



2018  
PROPERTY ASSESSMENT  
STUDY

COUNTY SALES  
VERIFICATION REPORT

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**Prepared for  
The Colorado Legislative Council**





## 2018 County Sales Verification Report

According to Colorado Revised Statutes:

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

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

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

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

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

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

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



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

In 2018 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	<b>01</b>	<b>ADAMS</b>	
R0160981	0100	70	<input checked="" type="checkbox"/> Sales prices is an allocation of a predetermined overall improved value
R0160983	0100	70	<input checked="" type="checkbox"/> Sales prices is an allocation of a predetermined overall improved value
R0161078	0100	70	<input checked="" type="checkbox"/> Sales prices is an allocation of a predetermined overall improved value
R0161081	0100	70	<input checked="" type="checkbox"/> Sales prices is an allocation of a predetermined overall improved value
R0103694	0100	70	<input checked="" type="checkbox"/> Former residential parcel with homes demolished and change of use
R0133249	0200	70	<input checked="" type="checkbox"/> Resubdivided and parcel no longer exists
R0169035	0200	70	<input checked="" type="checkbox"/> Resubdivided and parcel no longer exists
R0112022	0300	70	<input checked="" type="checkbox"/> Deed stated \$68,000, TD had \$136k, deed had the wrong
R0177784	0300	70	<input checked="" type="checkbox"/> Resubdivided and parcel no longer exists
R0119087	0520	70	<input checked="" type="checkbox"/> Two years under market and sold for 1/2 of list price
R0101401	0540	70	<input checked="" type="checkbox"/> A portion of Hidden Lake... water
R0098065	0800	70	<input checked="" type="checkbox"/> 10 x 160 assembled on the south side of 71st Avenue
R0052692	1112	70	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0008578	1112	70	<input checked="" type="checkbox"/> Fixed and flipped with a subsequent sale
R0008922	1112	70	<input checked="" type="checkbox"/> Two deeds filed for one-half the sales price
R0014027	1112	70	<input checked="" type="checkbox"/> Not listed in MLS, sold for land value, 15 acres
R0017360	1112	70	<input checked="" type="checkbox"/> SF differences between MLS and county records
R0024156	1112	70	<input checked="" type="checkbox"/> No MLS, No TD
R0030822	1112	70	<input checked="" type="checkbox"/> No MLS with subsequent fix
R0059965	1112	70	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0065215	1112	70	<input checked="" type="checkbox"/> No MLS, purchased by a tenant

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0069832	1112	70	<input checked="" type="checkbox"/> Fair condition per TD
R0074221	1112	70	<input checked="" type="checkbox"/> Three sales of subject that were inter-personal
R0074809	1112	70	<input checked="" type="checkbox"/> Correction deed, prior sale qualified
R0135532	1112	70	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0050357	1112	70	<input checked="" type="checkbox"/> No MLS, Not listed, sold from LLC to LLC
R0006302	1112	70	<input type="checkbox"/> No basis for disqualification
R0000807	1117	70	<input checked="" type="checkbox"/> Vacant land sale with two minor ag structures
R0050183	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0054897	1135	70	<input checked="" type="checkbox"/> Purged mobile home sale
R0054874	1135	70	<input checked="" type="checkbox"/> Purged mobile home sale
R0050788	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050750	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050705	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050703	1135	70	<input checked="" type="checkbox"/> Purged mobile home sale
R0050678	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050660	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050184	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050204	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0048759	1135	70	<input checked="" type="checkbox"/> Mobile home lot with a detached garage
R0050594	1135	70	<input checked="" type="checkbox"/> Purged mobile home sale
R0050616	1135	70	<input checked="" type="checkbox"/> Vacant mobile home site
R0050215	1140	70	<input checked="" type="checkbox"/> No MLS, scraped mobile home park
R0185668	2112	70	<input checked="" type="checkbox"/> This parcel was replatted into three parcels
R0175819	2112	67	<input checked="" type="checkbox"/> Firestone Complete Auto Care with business value and FFE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0110667	2112	67	✓ Multiple building parcel, bulk sale
R0109028	2112	67	✓ Multiple building parcel, multiple uses,
R0095688	2112	68	✓ Dated auto shop converted to MMJ Dispensary, demo'd part
R0095577	2112	69	✓ 50% partial interest as well as poor condition
R0066240	2112	67	✓ Portfolio, bulk sale transaction, included business value
R0030767	2112	67	✓ Portfolio, bulk sale transaction, included business value
R0024449	2112	67	✓ Portfolio, bulk sale transaction, included business value
R0084052	2115	67	✓ Hotel with business value and FFE
R0108352	2115	67	✓ Full service hotel with FFE and business value (Hyatt)
R0059357	2120	68	✓ Significantly remodeled after sales date
R0099004	2130	68	✓ Significantly remodeled after sales date
R0116143	2130	67	✓ Wendy's restaurant with FFE and business value
R0042525	2130	67	✓ Red Lobster with business value
R0013647	2130	69	✓ Two half interest interests sold to pay off a note
R0181751	2130	67	✓ FFE and business value
R0180547	2135	69	✓ Partial interest transaction per TD
<b>Accounts Audited: 61      Auditor Agrees: -60      Auditor Disagrees: -1      Auditor Disagrees: -1.64%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>02</b>	<b>ALAMOSA</b>	
528135400063	1112	19 DISTRESSED SALE	<input checked="" type="checkbox"/> This is a transfer of an improved residential property. The home was in poor condition and has no site improvements including water electric and no indoor plumbing.
541310405006	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> The sale property had 3 single-family residential homes.
541310211016	1112	60 SETTLE AN ESTATE	<input checked="" type="checkbox"/> This was a transfer after the death of the owner in order to settle the estate. The improvements were in poor condition and would need remodeling and/or re-building to be habitable.
528532411008	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> After purchase the improvements were extensively remodeled.
541310221006	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> The sale property had 2 single-family residential homes.
541310326007	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was an in-family transaction as stated on the deed and on the TD 1000.
541310102002	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> The sale property had 3 single-family residential homes.
541303305001	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> This sale property had 2 single-family residences located on it at the time sale.
541122300003	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties and was not exposed to the open market.
541315102006	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between a brother and sister as stated on the TD 1000.
528532100021	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> The property transferred contained 2 residential structures, both improvements are two-story structures.
528526200008	1140	20 OTHER	<input checked="" type="checkbox"/> This was a sale of a Mobile Home Park which included mobile homes and site improvements.
541310223008	2112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> The deed and the TD 1000 indicates this is a multiple parcel transfer.
513703213001	2112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> Building permits issued after transfer indicates extensive remodeling after purchase.
541309112008	2112	60 SETTLE AN ESTATE	<input checked="" type="checkbox"/> Property was transferred by personal representatives deed in order to settle an estate. This information was verified by county staff
541311211005	2115	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> After purchase the improvements underwent extensive remodeling according to verified county file notes.
541310402006	2115	53 CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> Verified information located in county files indicates this was a gift to a non-profit organization and was not exposed to the open market.
541310223017	2120	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> The sale property underwent a use change and the improvements are undergoing an extensive remodeling.
541311210007	2120	62 DOUBTFUL TITLE E.G. QC DEED	<input checked="" type="checkbox"/> This is a transfer via quit claim deed and was sold by financing from the seller at unknown rates and amount.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
513502400175	2125	58 BETWEEN BUSINESS AFFILIATES	✓ Verified information by county staff indicates this was a transfer between business affiliates. Mixed use.
541310112011	2130	57 RELATED PARTIES	✓ This was a mixed-use property of commercial and residential uses and was sold between related parties.
541305400035	2130	24 COMBINATION/SPLIT OF PARCELS	✓ This transfer was merely a correction deed from father to daughter. The property was not exposed the open market.
541316400031	2130	71 MULTIPLE BUILDINGS	✓ When transferred this property had multiple buildings including a utility building 25x40 and metal prefab utility building also 25x40
541310303011	2130	17 USE CHANGE	✓ The property underwent a use change after purchase from vacant commercial to improved commercial.
541304317015	2130	24 COMBINATION/SPLIT OF PARCELS	✓ This transfer included two adjacent existing parcels. After purchase the parcels were combined to 1 parcel. The transfer included deed restrictions which are not typical in this market.
541304318006	2130	17 USE CHANGE	✓ The property underwent a use change and went from nontaxable to taxable. The improvements on the property underwent extensive remodeling after purchase.
541310106006	2130	03 CONVEYANCE OF GIFT	✓ Verified as a gift per county regulations. This was to a non-profit organization, non-taxable.
541305000003	2130	71 MULTIPLE BUILDINGS	✓ At the time of sale the property had 2 commercial buildings, a permit for remodeling was issued immediately after purchase
541309008008	2130	68 REMODEL/NC BEFORE INSPECTION	✓ The improvements on this property were in poor condition and extensive remodeling was undertaken immediately after purchase.
541310302004	2135	20 OTHER	✓ At the time of transfer there was an environmental cleanup order on the property which is not typical in this market.
541306007004	2135	58 BETWEEN BUSINESS AFFILIATES	✓ This property was not offered to the open market due to a lease purchase option.
541309422002	2135	71 MULTIPLE BUILDINGS	✓ When transferred this property had 2 storage buildings and a commercial warehouse storage building located on it. Multiple improvements
541311206009	2135	64 MULTIPLE PROPERTIES	✓ Information on the deed and verified information in county files states multiple parcel transfer.
541304501021	2246	74 LEASED BY BUYER WHEN SOLD	✓ Sold by a non-profit organization to an individual who qualified for the purchase this property. This property was not available to other purchasers and is for 2 commercial condos.
541315301008	3115	58 BETWEEN BUSINESS AFFILIATES	✓ This was a transfer between business affiliates and was not exposed to the open market.
541311301002	3115	66 PER. PROP. UNDETERMINABLE VAL.	✓ The sale property had many buildings and equipment located on it which were included. The value of these items was not revealed on the TD 1000 , or during verification.



