with electric
R1600457	0400	36	✓ Multi-parcel sales for future townhomes and condos
R0704415	0400	39	✓ Lot has miscellaneous improvements, septic, decks, outhouse
R1296329	0400	39	✓ Includes electricity and shed
R1586613	1112	8	✓ Two days after a cash sale, it was quit-claimed to another party for the sales price
R1594613	1112	86	✓ This was a 50% interest, entire property sold under two deeds
R1594625	1112	75	✓ Multiple buildings on site
R1544071	1112	75	✓ Multiple buildings on site
R1412205	1112	86	✓ Deed was recorded two times, the earlier one was qualified
R1242865	1112	18	✓ Assisted living facility, had considerable personal property
R1237110	1112	86	✓ Sale date was actually one year later in 1-15, out of base year
R1555502	1112	75	✓ Multiple buildings on site
R1189166	1112	86	✓ Large amount of discarded personal property on site
R0779393	1112	2	✓ Plumbing fixtures removed, floor covering, water damage,
R0511269	1112	86	✓ Fixed and flipped on a former meth house, sold for \$247k in 9-14
R0700916	1112	99	✓ Deed in lieu from owner to HUD
R0620238	1112	86	✓ No MLS, sold a partial interest (1%)
R0615218	1112	2	✓ Fixed and flipped for \$327k on 7-14.
R0606499	1112	86	✓ Parcel was combined with adjacent lot subsequent to sale
R1627662	1112	87	✓ Basement finished subsequent to sale
R0569488	1112	2	✓ Not listed in MLS, purchased by lease on negotiated price to reflect condition
R0515078	1112	2	✓ Part of original building was salvaged for the new improvement
R0547891	1112	85	✓ Purchased subject and adjacent vacant parcel on the same day, later combined

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1235168	1112	86	<input checked="" type="checkbox"/> Subsequently remodeled
R1635144	1112	2	<input checked="" type="checkbox"/> Multiple buildings on site, large hole in roof.
R0160733	1112	2	<input checked="" type="checkbox"/> Excessive deferred maintenance and needed court approval
R0542229	1112	2	<input checked="" type="checkbox"/> Broken water pipes, fair condition per TD, outbuildings
R0194786	1112	86	<input checked="" type="checkbox"/> No MLS, 754 sf modular home on site, sold to a foundation trust
R0222216	1112	2	<input checked="" type="checkbox"/> Structural damage, floor collapsed, fixed and flipped in 6/14 for \$225k
R0236748	1112	2	<input checked="" type="checkbox"/> Poor condition per TD
R0261602	1112	2	<input checked="" type="checkbox"/> Partially completed, need to finish and acquire a C.O.
R0287725	1112	99	<input checked="" type="checkbox"/> No MLS, came out of a bankruptcy case, resold post base year
R1629020	1112	49	<input checked="" type="checkbox"/> Sales price agreed upon for individual lots that represent a down payment
R0288926	1112	2	<input checked="" type="checkbox"/> Needed work per buyer, appealed on condition
R0164607	1112	2	<input checked="" type="checkbox"/> Purchased foundation after house burned down
R1637088	1112	86	<input checked="" type="checkbox"/> Related parties
R1627665	1112	86	<input checked="" type="checkbox"/> Sold for \$90k over list price with atypical financing
R1633868	1112	86	<input checked="" type="checkbox"/> Correction deed, earlier sale qualified
R1632971	1112	86	<input checked="" type="checkbox"/> Relocation company sale the same day, qualified the later sale
R1631418	1112	87	<input checked="" type="checkbox"/> Basement finished subsequent to sale
R1630754	1112	21	<input checked="" type="checkbox"/> Personal relationship between grantor and grantee
R0314102	1112	18	<input checked="" type="checkbox"/> Personal property worth \$30k +/-, mixed use with res., assemblage
R0372951	1112	86	<input checked="" type="checkbox"/> Remodeled after sale and resold partially complete
R1628432	1112	87	<input checked="" type="checkbox"/> Basement finished subsequent to sale
R1627799	1112	87	<input checked="" type="checkbox"/> Basement finished subsequent to sale
R1643304	1112	99	<input checked="" type="checkbox"/> Fair condition per TD, partially constructed modular home
R1450441	1112	86	<input type="checkbox"/> The justification for disqualification was non-persuasive

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1599011	1112	86	<input type="checkbox"/> The justification for disqualification was non-persuasive
R1631507	1230	99	<input checked="" type="checkbox"/> Deed in lieu from owner to lender
R1638195	1230	87	<input checked="" type="checkbox"/> Basement finish subsequent to sale
R1631606	1230	86	<input checked="" type="checkbox"/> Deed restricted townhouse from City of Estes Park, income restricted
R1648094	2112	13	<input checked="" type="checkbox"/> Developer lost property to partners
R0191710	2115	18	<input checked="" type="checkbox"/> Unknown personal property and franchise value, multiple buildings
R1609114	2130	18	<input checked="" type="checkbox"/> Personal property of \$258k, 4% good will, four years on market
R1617172	2130	2	<input checked="" type="checkbox"/> Excessive deferred maintenance from an incomplete remodel
R1601482	2130	27	<input checked="" type="checkbox"/> Land sale for multiple businesses and multiple buildings, construction included
R1243438	2135	2	<input checked="" type="checkbox"/> Mini-storage facility with dirt floors and no walls, multi-use with apartment
R1620058	2245	2	<input checked="" type="checkbox"/> Over-improved by an interior design company
R1647617	2245	2	<input checked="" type="checkbox"/> Long-term leases are six times above market
<hr/>			
Accounts Audited: 59	Auditor Agrees: -57	Auditor Disagrees: -2	Auditor Disagrees: -3.39%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	36	Las Animas	
R0010515000	0100	17 PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
R0010679000	0100	14 SETTLE ESTATE	<input checked="" type="checkbox"/>
R0010416000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0010510000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0010416000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0010327100	0100	5 GOVT AGENCY AS BUYER	<input checked="" type="checkbox"/>
R0013469000	0100	17 PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
R0014342400	0100	34 SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/>
R0014291302	0100	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
R0014130500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0013866001	0100	5 GOVT AGENCY AS BUYER	<input checked="" type="checkbox"/>
R0013773500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0013689000	0100	24 OTHER	<input checked="" type="checkbox"/> ADJOINING PROPERTY
R0013625500	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	<input checked="" type="checkbox"/>
R0012710200	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	<input checked="" type="checkbox"/>
R0013625500	0100	14 SETTLE ESTATE	<input checked="" type="checkbox"/>
R0011015400	0100	17 PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
R0013320500	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	<input checked="" type="checkbox"/>
R0013056500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>
R0012987300	0100	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	<input checked="" type="checkbox"/>
R0012882700	0100	32 TREASURERS DEED	<input checked="" type="checkbox"/> TREASURERS DEED
R0012721110	0100	24 OTHER	<input checked="" type="checkbox"/> LOT PURCHASED TO CLEAR UP INCROACHMENT ISSUE ON LOT LINE
R0012715000	0100	16 DOUBTFUL TITLE, QUIT CLAIM	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0012658800	0100	17 PROPERTY TRADES INVOLVED	✓
R0012074500	0100	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0011881500	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	✓
R0010072800	0520	6 PUBLIC UTILITY INVOLVED	✓
R0010939300	0520	24 OTHER	✓ ADJOINING PROPERTY
R0013868090	0520	5 GOVT AGENCY AS BUYER	✓
R0010145000	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013311000	0520	14 SETTLE ESTATE	✓
R0010430001	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0012120500	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010370300	0520	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0013433400	0520	24 OTHER	✓ MINOR STRUCTOR 4000 SF STORAGE SHED
R0012483500	0520	18 MULTIPLE PROPERTIES INVOLVED	✓
R0012731000	0530	11 BETWEEN RELATED PARTIES	✓
R0013684500	0530	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010265600	0540	17 PROPERTY TRADES INVOLVED	✓
R0012150000	0550	24 OTHER	✓ ADJOINING PROPERTY
R0013427700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013446300	1112	14 SETTLE ESTATE	✓
R0013401200	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013499300	1112	10 FINANCIAL INST AS BUYER	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0013499300	1112	10 FINANCIAL INST AS BUYER	☑ FORECLOSURE
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	☑
R0012924300	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012664200	1112	29 PUBLIC TRUSTEES DEED	☑
R0012773500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0010540500	1112	14 SETTLE ESTATE	☑
R0012840500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012653000	1112		☑
R0013118500	1112	11 BETWEEN RELATED PARTIES	☑
R0012885500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013144000	1112	11 BETWEEN RELATED PARTIES	☑
R0012944000	1112	18 MULTIPLE PROPERTIES INVOLVED	☑
R0013021500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013040500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013073000	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013090700	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013511800	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012866000	1112	14 SETTLE ESTATE	☑
R0014473700	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013690300	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0014214100	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0014351500	1112	16 DOUBTFUL TITLE, QUIT CLAIM	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014410300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014415300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014092000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014460100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014079520	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014609500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014636500	1112	24 OTHER	✓ 2ND SALE IN TIME PERIOD
R0014646000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010892500	1112	34 special warranty deed, unlivable	✓
R0012828800	1112	60 SETTLE ESTATE	✓ below makt by comps
R0013499300	1112	10 FINANCIAL INST AS BUYER	✓ foreclosure
R0014427000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013849500	1112	11 BETWEEN RELATED PARTIES	✓
R0013676300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013693500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0012825500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013775100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013786301	1112	24 OTHER	✓ ADJOINING PROPERTY
R0014149000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013846010	1112	12 BETWEEN BUSINESS AFFILIATES	✓
R0013552100	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013901700	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0013907200	1112	18 MULTIPLE PROPERTIES INVOLVED	✓
R0013966700	1112	24 OTHER	✓ ADDING SPOUSE TO DEED NO SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014040000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014054000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0014058300	1112	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0013829500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010859000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0011045900	1112	11 BETWEEN RELATED PARTIES	✓
R0011024500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010900211	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010896000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010135500	1112	11 BETWEEN RELATED PARTIES	✓
R0010166310	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	✓
R0010892500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010349000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	✓
R0010371900	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011057500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010892500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010135500	1112	18 MULTIPLE PROPERTIES INVOLVED	✓
R0010480500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010483620	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0010483630	1112	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
R0010836500	1112	34 SHORT SALE/NON ARMS LENGTH	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0010787700	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0010530500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0013499300	1112	10 FINANCIAL INST AS BUYER	☑ foreclosure
R0010761100	1112	24 OTHER	☑ SECOND SALE
R0010701000	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0010632600	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0010630000	1112	23 PARTIAL INTEREST	☑
R0010594000	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0010396500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012465000	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0011921300	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0011969500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012001500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012070300	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012096500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0011867500	1112	14 SETTLE ESTATE	☑
R0011122500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012431000	1112	16 DOUBTFUL TITLE, QUIT CLAIM	☑
R0010172000	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012530300	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012536500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012600500	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012615800	1112	34 SHORT SALE/NON ARMS LENGTH	☑
R0012618300	1112	11 BETWEEN RELATED PARTIES	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0012201000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011130000	1112	14 SETTLE ESTATE	✓
R0011163500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011161500	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011837800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011131000	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011153300	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011154800	1112	34 SHORT SALE/NON ARMS LENGTH	✓
R0011158300	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	✓
R0013772500	2130	18 MULTIPLE PROPERTIES INVOLVED	✓
R0012104000	2130	12 BETWEEN BUSINESS AFFILIATES	✓
R0013350000	2130	11 BETWEEN RELATED PARTIES	✓
R0014482510	2130	17 PROPERTY TRADES INVOLVED	✓
R0014482510	2130	22 EXTENSIVE REMODEL/ADD IMPS/CHANGE	✓
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	✓

Accounts Audited: 164
Auditor Agrees: -164
Auditor Disagrees: 0
Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	37	LINCOLN	
R002446	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R003982	1212	DQ PURGE MH MFG TITLE	✓ involved MH
R002425	1212	DQ NOT LIVABLE	✓ discussed
R002670	1212	DQ NOT LIVABLE	✓ discussed
R007442	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R001322	1212	DQ NOT LIVABLE	✓ discussed
R007442	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R002564	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R002564	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R007213	1212	DQ NOT LIVABLE	✓ discussed
R002446	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R002446	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R002057	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R002057	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R003952	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R004253	1212	DQ PURGE MH MFG TITLE	✓ involved MH
R002405	1212	DQ MULTIPLE PROPERTIES	✓ verified
R001555	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ discussed
R003982	1212	DQ PURGE MH MFG TITLE	✓ involved MH
R003952	1212	DQ PARTIAL INTEREREST	✓ deed transferred less than 100%
R003373	1212	DQ FAMILY SALE	✓ discussed, verified
R001145	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ discussed
R007077	1212	DQ MULTIPLE PROPERTIES	✓ verified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001821	1212	DQ ESTATE	☑ discussed, verified
R003373	1212	DQ FAMILY SALE	☑ discussed, verified
R003373	1212	DQ FAMILY SALE	☑ discussed, verified
R003373	1212	DQ FAMILY SALE	☑ discussed, verified
R003373	1212	DQ FAMILY SALE	☑ discussed, verified
R001128	1212	DQ FAMILY SALE	☑ discussed, verified
R002670	1212	DQ FINANCE CO BANK REPO	☑ verified
R003839	1212	DQ FINANCE CO BANK REPO	☑ verified
R002062	1212	DQ FINANCE CO BANK REPO	☑ verified
R003356	1212	DQ FINANCE CO BANK REPO	☑ verified
R001146	1212	DQ MISC DOCUMENT	☑ verified
R002019	1212	DQ FINANCE CO BANK REPO	☑ verified
R002974	1212	DQ MISC DOCUMENT	☑ verified
R002667	1212	DQ FINANCE CO BANK REPO	☑ verified
R007426	1212	DQ ESTATE	☑ discussed, verified
R003079	1230	DQ TRADE	☑ discussed
Accounts Audited: 39 Auditor Agrees: -39 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	LOGAN	
2683000	1212	NONEXPOSURE TO MARKET	✓ Not on MLS, physical inspection, comps
8473000	1212	NONEXPOSURE TO MARKET	✓ Not on MLS, physical inspection, comps
4197000	1212	NONEXPOSURE TO MARKET	✓ Not on MLS, physical inspection, comps
3456000	1212	TREASURER DEED	✓ verified
38052533400014	1212	IMPS DEMOLISHED	✓ discussed, notes on computer
4201000	1212	ESTATE SETTLEMENT	✓ verified, discussed
967000	1212	ESTATE SETTLEMENT	✓ verified, discussed
38073324400107	1212	ESTATE SETTLEMENT	✓ verified, discussed
38052529144003	1212	ESTATE SETTLEMENT	✓ verified, discussed
3537000	1212	ESTATE SETTLEMENT	✓ verified, discussed
38052530100011	1212	NONEXPOSURE TO MARKET	✓ Not on MLS, physical inspection, comps
38052529144002	1212	ESTATE SETTLEMENT	✓ verified, discussed
6033000	1215	NONEXPOSURE TO MARKET	✓ Not on MLS, physical inspection, comps
3676000	2212	GOING CONCERN	✓ discussed, notes on computer
38052533203010	2212	MULTIPLE PROPERTIES	✓ verified
871100	2212	IMPS DEMOLISHED	✓ discussed, notes on computer
4313000	2220	UNDETERMINED PP	✓ TD 1000, discussed
38052530303003	2220	IMPS DEMOLISHED	✓ discussed, notes on computer
368000	2230	IMPS DEMOLISHED	✓ discussed, notes on computer
38052533200002	2230	GOING CONCERN	✓ discussed, notes on computer
2524000	2230	GOING CONCERN	✓ discussed, notes on computer
6403000	2230	CONTRACT SALE	✓ verified
38077911200155	2230	GOING CONCERN	✓ discussed, notes on computer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5211000	2230	UNDETERMINED PP	☑ TD 1000, discussed
5210000	2230	UNDETERMINED PP	☑ TD 1000, discussed
6154000	2230	UNDETERMINED PP	☑ TD 1000, discussed
38073714100010	2230	UNDETERMINED PP	☑ TD 1000, discussed
38073506401028	2230	GOING CONCERN	☑ discussed, notes on computer
5439000	2235	MULTIPLE PROPERTIES	☑ verified
6363000	2235	IMPS DEMOLISHED	☑ discussed, notes on computer
38052528300002	3215	PLOTTAGE	☑ verified
38048131100188	3215	MULTIPLE PROPERTIES	☑ verified
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R000458	0200	Related Parties	✓ The sale consists of multiple parcels and was transferred between related parties.