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 36	Auditor Agrees: -36	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>03</b>	<b>ARAPAHOE</b>	
2077-11-2-10-010	0100	Recent Change Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Residential improvement demolished after sale
2071-19-3-11-002	0200	Related parties Related parties	<input checked="" type="checkbox"/> Related parties, resold in 2017 for \$2,950,000
2077-11-2-03-004	1112	Recent Change Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Residential improvement demolished after sale
2077-04-4-00-070	1125	Changeuseintend Change of use intended	<input checked="" type="checkbox"/> Partial demolition of industrial, change of use to apartments
1975-19-2-17-015	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-05-1-12-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Transferred on a quit-claim deed
1975-05-3-04-007	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to an adjacent property owner
1975-06-1-16-111	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Transferred on a quit-claim deed, nowhere close to market value
1975-05-1-02-016	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not exposed on the open market, sold from estate to family member
1975-16-4-11-004	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-04-2-03-007	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Fair condition per TD
1975-05-4-07-022	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-05-4-10-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-05-4-14-046	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-05-4-20-020	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-06-1-13-009	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1975-16-3-08-010	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-19-2-05-115	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-06-4-14-018	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2077-27-4-08-017	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2077-27-3-05-006	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2077-22-2-05-012	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No sale data or TD 1000
1975-06-4-09-001	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2077-16-3-03-007	1212	Changeuseintend Change of use intended	<input checked="" type="checkbox"/> Improvement demolished and condos built on site
2077-24-2-11-008	1212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Property gutted per TD 1000
2071-29-3-03-010	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input type="checkbox"/> Reasons for disqualification were not persuasive
1977-19-1-04-003	1212	DQHVsaleNDFee Disqualified HUD/VA sale; No Doc Fee	<input type="checkbox"/> Reasons for disqualification were not persuasive
1973-01-2-05-011	1212	DQForeclosSale Disqualified Post-Foreclosure Sale	<input type="checkbox"/> Reasons for disqualification were not persuasive
2077-17-4-04-017	1220	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-16-4-27-013	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Transferred by quit-claim
2077-27-1-22-029	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-07-1-02-176	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Poor condition per TD
1975-07-1-02-094	1230	Appraiser Adj to PP Appraiser Adj to PP	<input checked="" type="checkbox"/> No MLS, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1975-16-1-05-016	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Poor condition per TD
2077-27-1-22-123	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-16-4-37-005	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1975-18-4-10-136	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Poor condition per TD
1975-19-1-05-012	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Remodeled after sale
1975-19-3-23-030	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related party transaction
1975-19-3-24-053	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold via quit-claim
1975-19-3-24-071	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related party transaction
2077-17-1-18-122	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2077-36-3-29-028	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No TD, sold by quit-claim, unable to verify
1975-18-4-31-007	1230	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> Reasons for disqualification were not persuasive
2075-28-1-21-020	2212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Multi-building property
2077-08-4-12-006	2212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Walgreen sale, long-term lease, triple-net lease
2077-10-3-00-014	2212	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related party, seller was the manager of the purchasing LLC
2075-27-4-16-007	2215	NotQualified Not Qualified	<input checked="" type="checkbox"/> Franchise Hotel, sold with business value and FFE
2073-19-3-22-001	2230	NotQualified Not Qualified	<input checked="" type="checkbox"/> Brand new Kneaders Bakery, triple net lease
2077-10-3-15-029	2230	Changeuseintend Change of use intended	<input checked="" type="checkbox"/> Land sale: former bank demolished for retail jewelry store
2077-16-4-14-022	2230	NotQualified Not Qualified	<input checked="" type="checkbox"/> Tenant purchased with first right of refusal, not listed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-18-4-09-039	2230	NotQualified Not Qualified	<input checked="" type="checkbox"/> Part of a portfolio/bulk sale of four properties
2075-25-1-18-001	2235	NotQualified Not Qualified	<input checked="" type="checkbox"/> Bulk portfolio sale includes a self-storage in Westminster
2075-26-4-02-001	2235	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Allocation of a ten property portfolio sale
2075-23-3-26-001	2235	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> No justification for disqualification
2075-27-3-28-005	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Buyer owns the adjacent unit and is buying a partial interest
2075-27-3-28-001	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed for sale, buyer approached seller, paid a premium
1975-06-3-12-008	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed for sale, neighbor approached seller with cash offer
2075-25-4-24-003	2245	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Assemblage parcel, purchased by adjacent owner
2075-21-2-12-002	2250	DQSaleNonarms Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Inter-related parties, administrative change
<hr/>			
<b>Accounts Audited:</b>	<b>60</b>	<b>Auditor Agrees: -55</b>	<b>Auditor Disagrees: -5</b>
		<b>Auditor Disagrees: -8.33%</b>	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>04 ARCHULETA</b>		
R013527	1212	SALE DOUBTFUL TITLE QUIT CLAIM	<input checked="" type="checkbox"/> quit claim deed
R012877	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> partial int 50%
R013472	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R017476	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> low by comps
R018266	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> multiple properties
R009751	1212	OLD SALE-RESOLD LATER	<input checked="" type="checkbox"/> sold again
R002340	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> auction sale
R010208	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> auction sale
R011981	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> also remodel
R014006	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> also remodel
R016055	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> remodel
R006725	1212	SALE DOUBTFUL TITLE QUIT CLAIM	<input checked="" type="checkbox"/>
R013360	1212	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> pr deed
R015321	1212	SALE DOUBTFUL TITLE QUIT CLAIM	<input checked="" type="checkbox"/>
R001895	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/>
R001966	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/>
R004772	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/>
R004943	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/>
R010798	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> no mls, sold on Zillow, low by comps
R003662	1212	SALE DOUBTFUL TITLE QUIT CLAIM	<input checked="" type="checkbox"/> quit claim deed
R012579	1212	CHANGE AFTER SALE	<input checked="" type="checkbox"/> addition
R009791	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> no mls, low by comps
R007039	1212	ABNORMAL PHYSICAL PROBLEMS	<input checked="" type="checkbox"/> house in poor condition

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R016192	1212	ABNORMAL PHYSICAL PROBLEMS	✓ complete remodel
R013349	1212	BAD LEGAL NOT TRANSFERED	✓ deed error. Being corrected
R009588	1212	CHANGE AFTER SALE	✓ remodel
R005356	1212	CORRECTION DEED	✓ deed correcting sales price
R000694	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ dropped price 100,000 for quick sale
R012130	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ low by comps
R016554	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ on mkt for 2 1/2 years
R013533	1212	FAMILY TRANSACTIONS	✓
R001091	1212	NOT AVAILABLE ON OPEN MARKET	✓ no td1000, no sales questionnaire return, low by comps
R013474	1212	CHANGE AFTER SALE	✓ remodel
R007950	1212	NOT AVAILABLE ON OPEN MARKET	✓ no mls, low by comps
R000604	1212	MULTIPLE BLDGS	✓
R006177	1212	NOT AVAILABLE ON OPEN MARKET	✓
R004198	1212	NOT AVAILABLE ON OPEN MARKET	✓ no mls, ag land
R008155	1212	NOT AVAILABLE ON OPEN MARKET	✓ no mls, low by comps, also pp included with no value given
R000419	1212	NOT AVAILABLE ON OPEN MARKET	✓ mls 395000 expired, then sold to long time friend
R013537	1212	MULTIPLE BLDGS	✓
R012805	1212	MULTIPLE BLDGS	✓
R010692	1230	SALE OF A PARTIAL INTEREST	✓ 1/3 int
R001339	1230	NOT AVAILABLE ON OPEN MARKET	✓ no mls, low by comps
R005674	1230	NOT AVAILABLE ON OPEN MARKET	✓ mls expired, low by comps
<b>Accounts Audited: 44      Auditor Agrees: -44      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	Baca	
R008333	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008343	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008264	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007814	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007577	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007618	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008225	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007773	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007447	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008326	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R012324	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007461	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007762	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R006719	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007520	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R010355	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R002092	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007717	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007624	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007769	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007468	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R006127	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007846	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008321	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008230	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008029	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007499	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007935	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007920	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007526	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008309	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007638	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R011031	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007579	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007966	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R002173	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007996	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007748	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008094	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R009791	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007440	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008139	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008293	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008081	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R012978	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008998	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R002263	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008310	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008154	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R008290	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007514	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R002044	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007777	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R002121	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007562	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R007953	1112	00	<input checked="" type="checkbox"/> Qualified Sale OK
R014624	1120	00	<input checked="" type="checkbox"/> Qualified Sale OK
R012890	1135	00	<input checked="" type="checkbox"/> Qualified Sale OK
<hr/>			
Accounts Audited:	58	Auditor Agrees: -58	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06	Bent	
0001002860	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001011450	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001010700	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001009770	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001009550	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001009030	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001007560	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001007460	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001007170	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001005990	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001005260	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001011460	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001004680	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001001245	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001002260	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001002020	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001001905	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001000360	1112		<input checked="" type="checkbox"/> Qualified sale OK
0023002225	1112		<input checked="" type="checkbox"/> Qualified sale OK
0008005230	1112		<input checked="" type="checkbox"/> Qualified sale OK
0008000573	1112		<input checked="" type="checkbox"/> Qualified sale OK
0001004770	1112		<input checked="" type="checkbox"/> Qualified sale OK
0023005515	1112		<input checked="" type="checkbox"/> Qualified sale OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0031000810	1112		☑ Qualified sale OK
0001000290	1112		☑ Qualified sale OK
0001011790	1112		☑ Qualified sale OK
0031000320	1112		☑ Qualified sale OK
0023005265	1112		☑ Qualified sale OK
0023002331	1112		☑ Qualified sale OK
0023002250	1112		☑ Qualified sale OK
0023002190	1112		☑ Qualified sale OK
0023000675	1112		☑ Qualified sale OK
0023000401	1112		☑ Qualified sale OK
0008007010	1112		☑ Qualified sale OK
0008000625	1112		☑ Qualified sale OK
0008003555	1112		☑ Qualified sale OK
0008003150	1112		☑ Qualified sale OK
0008002310	1112		☑ Qualified sale OK
0008001885	1112		☑ Qualified sale OK
0008001515	1112		☑ Qualified sale OK
0008001390	1112		☑ Qualified sale OK
0001012900	1112		☑ Qualified sale OK
0001012145	1112		☑ Qualified sale OK
0001013040	1112		☑ Qualified sale OK
0031000532	1112		☑ Qualified sale OK
0008005245	1112		☑ Estate sale market value OK

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
Harry	<b>07 BOULDER</b>		
R0604393	0200	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> Small site assembled, then deactivated and replatted
R0513323	0201	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> Multiple parcel sale, deactivated account, assembled
R0605018	0300	35 ASSEMBLAGE/PLOTTAGE	<input checked="" type="checkbox"/> One of three parcels acquired, replatted
R0029291	1212	07 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Owner transferred ownership to new LLC, no exposure
R0029370	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD, sold to listing agent
R0024959	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Fair condition per TD, Poor condition per field visit
R0008432	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished existing improvement and new construction
R0001737	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Interior remodeled after sale, fair per TD
R0051436	1212	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Annexation and land use amendment to Longmont
R0013168	1212	41 FLIP/SUBSEQUENT BASE YR SALES	<input checked="" type="checkbox"/> Flip and demolished improvement four months later
R0030261	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Salvage value per TD, 1930 cabin
R0008275	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished existing improvement and new construction
R0004035	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Fair condition per TD, total interior remodel
R0003795	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> \$5M scraped house in Boulder
R0002200	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Construction of 1030 sf pool house
R0000391	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Interior remodeled after sale
R0000052	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Installation of pool and remodel of kitchen
R0054367	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Rebuild three decks, install generator, solar, remodel
R0141638	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Contract date of 10-1-12, closing date 7-17-15
R0002475	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Gutted after sale as well as an addition
R0108969	1212	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Defective deed corrected by subsequent deed, that was qualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0071727	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Related parties, inter-familial
R0603471	1212	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> 10% complete at time of sale
R0602247	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Finished basement after purchase: 1200 sf
R0511582	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Finished basement after purchase
R0511576	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> No MLS, basement finish completed after sale: FR and 3/4 bath
R0508290	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Sold for loan value, buyer owns adjacent property, no MLS
R0501921	1212	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Correction deed correcting legal description
R0123643	1212	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Recorded twice: one is qualified and this one unqualified
R0118256	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> No MLS, atypical loan terms: 1.77% for five years
R0054465	1212	40 AG CLASSIFICATION ON PROPERTY	<input checked="" type="checkbox"/> Reclassified to agriculture
R0107023	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Impending divorce caused 22 DOM and \$195k lower than list
R0103722	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> IRS tax lien of \$133,084.17 caused this sale
R0081613	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Upper floor remodeled after sale
R0069749	1212	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Poor per TD, subsequent remodel
R0063774	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> No MLS, not available to open market
R0061481	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Chapter 7 Bankruptcy court ordered sale
R0054812	1212	25 REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD, a second imp and garage are not permitted
R0125404	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Basement flooded, mold mitigated, basement access affected
R0092490	1212	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Former meth lab, poor condition per TD
R0049174	1212	60 ESTATE SALE	<input type="checkbox"/> No basis for disqualification
R0505037	1212	24 USE AND CLASS CODE CHANGED	<input type="checkbox"/> No basis for disqualification