R050552	0300	Business Affiliation	✓ Information in county records state business affiliation sale and was not exposed to the open market. This is also a multiple parcel sale as indicated by county record, deed and TD.
R018802	0520	Atypical Nonconforming	✓ After extensive research by county staff this sale is verified and was considered qualified.
R076586	0540	Atypical Nonconforming	✓ This was a multiple properties sale which was not exposed to the open market according to Mesa County records.
R076587	0550	Atypical Nonconforming	✓ This was a multiple properties sale which was not exposed to the open market according to Mesa County records. Quit Claim deed.
R075640	0600	Atypical Nonconforming	✓ The class of the property change from residential to vacant as noted in county records.
R004390	0600	Multiple Parcels	✓ This mixed-use property had multiple parcels as stated on the deed and TD.
R024044	0600	Mixed Use Prop	✓ The sale included multiple parcels as noted on the deed and in county records. Properties are mixed-use.
R056112	1112	Multiple Parcels	✓ This was a multiple parcels sale as indicated on the deed and in county records.
R034202	1135	Atypical Nonconforming	✓ This sale included real property and a mobile home as indicated in county notes.
R011399	1212	Business Affiliation	✓ This property was purchased by relocation company who flipped the property the following day for \$7500 more.
R035605	1212	Atypical Nonconforming	✓ This property was purchased by a relocation company for quick resale. Remodeling started since purchase.
R031494	1212	Atypical Nonconforming	✓ Notes indicate that this the purchase by a friend even though it was listed on MLS. The property actually sold before making it to the MLS.
R096837	1212	Public Utility	✓ This property was purchased by public-service company and was not expose the open market.
R027112	1212	Atypical Nonconforming	✓ This is a repossession after 10 years due to his inability to meet his mortgage notes are contained in the county records.
R026803	1212	Atypical Nonconforming	✓ This is a short sale do the condition of the property improvements caused by broken water mains water heater. After purchase the was house remodeled according to county records.
R037622	1212	Atypical Nonconforming	✓ This is a HUD sale was not exposed the open market.
R061627	1212	Atypical Nonconforming	✓ This is the first sale after foreclosure was not exposed to the open market according to recorded documents and notes in county records.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R053846	1212	Property Trades	✓ According to information in county records the grantor and grantee traded homes. Not exposed the open market.
R019274	1212	Property Trades	✓ This transaction involves at 1031 exchange as noted in the county records.
R067466	1212	Property Trades	✓ This transaction included a 1031 exchange which is not typical for this market.
R072986	1212	Property Trades	✓ This transfer included a trade and is noted in the county records.
R006138	1212	Atypical Nonconforming	✓ This is the first sale after foreclosure from Wells Fargo Bank was not exposed to the open market.
R027301	1212	Atypical Nonconforming	✓ This is a sale from HUD and was an as is, where is, property. The sale was not offered on the open market.
R043551	1212	Atypical Nonconforming	✓ The purchaser of properties assumed the existing loan which is not typical for this market area. This information is contained in county records
R032426	1212	Atypical Nonconforming	✓ This property was not offered on the open market as verified by notes in the county records.
R082189	1212	Atypical Nonconforming	✓ This the first sale after foreclosure from Fannie Mae to an individual. The property was not offered on the open market.
R017151	1212	Atypical Nonconforming	✓ There was extensive damage to the improvements caused by water. The value improvements are unknown due to the damage. This information is in county records.
R076727	1212	Related Parties	✓ According to the names on the deed and information in county files the grantor and grantee were related parties.
R003953	1212	Atypical Nonconforming	✓ This transaction was a repossession and was not offered on the open market according to Mesa County records.
R014761	1212	Atypical Nonconforming	✓ This property was not offered to the open market according to information in county records.
R071956	1212	Atypical Nonconforming	✓ The foundation of the improvement was in need of replacement. This information is in county records.
R070302	1212	Atypical Nonconforming	✓ This property was not exposed to the open market and was purchased from a trust.
R055804	1212	Atypical Nonconforming	✓ The manager of the estate purchased property from the trust and was not exposed to the open market.
R016957	1212	Atypical Nonconforming	✓ The improvements located on the property were in very poor condition. The added value of the improvements could not be estimated. The sale was really not open market as it was purchased by the owner of the real estate listing company.
R074217	1212	Atypical Nonconforming	✓ This property was not offered on the open market and was built to suit, custom home.
R054660	1212	Atypical Nonconforming	✓ This is the first sale after foreclosure and was not offered on the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R063693	1212	Atypical Nonconforming	✓ This was the first sale after foreclosure and was transferred via a quit claim deed. Two houses on property.
R025244	1212	Atypical Nonconforming	✓ This the first sale after foreclosure from J.P. Morgan bank to an individual company. The sale of this property was not exposed the open market.
R031710	1212	Atypical Nonconforming	✓ This is a transaction which occurred because of the divorce situation and was a short sale in need to find a new home. This information is contained in county records.
R032429	1212	Atypical Nonconforming	✓ This property was not offered on the open market as verified by notes in the county records.
R068122	1212	Atypical Nonconforming	✓ Property was not listed on the open market and was purchased by a friend. Documentation is located within county records.
R068631	1212	Atypical Nonconforming	✓ This property was purchased by the tenant and was not exposed to the open market.
R043198	1212	Atypical Nonconforming	✓ The seller was approached by the buyer during the buildout of the single-family improvement. The property was not exposed to the open market.
R037555	1212	Atypical Nonconforming	✓ This sale was looked at a second time and was deemed qualified.
R038149	1212	Atypical Nonconforming	✓ This was not exposed to the open market as indicated by county records.
R012184	1212	Atypical Nonconforming	✓ This property was not exposed to the open market according to verified information in county files
R082409	1212	Atypical Nonconforming	✓ This is a sale from Habitat for Humanity and is not available on the open market.
R074132	1212	Atypical Nonconforming	✓ The property was not listed on the open market and was purchased by the tenant according to verified information in county records.
R069323	1212	Atypical Nonconforming	✓ This is the first sale after foreclosure from HUD and was not exposed to the open market. The improvements located on the property were in poor condition according to county records
R012897	1220	Business Affiliation	✓ This is transaction within the business and was not exposed to the open market.
R012898	1220	Business Affiliation	✓ This is transaction within the business and was not exposed to the open market.
R064637	1225	Atypical Nonconforming	✓ This was an owner carry loan and was not exposed to the open market according to county records.
R068971	2212	Business Affiliation	✓ This was purchased by the tenant and was not exposed to the open market. This information is verified and contained in county records. This was basically an installment purchase plan.
R064027	2212	Business Affiliation	✓ This was a transaction between related parties/business affiliates and was not exposed to the open market. This information is contained in county records.
R000540	2240	Atypical Nonconforming	✓ This property was transferred back a deed in lieu of foreclosure. Recorded documents and notes in county files support the unqualified status.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R020260	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> This property was not offered on the open market as stated in county records. This is a mixed-use property of a condominium and a hanger.
Accounts Audited: 57 Auditor Agrees: -57 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	Mineral	
484307209026	1000	69 PARTIAL INTEREST	✓ This is a multi-property sale which is transferred via personal representatives deed and was for 50% interest, this information is contained on the deed on the TD and in county records.
476336202027	1000	49 USE CHANGE W/SALE	✓ This property was purchased to assemble with an adjoining ownership and had a change in use after purchase from vacant to residential. Information is contained in county records.
476336202010	1000	49 USE CHANGE W/SALE	✓ The sale property changed in use from vacant to improved residential shortly after purchase, information is contained in county records.
484129400024	1000	57 RELATED PARTIES	✓ This is a transaction between related parties as indicated on the TD 1000 and the names on the deed.
511934201005	1000	64 MULTIPLE PROPERTIES	✓ The purchase of the property included a sewer pond which is not typical. After purchase the sewer pond was been replatted to lot four and deeded away after re-platting.
476325434003	1000	69 PARTIAL INTEREST	✓ After purchase of the property underwent a use change from vacant land to residential use. This information is contained Mineral county records.
502706311010	1000	64 MULTIPLE PROPERTIES	✓ This parcel was acquired by an adjoiner, with the purchase came a change in use from vacant to residential. Information contained in county records.
484132400016	11120	64 MULTIPLE PROPERTIES	✓ This is a multiple property sale as indicated on the deed.
484111304001	11120	69 PARTIAL INTEREST	✓ All of the grantor's interest was transferred in this sale. The subject comes with a deed restriction which is atypical in this area. This information is contained in county records.
476323100047	11120	70 EXTREME OUTLYING	✓ After final analysis of all the sales in this class of property it was determined that this value paid for this property does not fit the model and is very outlying. This information is contained in county records and verified by the county assessor.
484114100069	11120	71 DEED RESTRICTION/RESOLUTION	✓ The sale is deed restricted and was the first sale after foreclosure from Fannie Mae to an individual. This property was not offered to the open market.
484307209016	11120	73 ATYPICAL FINANCING	✓ This is the first sale after foreclosure from Housing and Urban Development and was not offered on the open market. Additionally there were seller concessions included in this sale. This information is contained in county records and on the deed.
502706310002	11120	N/A	✓ The value of the personal property located on this subject property is unknown. Several efforts were made to discover the kind or type and value of the personal property. All attempts were fruitless therefore the sale was determined to be unqualified. Inf
502908100007	11120	66 PP UNDETERMINABLE VALUE	✓ The value of the personal property located on this subject property is unknown. Several efforts were made to discover the kind or type and value of the personal property. All attempts were fruitless therefore the sale was determined to be unqualified. In

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
484307209009	11120	66 PP UNDETERMINABLE VALUE	<input checked="" type="checkbox"/> The value of the personal property located on this subject property is unknown. Several efforts were made to discover the kind or type and value of the personal property. All attempts were fruitless therefore the sale was determined to be unqualified. Inf
502706310007	11120	66 PP UNDETERMINABLE VALUE	<input checked="" type="checkbox"/> The value of the personal property located on this subject property is unknown. Several efforts were made to discover the kind or type and value of the personal property. All attempts were fruitless therefore the sale was determined to be unqualified. In
484111101006	11120	66 PP UNDETERMINABLE VALUE	<input checked="" type="checkbox"/> The value of the personal property located on this subject property is unknown. The sale was seller financed at above market rates and included a trade or exchange. This information is included in county records.
502706400022	11120	66 PP UNDETERMINABLE VALUE	<input checked="" type="checkbox"/> The value of the personal property located on this subject property is unknown. Several efforts were made to discover the kind or type and value of the personal property. All attempts were fruitless therefore the sale was determined to be unqualified. In
502706400061	11120	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> All of the grantor's interest, one third, was transferred in this sale. This information is contained in county records.
476325111004	11120	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multiple property sale as indicated on the deed.
484307216008	11120	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a multiple parcel transaction between related parties. This information is contained on the TD and in county records.
502706300002	11120	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multiple property sale as indicated on the deed.
484336101012	11120	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This was a multiple parcel sale which were combined after purchase. This information is contained on the deed and in county records.
484111301003	11120	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transaction included multiple parcels with residences on two of the parcels. Information contained in county records.
483932200008	11120	60 SETTLE AN ESTATE	<input checked="" type="checkbox"/> This property was transferred by personal representatives deed as directed by the District Court. Information supporting the unqualified status is located in county records.
484307217004	11120	57 RELATED PARTIES	<input checked="" type="checkbox"/> This is a transaction between related parties as indicated on the TD 1000.
484336101025	11120	10 LEASE	<input checked="" type="checkbox"/> The grantor corporation is selling Cabins off to private owners. The real estate includes the improvement footprint and the use of large properties. The patient is contained in mineral county records.
502303300020	11120	10 LEASE	<input checked="" type="checkbox"/> This was a transaction of the improvements only and contained no property rights or real estate. The quit claim deed and information concerning the lease is contained in county records.
484129304008	11120	04 PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> This property is transferred by a public trustees deeds as a result of a foreclosure as indicated by documents located in county records.
476336202031	11120	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> The deed indicates residential housing deed restrictions in the subdivision.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
476325451004	11120	65 UNFULFILLED AGREEMENTS	<input checked="" type="checkbox"/> This was a distressed sale as the grantor was going to a nursing home with dementia symptoms. The grantee agreed to pay the grantors nursing home bills for compensation to the grantor. Information is located in county records.
484336101010	11120	10 LEASE	<input checked="" type="checkbox"/> The grantor corporation is selling Cabins off to private owners. The real estate includes the improvement footprint and the use of large properties. The patient is contained in mineral county records.
483931201002	12120	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> This was improvements only sale and included no real estate or property rights, this information is contained on the deed and on the TD 1000. One third of the purchase price was attributed to personal property.
476325444003	21200	58 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> This was a sale between business affiliates who generally trade work, similar ro a berter system. The grantor provided the financing, not available to the open market. Info, located in county computer notes.
484101300001	21300	58 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> The grantor and grantee are business affiliates in this sale. The preperty was never offered on the open market. This information is contained on the deed and in county records.
476311000013	5300	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> This property was purchased to assemble with an adjoining ownership and had a change in use after purchase from vacant to residential. Information is contained in county records. An ingress and egress was purchased several months before this purchase.
476326100014	5400	57 RELATED PARTIES	<input checked="" type="checkbox"/> This is a transaction between related parties. This was a divorce settlement to separate interests of ownership. This information is located on the quit claim deed and on the TD.
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	41	Moffat	
R011321	0540	OUTLIER - NOT USED FOR ANALYSIS	✓ This is the first sale after foreclosure from Valley Bank to an individual. The property was not exposed to the open market. After analysis of the class of property it was discovered that the price paid for this property was an outlier and was not used fo
R001049	0550	SALE INVOLVES MULTIPLE PROP	✓ Multiple properties, adjoining property owner, county records.
R011526	1112	SALE BETWEEN RELATED PARTIES	✓ This was a sale between related parties and included multiple parcels. This information is contained on the TD and in county notes.
R000682	1112	SALE NOT 100% INTEREST	✓ This deed transferred less than 100% interest according to information county files.
R003355	1135	SALE INV MH/MH PROPERTY	✓ According to verified information in county records this sale included a mobile home, value of which is unknown.
R005910	1135	SALE INV MH/MH PROPERTY	✓ This transfer included a mobile home and mobile home land as well as the mobile home hookups, according to county records. The sale is unqualified.
R003396	1135	SALE INV MH/MH PROPERTY	✓ This transfer included a mobile home and mobile home land as well as the mobile home hookups, according to county records. The sale is unqualified.
R003435	1135	SALE INVOLVES MOBILE HOME PRG	✓ This transfer included a mobile home and mobile home land as well as the mobile home hookups, according to county records. The sale is unqualified.
R007236	1212	SALE INVOLVES FINANCIAL ASSMPT	✓ First sale after foreclosure from HUD to an individual, property was not exposed to the open market.
R005242	1212	RESALE FRCLSRE/COND INVALIDS	✓ First sale after foreclosure from Wells Fargo Bank to an individual, property was not exposed to the open market.
R007147	1212	SMALL \$ AMOUNT SALE / UNQUALIFY	✓ Improvements in poor condition, remodeled after purchase. Notes in the county records.
R003389	1212	SEE NOTE FOR UNQUAL REASON	✓ Mobile home was included in the purchase of the property. Notes in the county records.
R011738	1212	SEE NOTE FOR UNQUAL REASON	✓ Verified information contained in county files state the buyer purchased property from a member of his church and was given a discounted price for the property. The property was not exposed to the open market.
R008769	1212	SEE NOTE FOR UNQUAL REASON	✓ The single-family improvement suffered from foundation structural issues. An engineering report was done following purchase which certified the foundation issues. The foundation issues will take major repair. Verified information in county files.
R003330	1212	SALE INVOLVES FINANCIAL ASSMPT	✓ First sale after foreclosure from HUD to an individual, property was not exposed to the open market. Special seller down payment plan.
R009469	1212	SEE NOTE FOR UNQUAL REASON	✓ This sale included atypical financing including a balloon payment at the end of five years.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010800	1212	SALE INVOLVES FINANCIAL INST	<input checked="" type="checkbox"/> Bank of America to HUD, property was not exposed to the open market.
R011523	1212	SALE INVOLVES FINANCIAL INST	<input checked="" type="checkbox"/> Wells Fargo Bank to Fannie Mae, property not exposed to open market.
R009565	1212	SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> Closing date of this transfer was two years after price was negotiated. Confirmation notes in county files.
R008616	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> Mobile home included in sale, value unknown. Information in county files.
R011523	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> This the first sale after foreclosure from Fannie Mae to an individual information is included in county records.
R008616	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> A mobile home was included in the sale, this sale occurred as a result of a divorce settlement. Improvements have been remodeled since the transfer. Information is contained in county files.
R007402	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> First sale after foreclosure from HUD to an individual, property was not exposed to the open market. Asbestos issues required abatement and remodeling.
R006960	1212	RESALE FRCLSRE/COND INVALIDS	<input checked="" type="checkbox"/> First sale after foreclosure from Fannie Mae to an individual, property was not exposed to the open market.
R007436	2000	44	<input checked="" type="checkbox"/> This was a sale of multiple parcels as indicated on the deed and in county records.
R006534	2000	44	<input checked="" type="checkbox"/> According to information contained in the county records this is a mixed-use property of commercial and residential uses.
R003180	2000	23	<input checked="" type="checkbox"/> This property was transferred in a public trustees foreclosure sale. Documents in county files.
R007434	2000	44	<input checked="" type="checkbox"/> This sale included business operations on the property and real estate. Verified county information in file.
R004605	2000	32	<input checked="" type="checkbox"/> This property was purchased by a relocation company and was not exposed to the open market. This information is contained county records.
R007411	2000	06	<input checked="" type="checkbox"/> This transfer was seller financed at unknown rates according to information in county records.
R009367	2212	05	<input checked="" type="checkbox"/> Information on the TD 1000 and in county records indicate the total sales price stated on the deed is for this real property and for previous monies owned from previous sales transfers. Not open market.
R009238	2212	06	<input checked="" type="checkbox"/> This transfer was seller financed at unknown rates according to information in county records.
R009434	2220	90	<input checked="" type="checkbox"/> The terms of this transfer was for the purchase of the building and a lease, no land was involved in the purchase. information is contained in county records verified by county staff.
R007471	2224	06	<input checked="" type="checkbox"/> This transfer included multiple parcels and was seller financed according to information in county files.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008944	2230	02	<input checked="" type="checkbox"/> This transfer included multiple parcels and was financed by the seller according to information in the county records.
R009284	2230	27	<input checked="" type="checkbox"/> This property was transferred by Quit Claim deed and involved multiple parcels as indicated on the deed, TD and in county records.
R009278	2230	06	<input checked="" type="checkbox"/> This transfer was seller financed at unknown rates according to information in county records.
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Accounts Audited:	37	Auditor Agrees: -37	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	42	Montezuma	
R010087	1112	6	✓
R016672	1112	4	✓
R017659	1112	4	✓
R004895	1112	5 Mixed Use	✓
R000518	1112	6 Remodeled/New Const After Sale	✓ fanniemae sale
R003272	1112	6	✓
R008971	1112	128 Bargain and Sale Deed	✓ family
R009870	1112	6	✓
R006609	1112	2	✓
R010099	1112	6	✓
R004408	1112	8 Purchaser owns Adjacent Proper	✓
R009180	1112	6	✓
R003348	1112	21 distressed	✓ Relocation sale, below mkt by comps
R006323	1112	15 Personal Representative Deed	✓
R003298	1112	2	✓
R007110	1112	2	✓
R007225	1112	2	✓
R011709	1112	2	✓
R012207	1112	2	✓
R017491	1112	2	✓
R014926	1112	4 Multi Parcels Included in Sale	✓
R015577	1112	4	✓
R015665	1112	4	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000403	1112	2 Mobile Home Included in Sale	<input checked="" type="checkbox"/>
Accounts Audited: 24 Auditor Agrees: -24 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	43	MONTROSE	
R0016801	100	70 OTHER	✓ After analysis of the total price paid for this type of property it was discovered that this was a low price paid and was definitely an outlier. The deed indicates this was sold from a trust which may have had a bearing on the price paid.
R0012591	100	70 OTHER	✓ There were buildings on the property none of which was a permitted living area. The sale was seller financed at unknown rates.
R0014269	100	70 OTHER	✓ This was part of a liquidation land sale by the grantor would purchased ten properties earlier and needed to sell them to make his loan payments.
R0018433	100	70 OTHER	✓ According to verified information the seller was just trying to liquidate their properties to make payments on the loans. The grantee approached the grantor about purchasing the property, no open market.
R0019219	100	70 OTHER	✓ This property was not listed for sale in the open market. After final analysis it was learned that this was a higher price paid than any other sales in the area.
R0018045	100	70 OTHER	✓ The seller acquired the property at tax sale. The property sold a little above what was paid at tax sale. The price paid is an outlier when compared to other sales in this class.
R0022767	100	70 OTHER	✓ Verification by county staff states that the sale was a private sale and was not exposed to the open market. Included in this real estate transaction were water shares which could be separated. The value of the water shares are unknown.
R0014265	100	70 OTHER	✓ This was part of a liquidation land sale by the grantor would purchased ten properties earlier and needed to sell them to make his loan payments.
R0006172	100	70 OTHER	✓ After analysis of this market it was learned the price paid for this property was far below the market level. Appears to be liquidation value.
R0019451	100	70 OTHER	✓ This property was not listed on the open market was a transfer back to the original owner.
R0019039	100	70 OTHER	✓ The seller was under duress to sell the property and was sold to the adjoiner. The property was not listed on the open market at the time of sale.
R0014276	100	70 OTHER	✓ This was part of a liquidation land sale by the grantor would purchased ten properties earlier and needed to sell them to make his loan payments.
R0022612	1212	70 OTHER	✓ This transaction included more than real estate, tractors cars, mules, and other animals were included in the purchase price as indicated in the county notes.
R0007687	1212	70 OTHER	✓ This is the first sale after foreclosure from Fannie Mae. The house suffered from mold and other problems according to information in county records.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0030078	1212	70 OTHER	✓ This is the first sale after foreclosure from Fannie Mae to an individual. This information is on the deed and in county records.
R0006295	1212	70 OTHER	✓ After purchase the single-family home was razed due to mold and other issues. Additionally there are several other outbuildings located on the property site.
R0001769	1212	57 BETWEEN RELATED PARTIES	✓ This property was transferred by Quit Claim deed and was an in-family transaction, according to verified information in county files, also shown on the TD.
R0001552	1212	70 OTHER	✓ The improvements located on this property were in very poor condition and the value is unknown. The county commented "this may very well reflect land value only".
R0006102	1212	70 OTHER	✓ Purchased by the adjoiner to add to his ownership. Information learned by staff: improvements were in very poor condition, not suitable for habitation. Broken pipes, etc...
R0005350	1212	70 OTHER	✓ This is the first sale after foreclosure from Generation Mortgage Company to an individual. The improvements were in poor condition and needed repairs and remodeling.
R0011264	1212	70 OTHER	✓ This is the first sale after foreclosure from HUD and to an individual. The condition of the improvements were very poor with broken water pipes, bad floors, walls, and windows.
R0007371	1212	70 OTHER	✓ This is the first sale after foreclosure from J.P. Morgan Bank to an individual. The condition of the improvements were poor. Due to no winterization and bank water pipes. This information is contained in county records.
R0002657	1212	70 OTHER	✓ According to information in county records the single-family home was in terrible shape and was remodeled immediately after purchase.
R0017384	1212	57 BETWEEN RELATED PARTIES	✓ This property was transferred by Warranty deed and was an in-family transaction, also shown on the TD.
R0003784	1212	70 OTHER	✓ This is the first sale after foreclosure from J.P. Morgan Chase Bank. The improvements located on the property were in the midst of remodeling when purchased.
R0016667	1212	70 OTHER	✓ This property was purchased at auction from the Bank of New York and was not an arms length transaction. In addition there were several outbuildings located on the property in poor condition.
R0650465	2215	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple parcels sold in this transaction according to the deed and county records.
R0651110	2215	70 OTHER	✓ This is a sale of a mixed-use property including commercial and residential uses.
R0650159	2220	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	✓ Information in county records indicate the interior was completely remodeled after purchase to another business. The remodeled condition of the property does not reflect the building interior at the time of purchase.
R0650778	2230	71 SALE NOT ON OPEN MARKET	✓ This property was not listed on the open market according to verified information located in county records. The property was remodeled as soon as it was purchased and is not in the same condition as on the day of purchase. This transaction was seller fin

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0005648	2235	70 OTHER	✓ As verified by county staff this is a mixed-use property.
R0021326	2245	70 OTHER	✓ The improvements included in this transaction suffered from functional obsolescence for use as a condominium unit. In its present condition the improvement would need overall remodeling to fit a condominium commercial unit.
R0650429	3215	69 SALE OF PARTIAL INTEREST	✓ This is a transfer of 50% undivided interest as stated on the deed and on the TD 1000.
R0651968	3215	70 OTHER	✓ The improvements on the property were in poor condition due to vandalism as verified by county staff. The sales price indicates the physical depreciation and vandalism to the building.
R0060179	3215	68 EXTENSIVE REMODEL/ADDITION AFTER SALE	✓ The improvements located on the property were in poor condition and were in need of extensive remodeling. This information is located in county records. This property was transferred by Quit Claim deed.
R0009190	510	76 SALE INVOLVED A GUARANTEED BUYOUT	✓ This transaction included a provision to deed back the property to the previous owner to satisfy a promissory note. information is on the TD 1000 as been verified by staff.
R0008656	530	70 OTHER	✓ This property was not listed on the open market and was a transfer to the previous owner due to the lack of fulfilling the promissory note. The property was transferred by Quitc Claim deed.
R0014735	550	70 OTHER	✓ This sale included transfer of multiple properties as shown on the deed and in county records.
R0013512	550	70 OTHER	✓ This transaction was seller financed at unknown rates and was purchased by an adjoiner to assemble to his property.
Accounts Audited: 39 Auditor Agrees: -39 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	44	MORGAN	
R005575	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R007905	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R016930	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R002212	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R001069	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R009500	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R019237	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R005982	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R012682	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R001716	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006692	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006726	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R005875	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R008910	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R007647	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008801	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R008720	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R017338	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R019258	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R012530	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006844	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R005298	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006076	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R008643	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R018537	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R001518	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R005425	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R019887	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R019433	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006936	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
R006912	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001866	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> All Liquidation DQ sales are physically inspected for condition and where possible buyer is personally interviewed.