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000762	1215	09 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Addition of rooftop deck and interior remodel, fair per TD
R0015612	1225	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Rent-restricted apartments affected market value
R0066764	1225	60 ESTATE SALE	<input checked="" type="checkbox"/> Apartment complex not updated for 30 years, no MLS, fair per TD
R0015235	1225	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Rent-restricted apartments affected market value
R0015788	1225	24 USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Rent-restricted apartments affected market value
R0514537	1230	07 BETWEEN RELATED PARTIES/BUS AFFIL/QC	<input checked="" type="checkbox"/> Related parties per TD
R0606387	1230	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Correction deed filed two days after qualified sale
R0127953	1230	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Recorded twice: one is qualified and this one unqualified
R0503851	1230	99 DISQUALIFIED DUE TO NO DOC FEE	<input type="checkbox"/> No basis for disqualification
R0097668	2212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Portfolio sale of service stations (251)
R0117326	2212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Gas station sold for \$2734 per sf., part of portfolio sale
R0041887	2215	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Portfolio sale of six facilities (group homes)
R0040630	2234	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Sale and leaseback, Wendy's remodeled after sale
R0080920	2234	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Wendy's, multi-parcel sale (parking lot),
R0121446	2234	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Sale and leaseback, allocated amount from bulk sale
R0147863	2239	11 HOLD FOR FURTHER RESEARCH	<input checked="" type="checkbox"/> Partial interest, 20% owner, bought 80% from other owner
R0500770	3210	18 DOC FEE ERROR/TTL DEFECT/CORRECTION	<input checked="" type="checkbox"/> Related parties, same entity is grantor/grantee, correction deed
R0101805	3215	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Business value as well as two properties in Europe purchased



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 60	Auditor Agrees: -57	Auditor Disagrees: -3	Auditor Disagrees: -5.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>64</b>	<b>BROOMFIELD</b>	
R1055885	1212	OTHER	☑ Inactive parcel, replatted, improvement demolished
R8867359	1212	OTHER	☑ Salvage per TD, No MLS, not exposed to open market
R8867807	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 2205 sf basement finish after the sale
R0111643	1212	OTHER	☑ Major structural damage estimated at \$40k
R8870258	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 825 sf of basement finish after the sale
R8870265	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1300 sf of basement finish after the sale
R1073364	1212	OTHER	☑ No MLS, poor condition per TD, trashed by tenants
R8867155	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ Basement finish after the sale
R0110957	1212	RELOCATION SALE	☑ The first of two sales on the same day, second qualified
R2095269	1212	OTHER	☑ No MLS, distressed sale, fixed and flipped for \$350k on 12-5-16
R8870266	1212	EXCESSIVE PP (>7%)	☑ \$50,000 of personal property declared on TD
R8869608	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1550 sf of basement finish after the sale
R8869382	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1200 sf of basement finish after the sale
R8869237	1212	EXCESSIVE PP (>7%)	☑ \$50,000 of personal property declared on TD
R8869229	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1129 sf of basement finish after the sale
R8869398	1212	EXCESSIVE PP (>7%)	☑ \$40,000 of personal property declared on TD
R8868376	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1366 sf of basement finish after the sale
R1078404	1212	OTHER	☑ Expansive soils caused structural damage that affected value
R8868336	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 2209 sf of basement finish after the sale
R8867824	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1300 sf of basement finish after the sale
R8869383	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1050 sf of basement finish after the sale
R8869513	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1000 sf of basement finish after the sale
R8869439	1212	REMODEL OR ADDITION/CHANGE IN USE	☑ 1147 sf of basement finish after the sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8867818	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1550 sf of basement finish after the sale
R8869634	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1983 sf of basement finish after the sale
R8869635	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 2045 sf of basement finish after the sale
R8867816	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1650 sf of basement finish after the sale
R8869799	1212	EXCESSIVE PP (>7%)	✓ \$23,000 of personal property declared on TD
R8869972	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1343 sf of basement finish after the sale
R8870193	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ \$75k in PP as well as 857 sf of basement finish after sale
R8870197	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1700 sf of basement finish after the sale
R8870202	1212	EXCESSIVE PP (>7%)	✓ \$50,000 of personal property declared on TD
R8870254	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1389 sf of basement finish after the sale
R8869445	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1200 sf of basement finish after the sale
R2434305	1225	MULTI PROPERTIES SALE	✓ 66 property bulk portfolio sale
R8862379	1230	OTHER	✓ Tenant purchased and received a discount, no MLS
R1122836	2220	RELATED PARTIES SALE	✓ Portfolio sale of nine properties
R2038292	2230	RELATED PARTIES SALE	✓ Related parties per TD
R1067575	2235	OTHER	✓ Multi-parcel sale with ongoing contamination mitigation
R2404105	3212	RELATED PARTIES SALE	✓ Related parties per TD
<b>Accounts Audited: 40      Auditor Agrees: -40      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>08</b>	<b>CHAFFEE</b>	
R342525411070	0100	131 Purchaser owns adjacent south across Chalk Creek. This parcel is not buildable.	☑ purchased by adjacent owner, his other parcel is on other side of creek, only value is to that owner, possibly for density purposes.
R380510300182	0100	131 Purchaser owns residential parcel adjacent SW. These parcels by themselves are not buildable.	☑ multiple parcels which seem to be in a swamp, small development potential
R380301400032	0100	144 Resale closed 7/5/2016, contract date 5/14/2016, for \$180,000. Electric now on site.	☑ this parcel is designated as agricultural
R380510333134	0100	131 Purchased by adjacent property owners (N and S) to split between them. BLA to follow.	☑ purchased by adjoiner for assemblage purposes
R289931400803	0510	131 Purchaser owns pt lot 15, adj west. No market exposure. Well below other parcels of this size.	☑ transferred to adjacent owner, no open market
R327108100236	1112	131	☑ purchased by adjacent property owner, no open market
R316131300077	1112	147 Driveway and septic in place at time of purchase. Purchaser also bought adj lot south from different seller, then had that parcel included on this schedule.	☑ some site improvements in place at transfer, not typical
R327107100149	1112	137 water rights only.	☑ transfer of water rights only
R316130300011	1112	137 water rights only.	☑ transfer of water rights only
R380705217187	1112	57	☑ in-family transfer, remodeled after transfer
R327108300345	1112	131 Purchaser owns residence adjacent east, purchased from adjacent north.	☑ purchased by adjacent property owner, to be used as ag along with present uses.
R327109333029	1112	130	☑ merely a property split, no transfer
R327117200055	1112	57	☑ In-family transaction, no open market
R327122300085	1112	53	☑ sold by Habitat for Humanity, deed restrictions, income restrictions
R327121300063	1112	131 This is for purchase of additional 1.27 acres adjacent to residence owned by purchaser, and added to this parcel.	☑ not open market, purchased by adjacent property owner to be used as pasture
R368132403057	1112	140	☑ improvements razed after transfer, new residence built by new owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368534300112	1112	113	✓ unknown value of personal property included, detached garage started immediately after transfer
R380705186311	1112	124	✓ two residences located on single parcel
R342110100025	1112	115	✓ change in use after transfer
R368132409014	1112	113	✓ a second residence was being constructed at the time of transfer
R327108410071	1112	113	✓ remodeled after transfer, before county inspection, improvements were in fair condition on date of transfer
R326901400019	1112	113	✓ transfer to adjacent neighbor, no open market,
R380705288027	1112	113	✓ remodeled after transfer, before county inspection, added rooms to existing structure
R380510336175	1112	113	✓ major building repairs and remodeling after transfer
R368333100078	1112	113	✓ a detached garage was constructed immediately after transfer
R380706300084	1112	113	✓ remodeled after transfer, additions made to current structure, finished basement
R380705213165	1112	113	✓ remodeled after transfer, before county inspection.
R342114101102	1112	53	✓ sold by Habitat for Humanity, deed restrictions, income restrictions
R368132410155	1112	57	✓ in-family transfer, no open market
R368132300319	1115	53	✓ sold by Habitat for Humanity, deed restrictions, income restrictions
R380705150112	1115	118	✓ change in use after transfer
R368132300318	1115	53	✓ sold by Habitat for Humanity, deed restrictions, income restrictions
R368132300317	1115	53	✓ sold by Habitat for Humanity, deed restrictions, income restrictions
R368132300320	1115	53	✓ sold by Habitat for Humanity, deed restrictions, income restrictions
R380705332028	1120	113	✓ transfer of right to build, no land transferred.
R327122200241	1140	131 Purchased by owner of Manufactured Home already on property.	✓ party leasing mobile home on parcel purchased the parcel. not open market
R327117105287	2112	131 Purchaser owns parcel with business adjacent northwest. Not exposed to market, negotiated boundary line adjustment with owner adjacent SE.	✓ adjacent property owner purchased parcel for commercial use next to his sandwich shop.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 37	Auditor Agrees: -37	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	Cheyenne	
336104300080	1112		<input checked="" type="checkbox"/> Qualified sale OK
334112224001	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921208002	1112		<input checked="" type="checkbox"/> Qualified sale OK
336104301011	1112		<input checked="" type="checkbox"/> Qualified sale OK
336104303002	1112		<input checked="" type="checkbox"/> Qualified sale OK
336104310005	1112		<input checked="" type="checkbox"/> Qualified sale OK
334112223003	1112		<input checked="" type="checkbox"/> Qualified sale OK
336104393006	1112		<input checked="" type="checkbox"/> Qualified sale OK
336105406001	1112		<input checked="" type="checkbox"/> Qualified sale OK
334112200039	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921210001	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921210003	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921210008	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921217009	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921219018	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921229001	1112		<input checked="" type="checkbox"/> Qualified sale OK
336105407009	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921383023	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920430012	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921207005	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920106008	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921201001	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921190023	1112		<input checked="" type="checkbox"/> Qualified sale OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921190012	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920271023	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921383011	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920118002	1112		<input checked="" type="checkbox"/> Qualified sale OK
336109222003	1112		<input checked="" type="checkbox"/> Qualified sale OK
336108114006	1112		<input checked="" type="checkbox"/> Qualified sale OK
334112213006	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920314003	1112		<input checked="" type="checkbox"/> Qualified sale OK
336105407017	1112		<input checked="" type="checkbox"/> Qualified sale OK
336105407016	1112		<input checked="" type="checkbox"/> Qualified sale OK
336109207001	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920114002	1112		<input checked="" type="checkbox"/> Qualified sale OK
336108103002	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920118004	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920119010	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920130001	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920131007	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920303002	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921106003	1112		<input checked="" type="checkbox"/> Qualified sale OK
333921208005	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920126003	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920144001	1112		<input checked="" type="checkbox"/> Qualified sale OK
336105407002	1112		<input checked="" type="checkbox"/> Qualified sale OK
333920281005	1115		<input checked="" type="checkbox"/> Qualified sale OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
336108111006	1115		<input checked="" type="checkbox"/> Qualified sale OK
<hr/>			
Accounts Audited:	48	Auditor Agrees: -48	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%
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Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	Clear Creek	
R004654	0510	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> An investment trust purchased land through a 1031 exchange for an assemblage
R001323	0510	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Mining claim that is in Clear Creek and Gilpin Counties
R001300	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Mining claim that is in Clear Creek and Gilpin Counties
R003897	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Illegal subdivision that combined former BLM tracts with a mining claim
R011836	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Part of the quarry that was acquired through tax sale and sold back to the quarry
R001599	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on the open market per field visit
R001287	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Demolished existing structure after sale
R013444	1112	06-IMP UNFINISHED AT TIME OF SALE	<input checked="" type="checkbox"/> Partially completed improvement (foundation) purchased by builder, sold for \$503k in 2017
R016739	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Improvement is in Gilpin County and a portion of the land in Clear Creek
R164450	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market, sold to adjacent property owners.
R162668	1135	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Mobile home sale
R012597	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> New house being built and cabin converted to a garage for a boat
R010894	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive remodeling after sale
R013647	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Updated kitchen and renovation after time of sale
R017616	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Quit claim deed from the person they purchased from in 2007 on a quit-claim deed
R006749	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not exposed to open market
R012291	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold to a long-term tenant for a five year note
R161149	1212	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial sale per TD, two houses on site
R164235	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Habitat for Humanity home built on school lots
R016658	1212	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Family transaction per TD
R162095	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Old Forest Service house with a six car garage (bigger than imp) sold at auction by the Feds
R016665	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not on open market
R004122	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Tenant purchased from owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R013106	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Property has been gutted and remodeled, in poor condition at time of sale
R014006	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Condition fair at time of sale and completely remodeled after sale
R004383	1220	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Gutted and remodeled after sale, former commercial building, included a second vacant site
R009619	1230	13-SALE FROM A GOVERNMENTAL ENTITY	<input checked="" type="checkbox"/> IRS seizure on non-payment of income taxes and sold
R000966	1230	04-SALE INVOLVES TRADES	<input checked="" type="checkbox"/> Trade per TD with no assigned value, at Silver Lake Condos in St. Mary's Glacier
R016907	1230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Business relationship between buyer and seller
R007222	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multiple use: a small cabin and clock repair business
R001240	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> A long-term tenant purchased the restaurant
R004531	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> A long-term tenant purchased the shoe insert business
<hr/>			
Accounts Audited: 32	Auditor Agrees: -32	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
572320360408	0100	14 SALE INVOLVES MULTIPLE PROP.	☑ This parcel was transferred via quit claim deed.
587102201002	0100	19 O T H E R   S A L E	☑ This parcel was transferred via a quit claim deed.
587102203001	0100	19 O T H E R   S A L E	☑ This parcel was transferred via a quit claim deed.
572320117001	0100	07 RELATED PARTIES	☑ Transfer between related parties, file notes.
586724113024	0100	07 RELATED PARTIES	☑ Qualified sale after final analysis
587102202012	0100	37 DOC FEE EXEMPT	☑ Motivated seller, value is less than taxes. Dumping property.
598106205030	0100	07 RELATED PARTIES	☑ The TD 1000 and County notes indicates a transfer between related parties.
571735305001	0100	27 LESS THAN 3 YEAR CONTRACT	☑ The price or value of this parcel was determined in 2012 and the closing date on this parcel is in 2015. Not reflected of 2015 market.
598729306019	0200	19 O T H E R   S A L E	☑ Highly motivated buyer to get this location for a Mary Jane grow. Property improved after purchase
598335300001	0510	48 ASSEMBLAGE	☑ Landlocked and only had value to this owner. The purchase protects from any close neighbors.
557123400816	0530	14 SALE INVOLVES MULTIPLE PROP.	☑ Partial interest in multiple properties.
556127100127	0550	14 SALE INVOLVES MULTIPLE PROP.	☑ The sale involves multiple properties with all properties having a separate parcel number.
556129300252	0550	19 O T H E R   S A L E	☑ The date of the meeting of the minds and the value was established in 2010. The date of closing this property is 2014. Not indicative of value in 2014.
556129300251	0550	19 O T H E R   S A L E	☑ The date of the meeting of the minds and the value was established in 2010. The date of closing this property is 2014. Not indicative of value in 2014.
556121400099	0550	14 SALE INVOLVES MULTIPLE PROP.	☑ The sale involves multiple properties with all properties having a separate parcel number.
555532100035	0550	14 SALE INVOLVES MULTIPLE PROP.	☑ The sale involves multiple properties with all properties having a separate parcel number.
571710300029	0550	14 SALE INVOLVES MULTIPLE PROP.	☑ Correction deed, shows multiple properties all properties having a separate parcel number.
571909300123	1112	34 EXTENSIVE REMODEL OR ADDITION	☑ Improvements were in poor condition . Owner had lost husband and wanted out from under the property. No longer had value to her.
598729122011	1112	43 PERSONAL REPRESENTATIVE	☑ Transferred by Personal Representative's Deed.
586519300022	1112	07 RELATED PARTIES	☑ Transfer to related party.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
598719300008	1112	14 SALE INVOLVES MULTIPLE PROP.	☑ Transferred by Personal Representative's Deed. Merely added his wife to title.
598729219011	1112	07 RELATED PARTIES	☑ TD 1000 the deed and County notes indicate related parties, in-family transaction.
598729140151	1112	19 O T H E R   S A L E	☑ Improvements were in poor condition .
598729214022	1112	07 RELATED PARTIES	☑ TD 1000 the deed and County notes indicate related parties, in-family transaction.
572114305006	1112	07 RELATED PARTIES	☑ Verified information indicates the grantor and grantee are related. The parcel was never exposed the open market.
586724341030	1112	07 RELATED PARTIES	☑ County knowledge confirms related parties.
571913200089	1112	07 RELATED PARTIES	☑ TD 1000 the deed and County notes indicate related parties, in-family transaction.
586724355055	1112	19 O T H E R   S A L E	☑ Improvements were in poor condition .
598720200029	1112	19 O T H E R   S A L E	☑ First sale after foreclosure from CitiFinancial.
572320454001	1112	19 O T H E R   S A L E	☑ This was a transfer from housing and urban development to an individual.
571916200005	1112	07 RELATED PARTIES	☑ County file notes and information on the deed indicates this is an in-family transfer.
557108300806	1112	40 LESS THAN 100%	☑ This parcel was transferred by quit claim deed.
598724300009	5400	N / A	☑ This parcel was transferred via a quit claim deed.
<b>Accounts Audited: 33      Auditor Agrees: -33      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
71554530	0100	SEE COMMENT	✓ This property is being purchased on a land installment contract basis.
70117030	0100	SEE COMMENT	✓ First Qualified, then unqualified after final market analysis.
70117020	0100	SEE COMMENT	✓ First Qualified, then unqualified after final market analysis.
70117100	0100	SEE COMMENT	✓ This sale involved a land installment contract and was financed by the seller that 12% interest for 20 years which is atypical in this market. Internet sale, not available to the open market.
71554940	0100	See Comment	✓ The date of the contract was 2002 and the date of closing was in 2015, the price paid was evidence of values in 2002 not 2015.
71558380	0100	SEE COMMENT	✓ Transferred by Quit Claim deed, to related parties
70117080	0100	SEE COMMENT	✓ Sold to get from out from under loan and ownership.
71559310	0100	FAMILY/ESTATE/IN HOUSE TRANSFE	✓ A land installment contract was utilized to purchase this property.
71561100	0100	SEE COMMENT	✓ The property is being purchased on a land installment contract by developer who carries back the loans.
10007715	0520	SEE COMMENT	✓ The seller carried the loan at unknown amount, term and interest rate.
20002230	1212	SEE COMMENT	✓ At the time of sale the improvements were under construction. No percentage of completion was established.
60001590	1212	SEE COMMENT	✓ The date of the contract is in 2007 and the date of closing was in 2011 which is a much different market.
70207640	1212	SEE COMMENT	✓ At the time of sale the improvements were under construction. No percentage of completion was established.
72001670	1212	SEE COMMENT	✓ First sale after foreclosure, poor condition, will be torn down.
70116340	1212	SEE COMMENT	✓ Water rights were included in this transfer, not typical of this market. Transferred by QC deed.
70600533	1212	SEE COMMENT	✓ The purchase of the property was a land contract, with \$9,875 financed at 8% interest for an unknown term.
20003553	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	✓ This was an in-family transfer and was not exposed to the open market.
70361430	1212	SEE COMMENT	✓ This is the first sale after foreclosure on this property from Fannie Mae to an individual. Not exposed to the open market.
70231910	1212	SEE COMMENT	✓ Squatters had built an illegal house on this property.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
70117040	1212	SEE COMMENT	☑ Transferred by Quit Claim deed
20002640	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ This was a in-family transfer via a quit claim. A mobile home was included in the sale.
70321850	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ This was and in-family transfer and was not exposed to the open market. \$500 sale
10016380	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ This was a in-family transfer via a quit claim.
50000450	1212	DIVORCE/TRANSFER/ILL/FORCED	☑ This was and in-family transfer and was not exposed to the open market
20001310	1212	DIVORCE/TRANSFER/ILL/FORCED	☑ This was a distressed sale, the transfer was due to a death in the family. The property was sold to get rid a liability.
1001320	1212	DIVORCE/TRANSFER/ILL/FORCED	☑ Could not establish value of improvements due to poor condition.
70104800	1212	SEE COMMENT	☑ Transferred by Quit Claim deed
70253050	1212	SEE COMMENT	☑ At the time of sale the improvements were under construction. No percentage of completion was established.
70120220	1212	SEE COMMENT	☑ At the time of sale the sale was deemed to be qualified.
70265610	1212	SEE COMMENT	☑ During the inspection of the property it was learned that the supposed house in place was actually a train car value of which is unknown.
10011830	1212	SEE COMMENT	☑ Transferred by Quit Claim deed
20000990	1212	SEE COMMENT	☑ This property was transferred as a result of an online auction and was not available to the entire open market.
70214150	1212	SEE COMMENT	☑ This property was transferred by quit claim deed.
<b>Accounts Audited: 33      Auditor Agrees: -33      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	Crowley	
10400397	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300218	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300394	1212		<input checked="" type="checkbox"/> Qualified sale OK
10200028	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300057	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100045	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300218	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100005	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100144	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100088	1212		<input checked="" type="checkbox"/> Qualified sale OK
10400049	1212		<input checked="" type="checkbox"/> Qualified sale OK
10200239	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100827	1212		<input checked="" type="checkbox"/> Qualified sale OK
10400038	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100297	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100036	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100397	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100854	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300088	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100943	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300377	1212		<input checked="" type="checkbox"/> Qualified sale OK
10400073	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100645	1212		<input checked="" type="checkbox"/> Qualified sale OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10400066	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100019	1212		<input checked="" type="checkbox"/> Qualified sale OK
10400033	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300127	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100354	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100063	1212		<input checked="" type="checkbox"/> Qualified sale OK
10200200	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100016	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100150	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100185	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100468	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100561	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100372	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100513	1212		<input checked="" type="checkbox"/> Qualified sale OK
10400295	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100095	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100337	1212		<input checked="" type="checkbox"/> Qualified sale OK
10100380	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300124	1212		<input checked="" type="checkbox"/> Qualified sale OK
10300125	1212		<input checked="" type="checkbox"/> Qualified sale OK
<hr/>			
Accounts Audited: 43	Auditor Agrees: -43	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
10203608	0100	60 SETTLE ESTATE	<input checked="" type="checkbox"/> Property was transferred by a personal representatives deed and was not exposed to the open market.
10031602	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> This transfer was between related parties and was not exposed to the open market.
10031601	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> The sellers are nieces of the sellers.
10171302	0510	71 DISCOUNTED AT TIME OF SALE	<input checked="" type="checkbox"/> Subdivision discounting.
10171216	0510	71 DISCOUNTED AT TIME OF SALE	<input checked="" type="checkbox"/> Subdivision discounting.
10041613	0530	57 RELATED PARTIES	<input checked="" type="checkbox"/> This property was transferred amongst family members via a quit claim deed
10041639	0530	60 SETTLE ESTATE	<input checked="" type="checkbox"/> This property was transferred via personal representatives deed and was utilized to settle an estate, not open market.
10233000	0530	61 JUDICIAL ORDER/DECREE	<input checked="" type="checkbox"/> This property was transferred by trustees deed as an act of the bankruptcy court.
10220975	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This was a transfer of multiple parcels as indicated in County records.
10181400	1212	56 FINANCIAL	<input checked="" type="checkbox"/> First sale after foreclosure. Not open market.
10152424	1212	56 FINANCIAL	<input checked="" type="checkbox"/> This first sale out of foreclosure.
10077000	1212	56 FINANCIAL	<input checked="" type="checkbox"/> This is the first sale after foreclosure from Wells Fargo bank.
10219661	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> This property was transferred between related parties and was not exposed to the open market.
10219210	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> According to information on the TD 1000 this was a transfer between related parties.
10162700	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties as a result of a divorce settlement.
10187851	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a partial interest transfer between related parties.
10052050	1212	62 QUIT CLAIMS	<input checked="" type="checkbox"/> This property was transferred by quitclaim deed.
10088703	1212	53 CHARITABLE	<input checked="" type="checkbox"/> Non-profit, sale to an employee, not open market.
10051750	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> Information on the TD 1000 indicates 1/8 interest was purchased. The deeds does not indicate a 1/8 interest.
10041800	1212	72 IN LIEU OF FORECLOSURE/STRESS	<input checked="" type="checkbox"/> Deed in lieu of Foreclosure.
10194350	1212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> After purchase the improvements were remodeled by the new owner.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10179550	1212	56 FINANCIAL	<input checked="" type="checkbox"/> This was the first sale after foreclosure from the Bank of New York Mellon.
10217050	1212	63 INVOLVES TRADES	<input checked="" type="checkbox"/> This transfer involved cash and trade of another parcel of land of an unspecified value.
10234500	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> This transfer was between related parties and was not exposed to the open market.
10196153	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> Two deeds to transfer property with 50% interest in each deed.
10231955	1212	51 GOVERNMENT AGENCY	<input checked="" type="checkbox"/> This property was purchased from a nonprofit political subdivision known as Colorado housing and finance authority. Special atypical conditions concerning income levels are stated.
10183950	2225	74 OTHER	<input checked="" type="checkbox"/> This was a mixed-use property.
10071201	2230	59 CORRECT DEFECT	<input checked="" type="checkbox"/> This sale was between related parties and was not exposed to the open market.
10186752	2230	62 QUIT CLAIMS	<input checked="" type="checkbox"/> This property was transferred via quit claim deed.
10218002	2230	75 IMMEDIATE RESALE	<input checked="" type="checkbox"/> First sale after foreclosure. Not open market.
10229256	2230	57 RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties as indicated on the deed and on the TD 1000.
<hr/>			
<b>Accounts Audited:</b>	<b>31</b>	<b>Auditor Agrees: -31</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R002414	0100	OTHER	☑ not made available to the open mkt..
R002830	0100	OTHER	☑ related parties, not open market
R018616	0100	OTHER	☑ first sale after foreclosure from bank of Colorado, not open market
R018873	0100	INVOLVES A GOVERNMENT AGENCY AS BUYER	☑ purchased by Gov't agency, Delta County, non-exempt to exempt
R019451	0550	OTHER	☑ first sale after foreclosure, from North Fork bank
R011760	0600	OTHER	☑ minor structure on land, unknown value
R024008	1112	INVOLVES A GOVERNMENT AGENCY AS BUYER	☑ purchased by Gov't agency, Delta County, non-exempt to exempt
R021469	1135	BETWEEN RELATED PARTIES	☑ transfer between related parties
R008905	1212	BETWEEN RELATED PARTIES	☑ beneficiary deed, transfer between related parties, no open market
R004239	1212	OTHER	☑ multiple buildings(residences) located on parcel
R009227	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ extensive remodeling after purchase
R007140	1212	OTHER	☑ multiple residences on parcel
R004498	1212	OTHER	☑ not open market, included ditch rights and water taps, atypical
R022510	1212	OTHER	☑ first sale after foreclosure, from PHH mortgage. Sold back to previous owner
R013721	1212	BETWEEN RELATED PARTIES	☑ transfer between related parties
R013285	1212	BETWEEN RELATED PARTIES	☑ related parties as part of a 1031 exchange
R004056	1212	OTHER	☑ not exposed to the open market
R017364	1212	OTHER	☑ Bargain and Sale deed
R012551	1212	OTHER	☑ sold from HUD to an individual, seller assisted with down payment
R022821	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ extensive remodeling after transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011991	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> the residence was in poor condition and was remodeled after transfer
R020612	1212	OTHER	<input checked="" type="checkbox"/> sale as a result of a foreclosure, lender needed to unload property
R011277	1212	OTHER	<input checked="" type="checkbox"/> included \$5000 to enter bidding process
R015186	1212	OTHER	<input checked="" type="checkbox"/> first sale after foreclosure from JP Morgan Bank , residence is in a trashed condition
R015639	1212	OTHER	<input checked="" type="checkbox"/> first sale in the time frame, to Wells Fargo Bank
R016158	1212	OTHER	<input checked="" type="checkbox"/> not made available to the open market
R002154	1212	OTHER	<input checked="" type="checkbox"/> there was more than one residence located on the parcel
R003060	1212	OTHER	<input checked="" type="checkbox"/> atypical financing,
R003655	1212	OTHER	<input checked="" type="checkbox"/> multiple parcels with multiple residences on one parcel
R012154	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> the residence was remodeled after transfer, Deed in Lieu of foreclosure to lender
R004843	1212	OTHER	<input checked="" type="checkbox"/> multiple residences on one parcel
R001630	1235	OTHER	<input checked="" type="checkbox"/> between related parties, not offered on the open market
R011722	2120	OTHER	<input checked="" type="checkbox"/> parcel is split by taxing districts, transferred by Delta Bank
<b>Accounts Audited: 33      Auditor Agrees: -33      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
00192-00-046-000	0100	8%	✓ No MLS, financed by the seller, 5 acres site surrounded by Montbello
06063-21-001-000	1112	M*	✓ Sold out of divorce, listing broker stated house in poor shape
01333-16-016-000	1112	8*	✓ Home completely remodeled in 2016
01333-13-005-000	1112	8*	✓ Completely gutted after sale, \$138k permit value
01294-13-022-000	1112	8*	✓ Remodeled after sale
01131-01-005-000	1112	8*	✓ No MLS, sold to a trust
00192-07-026-000	1112	8*	✓ Inter-professional, same person, same corporation
00182-20-014-000	1112	8*	✓ No MLS, remodeled after sale, fix and rent
05243-04-014-000	1112	U	✓ No MLS, no TD, minimal sales price
06192-25-006-000	1112	8*	✓ No MLS, not exposed to open market
06053-05-001-000	1112	M*	✓ Less than typical condition
06054-04-002-000	1112	M8	✓ Fair condition per TD, sold to an acquaintance
06311-03-014-000	1112	M8	✓ Poor condition per TD, \$60k estimated cost to cure
07045-04-016-000	1112	8*	✓ No MLS, not exposed to open market
05023-36-012-000	1112	M*	✓ Multi-unit sale, upstairs/downstairs duplex
06311-16-023-000	1112	8*	✓ No MLS, not exposed to open market, under construction at sale
05321-13-009-000	1112	8*	✓ No MLS, not exposed to open market
06041-29-009-000	1112	8*	✓ No MLS, not exposed to open market
00181-02-021-000	1112	8*	✓ Subsequent remodeling, fix and rent
05111-06-005-000	1112	V8	✓ Poor condition per Sales Verification Letter, \$200k cost to cure
05111-22-019-000	1112	CS	✓ Not listed in MLS, Paid cash, contacted buyer, under rehab
05116-10-065-000	1112	M8	✓ Unable to verify interior inventory
05132-10-151-000	1112	M8	✓ Sold to neighbor's mother, not in MLS, fair per TD,