<hr/>			
Accounts Audited:	32	Auditor Agrees: -32	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	45	OTERO	
107891	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
107463	1212	30 BANK SALE	✓ verified. Discussed
107376	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
106371	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
106079	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
105729	1212	14 SETTLE AN ESTATE	✓ pr deeds, ck if mkt sale
105001	1212	11 BETWEEN RELATED PARTIES	✓
109246	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
104901	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
109131	1212	11 BETWEEN RELATED PARTIES	✓
104831	1212	22 EXTENSIVE REMOD/ADD IMP/CHNG	✓ by inspect
103984	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
109451	1212	18 MULTIPLE PROPERTIES INVOLVED	✓
104782	1212	30 BANK SALE	✓ verified. Discussed
109557	1212	30 BANK SALE	✓ verified. Discussed
109975	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
110659	1212	16 DOUBTFUL TITLE,QUIT CLAIMS	✓
110727	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
101308	1212	22 EXTENSIVE REMOD/ADD IMP/CHNG	✓ by inspect
108806	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
103670	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection
108827	1212	14 SETTLE AN ESTATE	✓ county does a sales questionnaire
109059	1212	29 DISTRESS SALE	✓ discussed, also comps, physical inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
100980	1212	23 PARTIAL INTEREST	<input checked="" type="checkbox"/>
109929	1212	24 OTHER	<input checked="" type="checkbox"/> 1st sale in time frame,5.30.2014 sold again was remodel
101182	1212	29 DISTRESS SALE	<input checked="" type="checkbox"/> discussed, also comps, physical inspection
101628	1212	30 BANK SALE	<input checked="" type="checkbox"/> verified. Discussed
102384	1212	24 OTHER	<input checked="" type="checkbox"/> questionable sale price, Why?. Ask Norm-not in computer-purchased for school dist for kid to attend and closs to family
112490	1212	18 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
110301	1215	29 DISTRESS SALE	<input checked="" type="checkbox"/> discussed, also comps, physical inspection
109857	1215	29 DISTRESS SALE	<input checked="" type="checkbox"/> discussed, also comps, physical inspection
105790	1220	29 DISTRESS SALE	<input checked="" type="checkbox"/> discussed, also comps, physical inspection
Accounts Audited: 32 Auditor Agrees: -32 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	46	OURAY	
R001302	1212	MAJOR RENOVATION AFTER SALE	✓ converted garage to apt
R000759	1212	MAJOR RENOVATION AFTER SALE	✓ fire damage, major remodel
R001885	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ multiple res
R005696	1212	MAJOR RENOVATION AFTER SALE	✓ garage and shop added after sale
R000230	1212	FORECLOSURE OR FORCED SALE	✓ Roberts had purchased from Miller for 285k w/2nd mort to them for 130k
R000083	1212	MAJOR RENOVATION AFTER SALE	✓ poor condition major remodel
R001513	1212	MAJOR RENOVATION AFTER SALE	✓ not habitable at time of sale
R004834	1212	MAJOR RENOVATION AFTER SALE	✓ remodel not completed, repairs needed
R002194	1212	FORECLOSURE OR FORCED SALE	✓ short sale
R001516	1212	FORECLOSURE OR FORCED SALE	✓ short sale
R000167	1212	MAJOR RENOVATION AFTER SALE	✓ bank sale, major remodel
R003531	1212	MAJOR RENOVATION AFTER SALE	✓ major remodel
R002323	1212	MULTIPLE PARCELS	✓ multiple parcels
R001331	1212	MAJOR RENOVATION AFTER SALE	✓ renovation not complete at time of sale
R005067	1212	MAJOR RENOVATION AFTER SALE	✓ major remodel
R000809	1212	MAJOR RENOVATION AFTER SALE	✓ remodel
R003790	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ multiple res
R004917	1212	MULTIPLE PARCELS	✓ also family
R000270	1212	LESS THAN 100% CONVEYED	✓
R000108	1212	LESS THAN 100% CONVEYED	✓ imps only purchase
R000536	1212	MAJOR RENOVATION AFTER SALE	✓ remodel
R000742	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ short sale
R001795	1212	MULTIPLE PARCELS	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001882	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> remodel
R005449	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R000484	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R004144	1212		<input checked="" type="checkbox"/> qualified sale
R003600	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> remodel
R003354	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> remodel
R001063	1230	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/> 25% int transferred

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	Park	
R0006867	0100	33	✓ County records indicates multiple schedule numbers related to this transaction.
R0028202	0100	33	✓ The property was not listed with a realtor and was not offered to the open market according to County records.
R0042822	0100	32	✓ This property was for sale by owner and was not advertised or listed on the open market. The purchaser was motivated because of the view of the property according to County records.
R0042482	0100	33	✓ The buyer was highly motivated and purchased the property as a barrier between bikes and motorcycles who frequent the area. This information is contained in County records. Property was never offered on the open market as indicated County records.
R0019536	1112	32	✓ This was a transaction between related parties and is explained in County records.
R0039307	1112	103	✓ According to information within County notes, immediately after purchase the improvements were remodeled.
R0016387	1112	103	✓ Although this was a sale from Wells Fargo Bank it appears that a market value was paid for the property, however it was not exposed to the open market.
R0016857	1112	32	✓ Property was not exposed to the open market as the transaction was between business related parties. Information contained in County notes.
R0015458	1112	32	✓ This sale was determined to be qualified in County records.
R0017052	1112	32	✓ This property was not exposed to the open market and was transferred via a quit claim deed, no TD returned.
R0019774	1112	32	✓ This property was not exposed the open market and was purchased by a neighbor who had made an offer long ago on the property. This information is explained in the County notes.
R0023546	1112	32	✓ This was a transaction between related parties and is explained in County records.
R0037176	1112	32	✓ According to information contained in County records this property was not exposed to the open market and sold for an overall price of \$5000 which included land, outbuildings and a single family residence.
R0043562	1112	103	✓ This the first sale after foreclosure from Fannie Mae and was not exposed to the open market.
R0012350	1112	32	✓ This is the first sale after foreclosure from the Deutsche bank is also the first sale in the time.. Information in the County records indicate the unqualified status of the sale.
R0004243	1112	32	✓ This is a qualified sale as indicated by the County records.
R0016473	1112	103	✓ This is the first sale in the time period and therefore is unqualified.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0021212	2112	102	✓ According to information located in County notes the property has undergone extensive remodeling after purchase.
R0021884	2112	102	✓ After purchase the improvements were completely remodeled. This was a purchase from the bank, first sale after foreclosure
R0045600	2112	27	✓ County records indicate this the first sale and in the time period and therefore unqualified.
R0036878	2112	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0045711	2112	54	✓ This property changed in character from nonexempt to exempt in the form of a church. First sale after foreclosure from local bank.
R0000030	2112	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0042294	2112	102	✓ The use of the improvements changed from a garage to a winery. After purchase the garage was remodeled into a winery.
R0036878	2112	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0018807	2112	102	✓ The improvements were remodeled after purchase and will have a change in use to a mixed-use after remodeling is complete.
R0021023	2120	64	✓ County records indicates multiple schedule numbers related to this transaction Sales price error on TD.
R0015620	2120	2	✓ This sale was between a private property and the and the County. The property changed in character from nonexempt to exempt. This information is contained in County records.
R0002204	2120	27	✓ This is the first sale in the time period according to County information and is therefore unqualified. Remodeled after purchase.
R0002204	2120	27	✓ This is the first sale in the time period according to county information and is therefore unqualified.
R0000548	2130	102	✓ A second commercial building was constructed on the site after purchase according to County records and inspection.
R0000193	2130	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0013559	2135	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0047394	2245	64	✓ County records indicates multiple schedule numbers related to this transaction.
R0047344	2245	64	✓ County records indicates two schedule members related to this transaction.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 35	Auditor Agrees: -35	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	48	PHILLIPS	
R010145	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ By Deed and physical inspection
R002227	1212	REMODEL AFTER SALE	✓ By physical inspection or
R003904	1212	REMODEL AFTER SALE	✓ By physical inspection or
R004030	1212	REMODEL AFTER SALE	✓ By physical inspection or
R004030	1212	REMODEL AFTER SALE	✓ By physical inspection or
R004101	1212	REMODEL AFTER SALE	✓ By physical inspection or
R003738	1212	REMODEL AFTER SALE	✓ By physical inspection or
R003677	1212	SALE IS A CONTRACT SALE	✓ Date of deed and sales rerecorded date
R002315	1212	REMODEL AFTER SALE	✓ By physical inspection or
R001912	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ By Deed and physical inspection
R003979	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ By Deed and physical inspection
R001834	1212	REMODEL AFTER SALE	✓ By physical inspection or
R004030	1212	REMODEL AFTER SALE	✓ By physical inspection or
R002744	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge
R003568	1212	BETWEEN BUSINESS AFFILIATES	✓ By Questionnaire
R001834	1212	REMODEL AFTER SALE	✓ By physical inspection or
R003328	1212	FORECLOSURE	✓ Use unless DQ by physical or poor condition
R001843	1212	CHANGE OF USE	✓ By Questionnaire or personal knowledge
R002225	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge
R003444	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge
R003814	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge
R004276	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge
R001982	1212	BETWEEN RELATED PARTIES	✓ By Questionnaire, TD-1000 and or personal knowledge

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003532	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003593	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R001785	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R001945	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R003356	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R004254	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003873	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R004084	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R001743	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R002122	1212	FORECLOSURE	<input checked="" type="checkbox"/> Use unless DQ by physical or poor condition
R004173	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003750	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003655	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003355	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R004408	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003655	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> By Questionnaire, TD-1000 and or personal knowledge
R003337	1215	CHANGE OF USE	<input checked="" type="checkbox"/> By Questionnaire or personal knowledge
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	Pitkin	
R021846	1212	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The TD the deed and county documentation indicate a multiple property sale.
R018800	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This sale comes with deed restrictions and transfers the land only. This property was offered for sale in order to settle an estate. Not open market due to the distressed nature of the sale.
R013012	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is and in family transaction and it was for 25% interest-only. This information is contained on the TD the deed and in County records.
R014449	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was an in-family transaction and was not exposed to the open market.
R000706	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This in family transaction is stated on the TD and on the deed.
R015259	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is and in-family transaction as stated on the TD.
R015946	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This property was purchased before interior remodeling was completed. Notes from county inspection.
R019314	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer of 50% interest-only and stated on the TD.
R001974	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is an in-family transaction as stated on the TD and in county records
R001056	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Business related, was a buyout of one of the interests, not open market.
R021877	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This is an in-family transaction as stated on the TD and in county records
R001447	1230	SALE INVOLVES UNFULFILLED AGREEMENTS	<input checked="" type="checkbox"/> This sale came with atypical agreements related to deed restrictions on the use of the purchaser. This information is noted and the County records this makes it an atypical sale which makes it unqualified
R002664	1230	SALE INVOLVED PROPERTY TRADE	<input checked="" type="checkbox"/> Information on the TD and verify information like County staff indicates is a trade and was not offered to the general market.
R002040	1230	MAJOR REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> Appraiser notes in county files state a major remodel and addition after purchase but before inspection.
R021559	1230	SALE INVOLVED PROPERTY TRADE	<input checked="" type="checkbox"/> Information on the TD and verify information like County staff indicates is a trade and was not offered to the general market.
R010515	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> According to information verified by the county's appraisers this seller had a deadline to sell the property thus the low price. The sale was under duress from outside sources.
R002023	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The property was put up for sale due to the health problems by the grantor. The grantor actually passed away before closing. This is a duress sale due to the health problems.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011137	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The former owner the property had multiple election and demands and deeds of trust and other liens against the property. The sale is distressed as the owner had to sell the property to pay some debts.
R001967	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This deed only reflects a portion of the sale price which was rerecorded later. This is an unqualified sale due to the incorrect amount paid.
R020592	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This property was for sale by owner and was not listed in any MLS. Information contained in county records
R020587	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> No MLS, purchased at same time as other units. Possible assemblage purchase.
R002984	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The sale of this property was related to a 1031 trade, no details related to the trade were made known.
R000109	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Appraiser notes in county files indicate a major remodel and addition after purchase but before inspection.
R021995	1230	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Information on the TD indicates this is a sale between business affiliates and was not open market.
R000183	1230	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> This was a closed market as it was between existing owners with severable interests. Information concerning the sale is located in county files.
R019197	1230	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo Bank, not open market.
R002428	1230	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> County records indicate this was a short sale and was not exposed to the open market.
R021514	1230	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The TD the deed and county documentation indicate a multiple property sale.
R021596	1230	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The TD the deed and county documentation indicate a multiple property sale.
R002656	1230	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo Bank, not open market.
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	50	PROWERS	
204007030	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> This gentleman bought several properties through tax sale. He had alzheimers and his wife was dumping them off when he got really bad-Low by comps
204010060	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> This is a Antonio Gomez property that he bought up when this woman was sick.
220001130	1000	3 FAMILY	<input checked="" type="checkbox"/> This is a family sale.
236061110	1000	3 FAMILY	<input checked="" type="checkbox"/> This is a family sale.
102003070	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Financial Institute Sale-Low by comps
242012018	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Financial Institute Sale-Low by comps
253026050	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Financial Institute Sale-Low by comps
287002010	1000	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> Financial Institute Sale-Low by comps
207500020	1000	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> Multiple parcels
104006040	1000	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> Estate sale-Low by comps
231002230	1000	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> Estate sale-Low by comps
236046040	1000	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> Estate sale-Low by comps
242007110	1000	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> This house was remodeled after the sale.
287012030	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
220001150	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> This gentleman bought several properties through tax sale. He had alzheimers and his wife was dumping them off when he got really bad-Low by comps
253001030	1000	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> Bought for rental property.
287002060	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
273011090	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
255001040	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
204007020	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
203002010	1000	91 QUIT CLAIM DEED	<input checked="" type="checkbox"/> This is a Quit Claim Deed Sale
253031040	1000	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> Bought for rental property.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
249005050	1000	24 SALE UNDER DURESS	<input checked="" type="checkbox"/> This gentleman bought several properties through tax sale. He had alzheimers and his wife was dumping them off when he got really bad-Low by comps
244005100	1000	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> Bought for rental property.
242022031	1000	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> Bought for rental property. And combined with another property.
211013110	1000	44 SALE DOES NOT CONFORM	<input checked="" type="checkbox"/> Seller bought property with several others and was dumping the pieces she didn't want.
210003060	1000	31 DISOLVING PARTNERSHIP	<input checked="" type="checkbox"/> The Sellers were dissolving a partnership and the buyer buys houses cheap to renovate.
255001030	1000	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> Bought for rental property.
242006070	1000	93 DON FILBECK SELLER	<input type="checkbox"/> This guy flips houses.
280101490	1010	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> This house was remodeled after the sale.