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
05134-05-020-000	1112	R	<input checked="" type="checkbox"/> Related parties as well as a gift of funds of \$70k
04351-13-012-000	1112	8*	<input checked="" type="checkbox"/> Related parties
02281-03-016-000	1112	M8	<input checked="" type="checkbox"/> Buyer approached seller, not on open market
05135-03-015-000	1112	M*	<input type="checkbox"/> No justification for disqualification
01273-11-061-000	1114	8*	<input checked="" type="checkbox"/> Builder paid a premium to buy back a defective unit
02231-16-027-000	1115	8*	<input checked="" type="checkbox"/> Duplex located next to Ralston Purina, external obsolescence
05044-15-001-000	1120	8*	<input checked="" type="checkbox"/> Rent-restricted apartments (6), three building sale
02352-27-011-000	1120	8*	<input checked="" type="checkbox"/> Excessive deferred maintenance, motivated seller
05183-06-019-000	1120	8*	<input checked="" type="checkbox"/> Mold issues, alley house
06052-02-006-000	1125	8C	<input checked="" type="checkbox"/> Poor condition per TD
05104-25-007-000	1125	CM	<input checked="" type="checkbox"/> Excessive deferred maintenance: poor per TD, seller donated proceeds to charity
05038-18-016-000	1125	8*	<input checked="" type="checkbox"/> Sale included a trade of undisclosed amount, resold in 2016 twice
05031-12-014-000	1125	8C	<input checked="" type="checkbox"/> Poor condition per TD,
02294-04-100-000	1125	8C	<input checked="" type="checkbox"/> Poor on TD, fixed and flipped for \$6,600,000
02314-26-004-000	1125	8C	<input checked="" type="checkbox"/> Renovated post sale
02262-19-013-000	1125	8C	<input checked="" type="checkbox"/> Poor condition per TD
02349-04-238-238	1130	8\$	<input checked="" type="checkbox"/> Parking at 1950 Logan condos
07094-14-229-229	1130	VC	<input checked="" type="checkbox"/> Below average condition per Sales Verification Letter
05021-11-035-035	1130	8\$	<input checked="" type="checkbox"/> No MLS, fair condition per TD, remodeled and resold
05023-01-065-065	1130	C\$	<input checked="" type="checkbox"/> Poor condition per TD, No MLS
02345-45-540-540	1130	8\$	<input checked="" type="checkbox"/> Parking space in the Spire
02345-45-039-039	1130	8\$	<input checked="" type="checkbox"/> Parking space in the Spire
02345-38-283-283	1130	8\$	<input checked="" type="checkbox"/> Parking space sale in Brooks Towers
02345-37-098-098	1130	8\$	<input checked="" type="checkbox"/> Valid for market, not enough market for modeling, hand valued