230001230	1010	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/> This was the first sale in the time period and was not 100%
201001040	1010	53 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> This was a sale in leiu of foreclosure
210008020	3000	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> Estate sale-Low by comps
<hr/>			
Accounts Audited:	33	Auditor Agrees: -32	Auditor Disagrees: -1
		Auditor Disagrees: -3.03%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
502006010	1112	Z See Comments	✓ Sold for \$230k on 11-20-13, qualified
1502418012	1112	Z See Comments	✓ Fair quality per TD, not exposed on open market, 30 year tenant
611220001	1112	Z See Comments	✓ Unfinished interior finish
613304007	1112	Z See Comments	✓ 35 year old manufactured home, excessive personal property
614409001	1112	Z See Comments	✓ Listed at \$110K for 266 days, withdrawn, sold for \$150k
621007005	1112	Z See Comments	✓ Seller sold quickly to avoid balloon payment
701003029	1112	Z See Comments	✓ Realtor purchased after listing (368 DOM) expired, listing was for \$16,500
1403016055	1112	Z See Comments	✓ Purchased by non-profit entity, exempt
1406402004	1112	Z See Comments	✓ Poor quality per TD not on open market, sold to known investors
1406402004	1112	Z See Comments	✓ Poor quality per TD not on open market, sold to known investors
1411016019	1112	Z See Comments	✓ Grantor sold the property for \$200k, took it back and resold for \$130k
1501142007	1112	Z See Comments	✓ Purchased by an adjacent business owner on the same day as -008
610112013	1112	Z See Comments	✓ Grantor was forced to sell, excessive motivation
1501317014	1112	Z See Comments	✓ Fair condition per TD, not exposed on the open market
1215000005	1112	Z See Comments	✓ Resold for \$154k on 6-27-14 (qualified)
1510107013	1112	Z See Comments	✓ Owner stated there was a trade involved of undetermined value
1511118001	1112	Z See Comments	✓ Sold in seven days, not typical days on market
1513250004	1112	Z See Comments	✓ Inherited house was liquidated by a motivated seller
1513253004	1112	Z See Comments	✓ Listed for \$89,900, liquidated by motivated seller
1515207006	1112	Z See Comments	✓ Motivated bank-owned grantor, atypical
1516152027	1112	Z See Comments	✓ Under contract for \$122k, deal fell through, motivated seller
2300004008	1112	Z See Comments	✓ Modular with agricultural out-buildings, 37 acres
9501000003	1112	Z See Comments	✓ Adjacent to truck stop, sold for \$64,700 on 6-16-14

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9532009024	1112	Z See Comments	<input checked="" type="checkbox"/> Not listed on MLS, sold by owner on internet
428323012	1112	Z See Comments	<input checked="" type="checkbox"/> No MLS, Not exposed to open market
1501142008	1112	Z See Comments	<input checked="" type="checkbox"/> Purchased by an adjacent business owner on the same day as -007
429320001	1112	Z See Comments	<input checked="" type="checkbox"/> Fixed and flipped on 4-15-14 for \$42k, from com to res
526232013	1112	Z See Comments	<input checked="" type="checkbox"/> Fair per TD, subsequently resold out of base year for \$34k
526319008	1112	Z See Comments	<input checked="" type="checkbox"/> Resold 12-29-14 for \$43k
429417018	1112	Z See Comments	<input checked="" type="checkbox"/> Sales price was incorrectly stated in public record: \$23k
525120017	1112	Z See Comments	<input checked="" type="checkbox"/> Fair condition per TD, excessive deferred maintenance
431109008	1112	Z See Comments	<input checked="" type="checkbox"/> Fair condition per TD, sold by estate- liquidated
513211007	1112	Z See Comments	<input checked="" type="checkbox"/> Correction deed for a sale 10 days earlier: qualified
430442014	1112	Z See Comments	<input checked="" type="checkbox"/> City of Pueblo owned, sold with income restrictions
429417018	1112	Z See Comments	<input checked="" type="checkbox"/> Poor quality per TD, not on open market
536313011	1112	Z See Comments	<input checked="" type="checkbox"/> Not listed on MLS, not exposed on open market
429203005	1112	Z See Comments	<input checked="" type="checkbox"/> 1973 purged mobile home, not on open market
603415019	1112	Z See Comments	<input checked="" type="checkbox"/> External obsolescence, bedrooms were functionally too small
1406402004	1112	Z See Comments	<input checked="" type="checkbox"/> Poor quality per TD not on open market, sold to known investors
524129004	1112	Z See Comments	<input checked="" type="checkbox"/> Part of a multi-parcel bulk sale from lender
514144016	1112	Z See Comments	<input checked="" type="checkbox"/> This was a land sale, subsequently developed with \$292k house
608313001	1112	Z See Comments	<input checked="" type="checkbox"/> Never been landscaped over eleven years, impacted market value
622416010	1112	Z See Comments	<input type="checkbox"/> Fire damage cured prior to sale, not persuaded for Unqualified status
608405017	1114	Z See Comments	<input checked="" type="checkbox"/> Assemblage of multiple lots on separate deeds
5706004006	1114	Z See Comments	<input checked="" type="checkbox"/> Assemblage of multiple lots on separate deeds
614310063	1114	Z See Comments	<input checked="" type="checkbox"/> Not listed on MLS, not exposed on open market
606306020	1114	Z See Comments	<input checked="" type="checkbox"/> Assemblage of multiple lots on separate deeds

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
608206008	1114	Z See Comments	<input checked="" type="checkbox"/> Assemblage of multiple lots on separate deeds
4713302013	1114	Z See Comments	<input checked="" type="checkbox"/> Assemblage of multiple lots on separate deeds
536328012	2120	C See Comments	<input checked="" type="checkbox"/> Fair condition per TD, subsequently remodeled and resold for \$166k
513012004	2120	Z See Comments	<input checked="" type="checkbox"/> Building was partially exempt, sold by lender in 17 DOM
526121008	2120	Z See Comments	<input checked="" type="checkbox"/> Mixed Use: commercial and residential
536127013	2120	Z See Comments	<input checked="" type="checkbox"/> Fair condition per TD, seller was retiring and sold quickly
536150003	2120	Z See Comments	<input checked="" type="checkbox"/> Multiple building sale, above average leases generated sales price
1511213008	2120	C See Comments	<input checked="" type="checkbox"/> Sold to settle an estate, resold for \$37k
536328012	2120	Z See Comments	<input checked="" type="checkbox"/> From lender to lender
1502309010	2140	Z See Comments	<input checked="" type="checkbox"/> Fair quality per TD
1502307006	2140	Z See Comments	<input checked="" type="checkbox"/> Multiple building sale, one resold the same day, the other one year later
512321041	2145	Z See Comments	<input checked="" type="checkbox"/> Sale was for shell only commercial condo, no finish
512321043	2145	B Multiple parcel	<input checked="" type="checkbox"/> Two commercial condo units sold on same deed
Accounts Audited: 60 Auditor Agrees: -59 Auditor Disagrees: -1 Auditor Disagrees: -1.67%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	Rio Blanco	
R0304510	0100	SALE INVOLVES MULTIPLE PROPERTIES	✓ Information in county records indicate multiple parcel sale.
R1404873	0200	SALE BETWEEN RELATED PARTIES	✓ Information on the deed and in county records indicate this is a sale within the business and was not exposed to the open market.
R1009261	0530	SALE BETWEEN RELATED PARTIES	✓ Information in county records indicates this is a transaction between business affiliates and was not offered on the open market.
R0300209	0550	SALE INVOLVES MULTIPLE PROPERTIES	✓ Information in county records indicate multiple parcel sale.
R1003207	1112	SALE INVOLVES MULTIPLE PROPERTIES	✓ Information in county records indicate multiple parcel sale.
R1002959	1112	SALE INVOLVES MULTIPLE PROPERTIES	✓ Information in county records indicate multiple parcel sale.
R1003336	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ The single-family improvements had settling problems of up to 10 inches on one corner leaving the condition of the improvements as poor. The poor condition of the improvements is not typical and were discovered after purchase. Repairs and remodeling start
R0200008	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ This is the first sale after foreclosure from Fannie Mae to an individual. This property sale was not exposed to the open market according to information contained in county records.
R0304460	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ Information in county records indicate multiple parcel sale.
R0104129	1212	SALE BETWEEN RELATED PARTIES	✓ Notes in the county records indicates this is a in-family transaction which was not exposed to the open market. Quit Claim deed
R0103873	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ This is the first sale after foreclosure from the Bank of America to an individual. The sale was not exposed to the open market. Information contained in county records indicate major remodeling and repair of waterlines due to freezing.
R0102550	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ Field inspection by county appraisers confirm the remodeling of the single-family improvement since the sale.
R0309268	1212	SALE BETWEEN RELATED PARTIES	✓ Related parties as stated in county files. Not stated on TD 1000.
R0103655	1212	DUMP SALES	✓ Information contained in county records indicate major damage to the improvements.
R1001415	1212	DUMP SALES	✓ Transferred via Personal Rep. deed selling off property which was held in estate after owner's death. Information on PR deed an TD.
R0102480	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ This was first sale after foreclosure from the Sec. of Veterans Affairs to an individual. The improvements were remodeled immediately after purchase. Not open market.
R0302275	1212	DUMP SALES	✓ This is the first sale after foreclosure from Fannie Mae to an individual. This sale was not exposed to the open market according to information contained in county records.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1001980	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> The last names of the grantor and grantee are the same according to the deed, however the TD 1000 does not indicate related parties. Notes by staff support the in-family transaction.
R1001155	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> The last names of the grantor and grantee on the deed are the same. Related parties according to county notes.
R0102455	1212	SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This was a transaction between Housing and Finance Authority and HUD. The sale was not offered to the open market.
R0301946	1212	SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> Bank of America was the high bidder on this foreclosed property. Suppot documentationm is included in county notes.
R0103120	1212	SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo Bank to Fannie Mae. This property was not offered on the open market. This information is located in county files.
R0103660	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> At the time of purchase the unit had been vacant for two years at which time it had a flood. Repairs were never done and the improvements were in very poor condition at the time of purchase.
R1001200	1212	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> The time of purchase there was a single-family home which was condemned and needed to be razed. The value of the single-family improvement was not known. county records indicate there plans to tear down the home and construct a new one.
R0101865	1212	DUMP SALES	<input checked="" type="checkbox"/> This is sale is between the Housing and Urban Development to an individual and and was not exposed to the open market. Deed and county notes in file.
R0304522	1212	SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This is a transfer between CEN LAR Space FSB to Fannie Mae. This property was not offered on the open market according to information in county files and on the deed.
R1000099	1215	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> Field inspection by the county appraisers have determined that there are ongoing remodeling and renovations on the improvements. Notes in county records.
R1000095	2212	OTHER/NON-ARM'S LENGTH	<input checked="" type="checkbox"/> This transaction was for the lease of the property only. No land or improvements included. This information is contained in county files
R0101125	2212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> County notes state this property was near foreclosure and was sold as a short sale to the owners Uncle. After purchase the improvements were being remodeled.
R1003344	2215	SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This was a foreclosure from the First National Bank the Rockies and was not exposed to the open market. The First National Bank of Rockies sold at the high bid at \$400,703. This information is reflected in the county records
R0103495	2230	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a closed market transaction between parents and their son, not exposed to the open market.
R1001450	2230	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> The sale of this property was not open to the market. The buyer approached the seller and made an offer which was accepted. After purchase the improvements were remodeled.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0103806	2230	SALE/UNFULLFIL AGRMT-NO MKT VAL DETERMIN	<input checked="" type="checkbox"/> This transaction was a repossession of the property due to non-payment. This property was not offered on the open market according to county information.
R0102495	2230	SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> Information in county records state this was a trade and also involved a trade under the IRS code section 1031.
<hr/>			
Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	53	RIO GRANDE	
1920404008	0540	Z SEE COMMENT	✓ This was a court-ordered sale as indicated in language on the TD 1000.
3706000041	0550	T LAND IN AGRICULTURAL CLASSIFICATION	✓ This parcel has an agricultural designation and is considered unqualified for the study.
3533000023	0600	Z SEE COMMENT	✓ Several minor structures were located on the property at the time of sale
2135211009	0600	Z SEE COMMENT	✓ This property included minor structures located on the RV resort. RV hook-ups and electric hook-ups were also located on property.
3706110005	1112	Z SEE COMMENT	✓ The sale property went from a nonexempt property to an exempt property purchased by community resource and housing development.
3706205012	1112	Z SEE COMMENT	✓ This the first sale in the time period and is considered unqualified.
5529049004	1112	Z SEE COMMENT	✓ The improvement located on the sale property was approximately 80% complete at the time of sale, further building must take place to complete the improvement.
2133405022	1112	Z SEE COMMENT	✓ This was sold by a motivated owner and priced for a quick sale. This property was not listed with any real estate company.
6311400431	1112	Z SEE COMMENT	✓ The sale is not exposed the open market and is merely a transfer to correct property lines between neighbors.
1530005031	1112	Z SEE COMMENT	✓ This is a multiple parcel sale as stated on the legal description of the deed.
2133404007	1112	Z SEE COMMENT	✓ There was an unknown amount of personal property included in this transaction.
1930448023	1112	Z SEE COMMENT	✓ Sale is not offered on the open market and was a remnant piece transferred between neighbors.
1717300024	1112	T LAND IN AGRICULTURAL CLASSIFICATION	✓ This parcel has an agricultural designation and is considered unqualified for the study.
1531025002	1112	Z SEE COMMENT	✓ This is the first sale after foreclosure and was being remodeled at the time of sale.
1324400192	1112	Z SEE COMMENT	✓ This is the first sale after foreclosure from DLG mortgage capital to a corporation. Not exposed to open market.
2125201027	1112	Z SEE COMMENT	✓ The sale of the property was not offered to the open market was transferred by quit claim deed.
2135221015	1112	Z SEE COMMENT	✓ The adjacent property owner paid approximately 40% less than market value due to the location. Not exposed to the open market.
3336205003	1112	B MULTIPLE PROPERTIES	✓ The sale included multiple properties as stated on the TD 1000 and the deed.
3336202001	1112	Z SEE COMMENT	✓ There is a trade concerning this property including another property and cash. Not typical terms or conditions.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3328000088	1112	Z SEE COMMENT	<input checked="" type="checkbox"/> The structure was in poor condition and will need to be remodeled after purchase. The value of the improvement was not able to be determined based on its condition.
2134205001	1112	Z SEE COMMENT	<input checked="" type="checkbox"/> This property was under the threat of foreclosure and was priced low and sold very quickly. Not exposed to open market.
2134201006	1112	Z SEE COMMENT	<input checked="" type="checkbox"/> This sale included a trade of \$75,000 and another parcel as stated on the TD 1000.
1529400008	1125	Z SEE COMMENT	<input checked="" type="checkbox"/> There are special conditions stated on the TD 1000 and the sale of property included a six car garage and six wells and multiple parcels. Transferred via Quit Claim Deed.
1930316029	1135	Z SEE COMMENT	<input checked="" type="checkbox"/> The price of the parcel was decided in 2007, the closing was not until 2013.
1531004016	2112	Z SEE COMMENT	<input checked="" type="checkbox"/> The personal property in this transaction was unable to be determined based on the prior owners guesstimate on the TD 1000.
1531003003	2112	C FAMILY/ESTATE/IN-HOUSE TRANSFER	<input checked="" type="checkbox"/> The property was transferred via a quit claim deed contained multiple parcels between family members.
1530472006	2112	B MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multiple parcel sale as indicated on the TD 1000 and the deed.
2135207001	2112	Z SEE COMMENT	<input checked="" type="checkbox"/> This was a mixed-use property with liquor store, gas station and food Mart. Information contained County records.
2133000195	2115	Z SEE COMMENT	<input checked="" type="checkbox"/> There are multiple buildings located on the property which also included camping hookups.
2134000140	2115	Z SEE COMMENT	<input checked="" type="checkbox"/> This was part of a 1031 exchange which included \$237,500 of personal property out of the \$300,000 overall price.
2136100167	2115	Z SEE COMMENT	<input checked="" type="checkbox"/> This is a mixed-use property with the combination of a single family residence and commercial lodging.
3531307013	2120	Z SEE COMMENT	<input checked="" type="checkbox"/> After purchase the improvements were completely remodeled.
1531005019	2120	Z SEE COMMENT	<input checked="" type="checkbox"/> There was extensive remodeling after purchase of the property.
2134204100	2125	B MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multiple parcel sale as stated on the legal description of the deed
2127300245	2125	B MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This a multiple property sale as stated on the legal description of the deed.
2133000048	2125	Z SEE COMMENT	<input checked="" type="checkbox"/> This was a court-ordered sale and transferred by a bankruptcy trustee's deed.
1121100002	2135	B MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This is a multi-parcel sale which had a change in use after purchase from improved commercial to vacant land. The sale was the first sale after foreclosure from Alamosa State Bank to an individual. The information located in County data.
3310400672	2135	C FAMILY/ESTATE/IN-HOUSE TRANSFER	<input checked="" type="checkbox"/> This was an in-family transaction which was transferred via quitclaim deed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1134400489	2135	X LAND USE CHANGE - SEE NOTES	<input checked="" type="checkbox"/> This is a multiple parcel sale and was sold to a family member. Information contained in county notes.
1133000086	2135	Z SEE COMMENT	<input checked="" type="checkbox"/> According to information in County files there were multiple warehouses on the property, some under construction, at the time of sale.
<hr/>			
Accounts Audited:	40	Auditor Agrees: -40	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	54	ROUTT	
R8179148	Apartment	70 CONFIRMED WITH HORIZONS STAFF MEMBER. THIS IS A T	✓ This was a sale between two closely related nonprofit entities. Property was not exposed to the open market. This was a sale between business affiliates according to county records.
R8172444	Garage	50 THIS WAS A LIQUIDATION SALE BETWEEN GERRIT M. PRON	✓ This was a distressed sale to avoid bankruptcy as explained in county records.
R8179280	Hangar	70 THIS IS VALIDATED AS A TRANSFER/SALE BUT NOT QUALI	✓ This transfer was a hangar lease and was not made available to the general public. It's a 15 year long term lease only. No land or improvements transferred.
R8168635	Hangar	70 UNQUALIFIED THIS SALE FOR RATIO STUDIES BECAUSE SA	✓ This is the ground lease for a hanger unit at steamboat condominiums. This interest was transferred by quit claim deed. Land was not included in the transaction. Approximately 30 years remaining on the lease term.
R8168643	Hangar	70 LEASE PURCHASE. SALES PRICE REPRESENTS VALUE OF R	✓ This transfer was a hangar lease and was not made available to the general public. It's a lease-purchase plan.
R5034600	Mixed Use Re	86 BANK SALE, SEE EXTENSIVE REMARKS IN THE ACCOUNT RE	✓ This the first sale after foreclosure from First National Bank of the Rockies to Golden Stream Investments. The condition of the improvements located on the property are very poor and not maintained. This is a mixed-use property.
R8169039	Mixed Use Re	86 5-19-2014 SPOKE TO KRISTIN THE SELLING AGENT. TH	✓ This a mixed-use property which had several bldg. improvements, in poor condition, located on the property at the time of sale. According to county records.
R8231333	Mobile Home	71 PER TD: "VACANT LAND WITH MOBILE HOME". MH SOLD PE	✓ This is a mobile home site which did not include the mobile home. The property was not exposed to the open market as it was purchased by the neighbor thru word-of-mouth.
R8173485	Mobile Home	71 NO MLS. 1/21/14 TALKED TO JIM: FOUND PROPERTY VIA	✓ This landlocked parcel was only marketed through word-of-mouth and was not exposed to the open market
R6777662	Office	58 4-8-2014 SPOKE TO CHRIS PAOLI, BROKER, HE HAD IT L	✓ This transfer included other business interests and securities according to information on the TD 1000.
R8179142	Office / Wareh	58 PER WAYNE ADAMO ON 01-28-15, THE BUYERS PURCHASED	✓ After purchase of this property it was combined with his adjacent property. The buyer was highly motivated to purchase this parcel of land. The property was not exposed to the open market.
R8173672	Residential C	64 UNITS 503, 602 & 612 WERE PURCHASED FOR \$6,050,000	✓ This was a multi-parcel sale which was transferred amongst business affiliates and was not exposed to the open market.
R2585000	Residential D	50 CASH. I TALKED TO MR. STERN ON 1/24/14 ON THE PHON	✓ This was a cash sale of a property with near salvage condition improvements located on it. Since purchase of the property the improvements have been remodeled on a continuing basis.
R6551268	Residential La	57 NOT ON OPEN MKT, RELATED PARTIES. AF	✓ As stated on the TD 1000 this is a family related sale and was not exposed to the open market. The transfer was a deed in lieu of indebtedness.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6251457	Residential Si	71 NOT OPEN MARKET, PURCHASED BY ADJACENT PROPERTY OW	✓ This is an non-open market transaction which was sold to the adjacent property owner. Part of the transfer was a 1031 exchange.
R6165096	Residential Si	86 DOM: 346+. UNPERMITTED ADDITION ENCROACHES ON NEI	✓ This the first sale after foreclosure from Fannie Mae to an individual. Property was not open market and the condition of the improvements were near salvage.
R4522657	Residential Si	86 BANK SALE, UNLIVABLE, BROKEN PIPES, ETC. AF	✓ This is the first sale after foreclosure from the New York Bank to an individual. The sale was not exposed the open market and was purchased directly from the bank. Secondly there was water and mold damage to the improvements due to being vacant for seve
R4362841	Residential Si	71	✓ No Market exposure, MLS had expired, it is unknown how buyer made contact with seller. No information about negotiations in county notes.
R8162708	Residential Si	71 NC, NOT ON OPEN MKT. 2014 VALUE IF 100% COMPLETE	✓ The buyer purchase the property when the improvement was 25% complete. The sale was never exposed the open market.
R8166802	Residential Si	71 NOT LISTED ON MLS, NOBODY ELSE LOOKING AT IT PER B	✓ Notes contained in the county files indicated the buyer approached the owner of the property, made an offer, negotiated, and a sale price was fixed at that time. Not listed in the MLS and not exposed the open market.
R4203167	Residential Si	86 BANK SALE. SPOKE TO OWNER CONDITION OF RES ROUGH	✓ This the first sale after foreclosure from J.P. Morgan Bank to an individual. This property was not marketed openly and was purchased by an individual who made an offer to the bank on the property.
R0155301	Residential Si	71 LMOR FOR OWNER. ON MKT FOR ONE DAY. NOT ENOUGH EXP	✓ The buyer had his eye on the property after first viewing and made an offer the first day of MLS. Offer accepted, normal exposure time is 45 days or more. High price paid gives an indication of buyer motivation.
R3202115	Residential Si	70 \$30,000 SPENT TO REPLACE PLUMBING DUE TO FROZEN PI	✓ This is the first sale in the base period. At the time of purchase the improvements were damaged by water pipe damage and leakage. According to the information on the property card this was a related parties sale.
R6777360	Residential Si	60 NOT ONLY WAS THIS A SALE FROM AN ESTATE, BUT THE P	✓ This property was transferred via Personal Representatives Deed from an estate. Improvements were in poor condition and have been remodeled on a continuing basis. The water rights included in the sale are not transferable and add little or no value
R8166265	Residential Si	60 50% INTEREST TRANSFERRED FOR DIVORCE SETTELEMENT.	✓ This sale was a result of a divorce settlement and was not exposed to the open market.
R8338432	Residential Si	50 PER OWNER: PRICED FOR SUPER QUICK SALE. THE LAND	✓ This Is the first sale after foreclosure from Fannie Mae and was not exposed to the open market.
R8338273	Residential Si	50 NOT ON MLS. NOT EXPOSED TO THE MARKET. NEGOTIATED	✓ This is the first sale after foreclosure from Yampa Bank to an individual it was not exposed to the open market.
R8179339	Residential Si	71 ONLY PURCHASED 0.44 & THEN COMBINED/REPLATTED WITH	✓ This parcel was purchased from a neighbor to add to the existing ownership. After purchase some remodeling was done on the SF structure.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8231950	Residential Si	50 BANK SALE - ON MARKET BEFORE FORECLOSURE 9/2012 \$1	✓ This the first sale after foreclosure and was part of a multiple parcel sale , distressed bank sale, thus the giant discount.
R8165036	Residential Si	50 BANK SALE & AG. MAJOR EROSION ISSUES. AF	✓ This is the first sale after foreclosure from the US Bank NA and was not exposed the open market. The property had negative issues such as erosion, cracks in the foundation etc. according to county information.
R8179107	Residential Si	70 UNQUALIFIED - 11ACRE IMPROVED SALE BI-SECTED BY CO	✓ This sale included seller concessions of unknown value. This parcel is located in two taxing districts, Routt County and Moffat County.
R8179358	Residential Si	51	✓ This is a sale from an individual to the County. Property went from nonexempt to exempt.
R6207059	Residential Si	71 SELLER HAD NO RELATIVES TO LEAVE PROPERTY BUT WANT	✓ This property was transferred as part of a request by the recently deceased owner. Not exposed to the open market. The County has this land use as ag.
R8172611	Retail	64 THIS THE SECOND UNIT PURCHASED BY OWNER. THIS UNI	✓ This property was being purchased under a lease-purchase plan which is not typical in this area.
R8173146	Retail	78 TD WAS DONE ON SALE REC#733939. THEN GRANTEE WAS C	✓ This Is the first sale after foreclosure from Wells Fargo Bank to Steamboat Offices LLC. Property was not exposed to the open market.
R8338186	Retail	64 5-19-2014 SPOKE TO STEVE THE BUYER. HE SAID ARMS	✓ Multiple parcels were transferred as shown in county records.
R8169507	Retail	64 THIS EXPOSED TO THE MARKET 888 DAYS AND NEVER SOLD	✓ There were multiple parcels included in this sale as stated on the TD 1000 and on the deed.
R6357908	Vacant Land	71 NO MLS - EXPIRED IN 2008. NEIGHBORING PARCEL OWNE	✓ According to appraisers notes in county files the adjacent property owner purchased this property along with the 1031 exchange for a condo in Denver. The sale was not exposed the open market.
R4345365	Vacant Land	71 NO MLS. UNABLE TO VIEW AS QUAKER MTN IS A GATED C	✓ This was a transaction between friends and was not exposed to the open market.
R0117978	Vacant Land	71 DOM: 75. ALSO PURCHASED NEIGHBORING IMPROVED LOT	✓ Purchased adjacent lot to maintain open space. Buyer approached seller.
R6343114	Vacant Land	57 NOT ON MLS. NOT OPEN MARKET.	✓ This is a transfer between three owners to two of the owners. Is not open market as explained in the county records.
R6171864	Vacant Land	57 NO MLS. 9/23/13 REC'D DOORHANGER: MARKETING THRU R	✓ This was a multi-parcel which was transferred via Quit Claim Deed between related parties.
R0021741	Vacant Land	71 NO MLS. BOUGHT FOR INVESTMENT. CONSOLIDATE INTO	✓ The buyer made an offer approximately three to four years before negotiations were completed. The property was transferred by quitclaim deed.
R0817834	Warehouse	70 MEDORA FRALICK A BROKER IS FAMILIAR WITH THE SALE	✓ The property was purchased by the tenant UPS. Property was not exposed to the open market and the property was transferred by Personal Representatives Deed.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8165803	Warehouse	71 4-7-2014 SPOKE TO BUYER ON THIS DURING MAY 2013 AP	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo Bank to Outback Investments. The sale was not offered on the open market and was sold below market value.
Accounts Audited:	45	Auditor Agrees: -45	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
485733312010	0	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD.
485733309001	0	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD.
448707229003	0	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD.
448912116009	0	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> At the time of sale the property was mixed-use. There was a change in use after purchase to residential. Multiple parcels.
460522300483	0	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD. Parcels consolidated after sale. Notes in county records.
460521300781	0	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> This property was transferred by personal representatives deed as a result of the death of the family and was not exposed to the open market.
460516300638	0	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This document did not transfer any rights or property because of a missing legal description. This is a sale of multiple properties. Information contained in county records.
460505000856	0	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> This parcel was acquired as part of an assemblage process being accomplished by the grantee. The grantee normally makes offers to properties which are not on the market for assemblage purposes. No market exposure.
460324400167	0	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> This sale involved multiple properties as shown on the deed and TD.
460516200238	0	38 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involved multiple properties as shown on the deed and TD.
460516200238	0	50 SUPPLEMENTAL AFFIDAVITS	<input checked="" type="checkbox"/> This is an-family transfer via an affidavit. Information located on affidavit and in county records.
460506100494	0	26 PARCEL BEEN VACATED SINCE SALE	<input checked="" type="checkbox"/> This was a mixed-use property which has been acquired by the adjoiner and consolidated after purchase. No market exposure.
434119201038	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involved multiple properties as shown on the deed and TD. Transferred by Quit Claim Deed.
460105323017	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involved multiple properties as shown on the deed and TD.
460505000420	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD.
433926006006	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involved multiple properties as shown on the deed and TD.
485732413002	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involves multiple properties as shown on the deed and TD.
460506100009	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This property was transferred via quit claim deed. Multiple parcels were involved in the sale. Information in county records.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
460508100002	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This the first sale at foreclosure from the Federal Home Loan Mortgage Corporation and included multiple parcels. Information is located in county records.