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
02345-45-365-365	1130	8\$	<input checked="" type="checkbox"/> Parking space in the Spire
02345-45-201-201	1130	8\$	<input checked="" type="checkbox"/> Parking space in the Spire
02231-01-020-000	1140	*	<input checked="" type="checkbox"/> Trailer park sale with used and unused sites, seller carried financing
05122-19-004-000	2112	8M	<input checked="" type="checkbox"/> Traded interests of \$2,780,000.
02283-35-036-000	2112	8M	<input checked="" type="checkbox"/> Assemblage parcel, paid a premium, demolished older improvement
02342-36-014-000	2130	8?	<input checked="" type="checkbox"/> Land sale, old parking lot, inter-business, not arms-length
02153-00-089-000	2130	*	<input checked="" type="checkbox"/> Part in Adams County and part in Denver County
02324-03-029-000	2130	8*	<input checked="" type="checkbox"/> Multi-story parking garage, not attached to any contiguous improvement,
02224-00-100-000	2135	8	<input checked="" type="checkbox"/> Land sale, part of an assemblage, improvement demolished, in flood plain
02275-12-015-000	2135	E8	<input checked="" type="checkbox"/> New financing of \$925,000
03133-01-003-000	2135	V8	<input checked="" type="checkbox"/> Not listed in MLS, not exposed to open market,
05036-13-012-000	2135	V8	<input checked="" type="checkbox"/> No MLS, buyer approached seller, no market exposure
05122-22-079-000	2230	*8	<input checked="" type="checkbox"/> Sale/leaseback, possible financing deal
<hr/>			
<b>Accounts Audited:</b>	<b>60</b>	<b>Auditor Agrees: -59</b>	<b>Auditor Disagrees: -1</b>
			<b>Auditor Disagrees: -1.67%</b>