460515300172	0100	7 SALE BETWEEN RELATED PARTIES	✓ This was an in-family transaction was not exposed to the open market according to county files.
460522300467	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involves multiple properties as shown on the deed and TD.
460522300276	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involves multiple properties as shown on the deed and TD.
460506100129	0100	7 SALE BETWEEN RELATED PARTIES	✓ This was in-family transaction and was seller financed at a typical market rates. This information is included in county records.
433924301019	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
407136101008	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
460517400138	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This is the transfer of 50% interest is located on the deed and in county files.
460517100106	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
460508100381	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
395924400054	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
460504200114	0100	14 SALE INV. MULTIPLE PROPERTIES	✓ This sale involved multiple properties as shown on the deed and TD.
460521300262	1212	66 SALE INV. PERSONAL PROPERTY	✓ At first glance this transaction was determined to be unqualified, but after further review county staff qualified this sale, before my review.
460517400071	1212	66 SALE INV. PERSONAL PROPERTY	✓ At first glance this transaction was determined to be unqualified, but after further review county staff qualified this sale, before my review.
460505000696	1212	69 SALE OF A PARTIAL INTEREST	✓ Documents located in county files indicates this is a transfer of an undivided 50% interest.
460521300735	1212	74 PUBLIC TRUSTEE'S DEED	✓ Sold by Trustees' Deed was not offered to the open market. This information is contained in county files
460407328011	1712	14 SALE INV. MULTIPLE PROPERTIES	✓ This is a mixed-use property which involves multiple parcels as indicated in the county records.
460407343009	1712	14 SALE INV. MULTIPLE PROPERTIES	✓ This is a mixed-use property which contains multiple parcels as indicated in county files.
485733011005	200	14 SALE INV. MULTIPLE PROPERTIES	✓ The sale included multiple parcels transferred via a personal representatives deed. This was a mixed-use property according to information in the county records.
<hr/>			
Accounts Audited:	37	Auditor Agrees: -37	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	56	San Juan	
4829171070001	0100	C related parties	✓
48291730360003	1112	L divorce/transfer/forced/bankruptcy	✓
48290100010002	1112	C related parties	✓
48291910920002	1112	C related parties	✓
48291730510002	1112	N prd/shrf/treas/correction deeds	✓
48291730350011	1112	N prd/shrf/treas/correction deeds	✓
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	✓
4829174090005	1135	C related parties	✓
50891230080348	1230	R Sold by Charitable Foundation	✓
50891230080344	1230	C related parties	✓
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	✓
Accounts Audited: 17 Auditor Agrees: -17 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	57	San Miguel	
R1030007327	1112	8 DISTRESS	✓ bank sale, low by comps
R1010004000	1112	50 MAJOR REMODEL	✓
R1010050004	1112	7 INVOLVES MULTIPLE PROPERTIES	✓ 34 properties involved in sale
R1040013183	1112	8 DISTRESS	✓ bank sale, listed & not sold, sold at auction, low by comps
R2010021120	1112	20 INVOLVES GOVT AGENCY	✓ foreclosure
R1040086017	1112	8 DISTRESS	✓ foreclosure
R2030023810	1112	8 DISTRESS	✓ bank sale, foreclosure
R1040013810	1112	8 DISTRESS	✓ foreclosure
R1080088425	1112	8 DISTRESS	✓ foreclosure
R1040089300	1112	8 DISTRESS	✓ bank sale, low by comps
R1040092708	1112	8 DISTRESS	✓ foreclosure, deed restricted
R1010091767	1112	39 SOLD TWICE IN ONE PERIOD	✓ also purchase vac adj lot
R1040009907	1112	8 DISTRESS	✓ short sale
R1010968639	1112	42 REPLATED	✓ owned adj land, purchased vac land to clear a replat line
R1080087535	1112	8 DISTRESS	✓ bank sale, low by comps
R1040099023	1112	8 DISTRESS	✓ foreclosure, short sale
R1080088437	1112	1 BETWEEN RELATED PARTIES	✓
R1010092900	1112	11 REMODELED ADDITIONAL STRUCTURE	✓ major remodel
R2030022915	1112	8 DISTRESS	✓ bank sale, low by comps
R1010091156	1112	15 IMPROVEMENT DEMOLISHED	✓
R1080000039	1112	36 FRACTIONAL INTEREST	✓ less than 100% conveyed
R1010002910	1115	15 IMPROVEMENT DEMOLISHED	✓ poor condit, scraped
R1040013555	1212	16 ATYPICAL	✓ imps on leased land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1018095158	1212	40 PARKING SPACE	☑ garage only
R1040012860	1212	34 NO DOC FEE	☑ Bill of sale
R1040016195	1212	34 NO DOC FEE	☑ Bill of sale
R1010060099	1212	20 INVOLVES GOVT AGENCY	☑ price cap deed restriction
R1080094647	1230	10 DEED RESTRICTED	☑
R1080110663	1230	7 INVOLVES MULTIPLE PROPERTIES	☑
R1010001292	1230	18 NOT LISTED	☑ buyer now owns all three units in this complex
R1080096017	1230	10 DEED RESTRICTED	☑
R1014394100	1230	16 ATYPICAL	☑ purchased a portion of lobby & wall of common area for expansion of unit C100
R1010002547	1230	8 DISTRESS	☑ foreclosure, short sale
R1080110416	1230	10 DEED RESTRICTED	☑
R1010099019	1230	50 MAJOR REMODEL	☑ also purchase adj condo
R1010090230	1230	8 DISTRESS	☑ bank sale, first sale in time frame
R1080094651	1230	10 DEED RESTRICTED	☑ price cap deed restriction
R1080070087	1230	8 DISTRESS	☑ auction sale, low by comps
R1010001995	1230	24 OTHER	☑ was on open mkt, then auctioned, low by comps
R1010001293	1230	18 NOT LISTED	☑ not on open mkt, owns several units
R1080096659	1230	10 DEED RESTRICTED	☑ foreclosure, short sale
R1080097655	1230	10 DEED RESTRICTED	☑
R1080099111	1230	34 NO DOC FEE	☑ deed restriction
R1010001106	1230	90 BUYER OWNS ADJACENT PROPERTY	☑ low by comps
R1030020012	1230	8 DISTRESS	☑ bank sale, low by comps
R1080092871	1230	10 DEED RESTRICTED	☑ bank, short sale

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	SEDGWICK	
R0013059030	1135	22 MOBILE HOME SALE	✓ verified
R0011025070	1212	25 EXTENDED VACANCY	✓ HUD grantor
R0013055060	1212	57 BETWEEN RELATED PARTIES	✓ verified
R0013010020	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0011033060	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0011035020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0012040010	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0012054010	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0012057060	1212	56 FINANCIAL INSTITUTE AS BUYER	✓
R0013010010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0030008100	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0020001030	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0020003100	1212	60 SETTLE AN ESTATE	✓
R0020007040	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0020011010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0020011020	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0020017080	1212	57 BETWEEN RELATED PARTIES	✓ below mkt by comps
R0020022040	1212	57 BETWEEN RELATED PARTIES	✓
R0020022040	1212	62 DOUBTFUL TITLE, QUIT CLAIMS	✓
R0013053010	1212	57 BETWEEN RELATED PARTIES	✓ verified
R0030006030	1212	60 SETTLE AN ESTATE	✓
R0015000050	1212	57 BETWEEN RELATED PARTIES	✓
R0030009010	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0031003050	1212	22 MOBILE HOME SALE	✓
R0036002050	1212	19 CONTRACTS FOR DEED LESS 3 YRS	✓
R0061225011	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0071003020	1212	57 BETWEEN RELATED PARTIES	✓
R0071128040	1212	58 BETWEEN BUSINESS AFFILIATES	✓
R0071236140	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0080906020	1212	60 SETTLE AN ESTATE	✓
R0091118030	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0020024050	1212	57 BETWEEN RELATED PARTIES	✓
R0014074022	1212	22 MOBILE HOME SALE	✓
R0013024030	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0013026080	1212	63 PROPERTY TRADES INVOLVED	✓
R0013027010	1212	57 BETWEEN RELATED PARTIES	✓
R0013040040	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013041020	1212	60 SETTLE AN ESTATE	✓
R0013042030	1212	25 EXTENDED VACANCY	✓ foreclosure/wells fargo
R0013042070	1212	64 MULTIPLE PROPERTIES INVOLVED	✓ verified
R0013043070	1212	64 MULTIPLE PROPERTIES INVOLVED	✓ verified
R0013047050	1212	57 BETWEEN RELATED PARTIES	✓ verified
R0015000210	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0013059040	1212	61 RESULT FROM JUDICIAL ORDER	✓
R0015000110	1212	60 SETTLE AN ESTATE	✓
R0014074040	1212	57 BETWEEN RELATED PARTIES	✓
R0014079080	1212	48 FINANCIAL INSTITUTE AS SELLER	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014086080	1212	56 FINANCIAL INSTITUTE AS BUYER	✓
R0014087040	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0014088020	1212	57 BETWEEN RELATED PARTIES	✓
R0014088070	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0014088080	1212	57 BETWEEN RELATED PARTIES	✓
R0015000030	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013020030	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0013053010	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓ verified
R0011016010	1212	24 FORECLOSURE - DUMP	✓ below mkt by comps
R0011032070	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0011032040	1212	60 SETTLE AN ESTATE	✓
R0011028020	1212	57 BETWEEN RELATED PARTIES	✓
R0011026070	1212	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0011026040	1212	60 SETTLE AN ESTATE	✓
R0011025080	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0011024080	1212	57 BETWEEN RELATED PARTIES	✓
R0011024060	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0011023090	1212	57 BETWEEN RELATED PARTIES	✓
R0011033020	1212	60 SETTLE AN ESTATE	✓
R0011017040	1212	48 FINANCIAL INSTITUTE AS SELLER	✓
R0011014020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0011014110	1212	57 BETWEEN RELATED PARTIES	✓
R0011014050	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0011014020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0011014010	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010009070	1212	57 BETWEEN RELATED PARTIES	✓
R0010007110	1212	48 FINANCIAL INSTITUTE AS SELLER	✓ below mkt by comps
R0020018030	1212	9 CONTRACTS FOR DEED LESS 3 YRS	✓
R0010006020	1212	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010007100	1212	60 SETTLE AN ESTATE	✓
R0011026040	1212	60 SETTLE AN ESTATE	✓
R0011022020	1212	60 SETTLE AN ESTATE	✓
R0010013010	1212	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓
R0014087070	1213	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010004090	1215	65 UNFULFILLED AGREEMENT NO MRKT	✓
R0016000003	1220	64 MULTIPLE PROPERTIES INVOLVED	✓
R0010003100	2112	48 FINANCIAL INSTITUTE AS SELLER	✓ verified
R0010011020	2112	66 NON-REALTY ITEMS OF UNK VALUE	✓
R0010011020	2112	67 FRANCHISE OR LICENSE UNK VALUE	✓ dq bluesky included w/pharmacy records & PP
R0030005080	2112	64 MULTIPLE PROPERTIES INVOLVED	✓ verified
R0030005080	2112	25 EXTENDED VACANCY	✓ verified, discussed with county
R0030005080	2112	64 MULTIPLE PROPERTIES INVOLVED	✓ verified
R0030008050	2112	65 UNFULFILLED AGREEMENT NO MRKT	✓ never on mkt, below mkt by comps
R0010012120	2120	10 LEASE	✓ discussed
R0061233062	2130	67 FRANCHISE OR LICENSE UNK VALUE	✓ subway
R0020011070	2130	68 EXTENSIVE REMOD/ADD IMP/CHNG	✓ verified
R0030006100	2130	9 CONTRACTS FOR DEED LESS 3 YRS	✓ verified
R0010004011	2130	66 NON-REALTY ITEMS OF UNK VALUE	✓ dq, pp of unknown value, inc washers and dryer 6 of each, laundry

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0020003010	2130	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> discussed
R0020011050	2135		<input checked="" type="checkbox"/> dq purchased for adjoining land reason
R0013058030	2135	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> verified
R0020008140	2135	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> verified
R0017500010	2135	2 DEEDS INV US, STATE OF CO OR P	<input checked="" type="checkbox"/> govt agency
R0034001020	2230	24 FORECLOSURE - DUMP	<input checked="" type="checkbox"/> below mkt by comps
Accounts Audited: 101 Auditor Agrees: -101 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
6515155	0100	80	<input checked="" type="checkbox"/> Lot purchased with an adjacent improved lot, not on open market
6515698	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515707	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515706	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515705	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515704	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515702	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515701	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515697	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515720	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515719	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515718	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515721	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
6515696	0190	80	<input checked="" type="checkbox"/> Developer to developer sale, not exposed to the open market
1406122	1212	80	<input checked="" type="checkbox"/> This sale was recorded twice (with the correction deed sale being qualified
500678	1212	80	<input checked="" type="checkbox"/> Foundation cracks, driveway cracks, caused by improper drainage from street, three years to repair
2800585	1212	80	<input checked="" type="checkbox"/> Excessive deferred maintenance, sold by Sherriff's deed, added an 854 sf deck in 2014
2802106	1212	80	<input checked="" type="checkbox"/> Excessive deferred maintenance: flatwork, broken water lines, mold
100681	1212	80	<input checked="" type="checkbox"/> Roof leak caused significant damage to wall and floors, permitted repairs
200265	1212	80	<input checked="" type="checkbox"/> Partial remodel (45%)was never completed and sold incomplete,100% for 2013
1500229	1212	0	<input checked="" type="checkbox"/> This actually is a good residential sale.
2801610	1212	80	<input checked="" type="checkbox"/> Broken pipes, water damage, roof damage, falling decks, only access through garage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
200386	1212	80	<input checked="" type="checkbox"/> Kitchen cabinets missing, holes in drywall, resold for \$545,500 in 10-2-13
6511257	1212	80	<input checked="" type="checkbox"/> Partially completed improvement, subsequent fix and flip 11-13 for \$477k, resold 8-14 for \$559k
2803051	2115	93	<input checked="" type="checkbox"/> Multiple lots in Tiger Run along with a mobile home
304949	2140	93	<input checked="" type="checkbox"/> Multi parcel, multi-schedule sale at Beaver Run
6505757	2245	93	<input checked="" type="checkbox"/> Sale included two units, one unit resold 2/12 for \$350k
6509864	2245	80	<input checked="" type="checkbox"/> Buyer approached seller, never on open market
6503399	2245	80	<input checked="" type="checkbox"/> Flood-damaged at time of sale, purchased to built four residential units that has a C.O. on 12/15
6513610	2245	80	<input checked="" type="checkbox"/> Not exposed to open market, chain of title indicates a personal relationship between grantor/grantee
<hr/>			
Accounts Audited:	30	Auditor Agrees: -30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0021310	0100	972	✓ This property was transferred by quitclaim deed and was not listed with any real estate company. Information is contained in County records.
R0005164	0100	972	✓ The adjacent property owner made an offer to the property owner to purchase this property. The price was negotiated and the property was transferred without the benefit of a real estate agent.
R0011993	0100	972	✓ This property was transferred by quitclaim deed and was not listed with any real estate company. Information is contained in County records.
R0008976	0100	972	✓ This property was transferred by quitclaim deed and was not listed with any real estate company. Information is contained in County records.
R0054757	0100	950	✓ This the first sale after foreclosure from Park state bank and trust to an individual. County notes indicate that the property was not listed by realtor. After purchase a new home was constructed on the property to change the use from vacant to single-family residential.
R0055382	0100	68	✓ This property was not listed by any MLS or real estate agent. The conditions of the sale were such that piece seller retained and ownership in the project which is atypical for this market.
R0051875	0200	69	✓ This is a sale between business affiliates and was for one third interest in the property. This information appears on the TD and on the deed in County records.
R0053515	0550	950	✓ This is one of multiple sales in the base period. New SF residence constructed after purchase.
R0002022	0550	950	✓ This is one of multiple sales in the base period.
R0016555	1112	104	✓ After purchase of the property the improvements were remodeled and additions were made to the structure. The supporting information is in County records.
R0018377	1112	104	✓ This is the first sale multiple sales in the base. Unqualified sale supported by documentation in County records.
R0010503	1112	103	✓ Notes in County records indicated this property was not listed in the MLS and the buyer assumable loan and resold the property after purchase four \$94,000 more.
R0055585	1112	57	✓ This property was transferred to a related party and was not offered on the open market.
R0014801	1112	57	✓ This property was transferred to a related party and was not offered on the open market.
R0020071	1112	57	✓ This property was transferred to a related party and was not offered on the open market.
R0023073	1112	104	✓ The improvements were extensively remodeled and additions were made to the residence after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0011597	1112	104	✓ Information in County records indicates this was a short sale and was purchased by a person flips house. This person splits houses sold this property to their parents. This and in family transaction with atypical financing. 13% for six months and a balloon payment in six months of \$365,000.
R0032747	1112	58	✓ This was a business affiliates sale and was not offered to the open market according to county documentation. Yhe grantor used an intermediary company to negotiate the deal as they do not deal with the Gold Mining Company. Information contained in county records.
R0054384	1112	104	✓ The property was purchased due to an encroachment of a building. The sale was necessary to clear title due to the encroachment. Not open market.
R0012491	1112	58	✓ This was a business affiliates sale and was not offered to the open market according to county documentation.
R0021878	1112	104	✓ According to verify information within the County files there was more than one improvement on the property which included a ranch home and cabin.
R0012300	1112	681	✓ This property was not advertised in the MLS this is the first sale in of multiple sales in the base period.
R0021466	1112	58	✓ The buyer of this property was a tenant of the owner and made an offer to the owner for the property. This property was not offered on the open market according to County documentation.
R0013003	1112	68	✓ County records indicate that shortly after purchase the improvements on the property were destroyed by fire. After the fire the improvements were rebuilt.
R0017775	1112	104	✓ At the time of sale the residence was uninhabitable due to septic and plumbing problems. This property is not expose the open market as it was purchased by realtor for rental and resale. Information containedm in county records.
R0000105	2115	64	✓ These properties were for sale by owner and was not exposed to the open market. The sale was financed by the seller was a mixed-use property.
R0000283	2115	64	✓ This is a multi-parcel sale which was not available on the open market. Supporting documentation is located in County records.
R0000707	2120	950	✓ Improvements located of the property were remodeled immediately after sale and there was a change in use from office to retail.
R0028809	2120	950	✓ According to verify information in County records the improvements were significantly remodeled is a change in use from office/retail to medical offices.
R0038247	2120	64	✓ This is a multi-parcel sale which was not available on the open market. Supporting documentation is located in County records.
R0000767	2120	58	✓ This was a sale between business affiliates and was not exposed or offered on the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0022263	2120	53	<input checked="" type="checkbox"/> This property was sold to a church and therefore exempt property. This is a change from the before sale condition
R0000767	2120	66	<input checked="" type="checkbox"/> This sale was part of a multi-parcel sale and was part of the purchase of US cables assets in Colorado. This is not an open market transaction.
R0000017	2125	64	<input checked="" type="checkbox"/> This mixed-use property of commercial/industrial contained multi-parcels and more than one improvement. This information is verified is contained in County notes.
R0054225	2127	64	<input checked="" type="checkbox"/> Multiple parcels not available on the open market. Sale leaseback part of American Gaming assests.
R0050573	2127	64	<input checked="" type="checkbox"/> This is a multi-parcel sale as indicated in County notes and on the deed. The improvements were extensively remodeled after the sale and changed from casino to retail shop.
R0000104	2135	983	<input checked="" type="checkbox"/> This property is being purchased to installment plan contract. The seller financed for seven years not available to the open market
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Accounts Audited:	37	Auditor Agrees: -37	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	WASHINGTON	
98040001011	11120	16 SALE INCLUDES MOBILE HOME	✓ verified
94754013001	11120	43 INCLUDES AG TYPE OUTBUILDINGS	✓ discussed
92032002021	11120	01 RELATED PARTIES	✓ verified
98041004009	11120	01 RELATED PARTIES	✓ verified
98045001005	11120	01 RELATED PARTIES	✓ verified
98045001007	11120	01 RELATED PARTIES	✓ verified
98047002003	11120	01 RELATED PARTIES	✓ verified
02534400172	11120	01 RELATED PARTIES	✓ verified
02332100016	11120	16 SALE INCLUDES MOBILE HOME	✓ verified
98048001003	11120	16 SALE INCLUDES MOBILE HOME	✓ verified
03125000204	11120	29 AG SALE	✓ verified
02425300220	11120	29 AG SALE	✓ verified
92030001012	11120	16 SALE INCLUDES MOBILE HOME	✓ verified
04001000130	11120	33 NOW EXEMPT PROPERTY	✓ discussed
92035003002	11120	15 NON ARM'S LENGTH;ADJACENT PROP	✓ verified
92001010010	11120	56 MIXED USE	✓ discussed
05731300021	11120	56 MIXED USE	✓ discussed
98042008020	11120	06 REMODEL AFTER PURCHASE	✓ verified
92001001018	11120	06 REMODEL AFTER PURCHASE	✓ verified
98042006006	11120	06 REMODEL AFTER PURCHASE	✓ verified
98049001016	11120	06 REMODEL AFTER PURCHASE	✓ verified
92019001002	11120	06 REMODEL AFTER PURCHASE	✓ verified
92001008016	11120	09 INVOLVES MULTIPLE PROPERTIES	✓ verified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92002019001	11120	09 INVOLVES MULTIPLE PROPERTIES	☑ verified
98047002002	11120	15 NON ARM'S LENGTH;ADJACENT PROP	☑ verified
06607400173	11120	29 AG SALE	☑ verified
98041012004	11150	15 NON ARM'S LENGTH;ADJACENT PROP	☑ verified
98048002005	21350	01 RELATED PARTIES	☑ verified
06032400129	21350	15 NON ARM'S LENGTH;ADJACENT PROP	☑ verified
03101000180	21350	01 RELATED PARTIES	☑ verified
92001013011	21350	15 NON ARM'S LENGTH;ADJACENT PROP	☑ verified
03101000180	21350	66 INC NON-RLTY ITEMS UNDT VALUE	☑ verified
92009501003	22350	08 INVOLVES PROPERTY TRADES	☑ discussed, verified
92001012016	31150	06 REMODEL AFTER PURCHASE	☑ verified
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Accounts Audited:	34	Auditor Agrees: -34	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R2889004	0100	Acquaintance	✓ Four parcels purchased from acquaintance
R0652601	0100	Family/Related Parties	✓ Subject sold for \$320k on the same day- qualified
R0648086	0100	Acquaintance	✓ Buyers owned the adjacent parcel, assemblage
R3546386	0200	Acquaintance	✓ Purchased from business partner and relisted for \$20k
R4846807	0200	Family/Related Parties	✓ Inter-corporate transfer
R0095787	1212	Business interests in sale	✓ Change of use to a propane storage area
R2092586	1212	Partial Interest Only	✓ Two deeds on the same property for 50% each
R2077386	1212	Property Changed After Sale	✓ Fixed and flipped for \$280k on 7-3-13
R2056303	1212	Property Changed After Sale	✓ Fixed and flipped for \$275k on 12-27-13
R1977786	1212	Family/Related Parties	✓ Inter-familial transfer
R1884686	1212	Property Changed After Sale	✓ Fixed and flipped 6-6-14 for \$165,500
R1450586	1212	Property Changed After Sale	✓ Excessive deferred maintenance, cured after sale
R1345202	1212	Family/Related Parties	✓ Sold from father to son
R1271797	1212	Property Changed After Sale	✓ Basement destroyed in the flood and replaced
R1029096	1212	Property Changed After Sale	✓ Finished basement after purchase
R0855801	1212	Old Contract	✓ Atypical financing, assumed first deed of trust
R0640086	1212	Property Changed After Sale	✓ Excessive deferred maintenance, with a one acre additional site included
R0357795	1212	Property Changed After Sale	✓ Fixed and flipped 11-14-14 for \$89k
R0154895	1212	Property Changed After Sale	✓ Permits taken out after sale for a remodeled kitchen and bath
R2151986	1212	Property Changed After Sale	✓ Fixed and flipped on 6-22-15 for \$188,200, poor condition per TD
R0042893	1212	Property Changed After Sale	✓ Poor condition per TD and permits pulled for remodeling
R0035991	1212	Property Changed After Sale	✓ Dated manufactured home demolished for a new home
R3525686	1212	Property Changed After Sale	✓ Holes in flooring and roof, poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R3234686	1212	Government	☑ This was a program where HUD sold homes to teachers, etc for half price
R3726405	1212	Property Changed After Sale	☑ No certificate of occupancy from City, fixed and flipped on 6-28-13 for \$125k
R3202386	1212	Acquaintance	☑ Approached by owner's uncle and sold to uncle
R3160386	1212	Property Changed After Sale	☑ Fixed and flipped for \$223k on 5-5-15, completely remodeled
R8912400	1212	Property Changed After Sale	☑ Added fully finished basement
R3149686	1212	Property Changed After Sale	☑ Fixed and flipped for \$365k, remodeled
R3051604	1212	Property Changed After Sale	☑ Basement finish added after sale
R3044604	1212	Family/Related Parties	☑ Sale was from a living trust to the surviving spouse
R3040404	1212	Property Changed After Sale	☑ Basement finished and garage added after sale
R2469886	1212	Family/Related Parties	☑ Family-related per TD 1000
R0213494	1212	Property Changed After Sale	☑ Basement finish added after sale
R7829499	1212	Property Changed After Sale	☑ Fixed and flipped 10-31-13 for \$95k
R3817286	1212	Property Changed After Sale	☑ Basement finished after sale
R4245206	1212	Property Changed After Sale	☑ Second improvement added after this sale
R4270206	1212	Business affiliates(Relocate)	☑ Relocation sale and the second sale was qualified
R4427586	1212	Property Changed After Sale	☑ Fixed and flipped 7-26-13 for \$142k
R5617886	1212	Property Changed After Sale	☑ Added 500 sf addition and a metal roof, mixed use office and residential
R5827086	1212	Property Changed After Sale	☑ Excessive deferred maintenance on six permits
R6779379	1212	Property Changed After Sale	☑ This actually is a qualified sale
R6780863	1212	Property Changed After Sale	☑ House was purchased by tenant and has been demolished
R6781901	1212	Property Changed After Sale	☑ Basement finish completed after sale
R6893697	1212	Property Changed After Sale	☑ Excessive deferred maintenance: flatwork. Buyer and seller were acquainted
R7823799	1212	Family/Related Parties	☑ Purchased from parents
R8631900	1212	Partial Interest Only	☑ Undivided one-third interest

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R7280698	1212	Business affiliates(Relocate)	<input checked="" type="checkbox"/> This is a qualified sale
R8631900	1212	Partial Interest Only	<input checked="" type="checkbox"/> Undivided two-third interest
R8317100	1212	Old Contract	<input checked="" type="checkbox"/> Buyer rented for five years, paid higher rent, price agreed five years ago
R0789386	1215	Multiple Use	<input checked="" type="checkbox"/> Mobile home park and duplex, multiple use
R4697107	1225	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Bulk sale of subject and twenty-one other properties
R5748186	2212	Multiple Use	<input checked="" type="checkbox"/> Storage and retail uses
R2891586	2220	Multiple Use	<input checked="" type="checkbox"/> Mixed use: 50% office and 50% residential
R0349994	2230	Property Changed After Sale	<input checked="" type="checkbox"/> Remodeled into plumbing service, owner carry at market rate,
R2767586	2235	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Not on open market, sold to a business associate
R3130504	2235	Ag land - with Water	<input checked="" type="checkbox"/> Purchased from neighbor, six shares of water, 68 acres of agricultural
R2765186	2235	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Sold between business affiliates
R0579701	3215	Ag land - with Water	<input checked="" type="checkbox"/> Tenant of fifteen years purchased, inter-corporate
R6784314	3220	Ag land - with Water	<input checked="" type="checkbox"/> Land around a gravel pit
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	YUMA	
R527138	Residential	PARTIAL INTEREST	<input checked="" type="checkbox"/> Deed conveys less than 100%
Y003603	Residential	PARTIAL INTEREST	<input checked="" type="checkbox"/> Deed conveys less than 100%
Y004121	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
W000986	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
Y003569	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R114208	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R318036	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
Y004509	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R128029	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R218060	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R213113	Residential	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
W000197	Residential	RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/>
R117010	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
W000145	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
R527138	Residential	PARTIAL INTEREST	<input checked="" type="checkbox"/> Deed conveys less than 100%
W000327	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y004102	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
W000917	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y003156	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
T007622	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
T007622	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
T007622	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
R218106	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R218106	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y003737	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y003885	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y003885	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
Y003603	Residential	PARTIAL INTEREST	<input checked="" type="checkbox"/> Deed conveys less than 100%
R426057	Residential	RELATED PARTIES	<input checked="" type="checkbox"/> deeded to family member
W000608	Residential	UNVERIFYABLE	<input type="checkbox"/>

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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