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
480536404005	1212		<input checked="" type="checkbox"/> Qualified sale OK
504735106015	1212		<input checked="" type="checkbox"/> Qualified sale OK
480731309011	1212		<input checked="" type="checkbox"/> Qualified sale OK
481706100003	1212		<input checked="" type="checkbox"/> Qualified sale OK
481723100045	1212		<input checked="" type="checkbox"/> Qualified sale OK
504725300017	1212		<input checked="" type="checkbox"/> Qualified sale OK
504725300025	1212		<input checked="" type="checkbox"/> Qualified sale OK
504725301009	1212		<input checked="" type="checkbox"/> Qualified sale OK
506122400252	1212		<input checked="" type="checkbox"/> Qualified sale OK
504726402007	1212		<input checked="" type="checkbox"/> Qualified sale OK
481707100061	1212		<input checked="" type="checkbox"/> Qualified sale OK
504736200118	1212		<input checked="" type="checkbox"/> Qualified sale OK
504736202015	1212		<input checked="" type="checkbox"/> Qualified sale OK
504736303014	1212		<input checked="" type="checkbox"/> Qualified sale OK
504736306022	1212		<input checked="" type="checkbox"/> Qualified sale OK
504736218014	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536405002	1212		<input checked="" type="checkbox"/> Qualified sale OK
504726401019	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536412007	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536405003	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536406002	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536409007	1212		<input checked="" type="checkbox"/> Qualified sale OK
481726100011	1212		<input checked="" type="checkbox"/> Qualified sale OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
480536412003	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536413006	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536413024	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536413042	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536418002	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536418007	1212		<input checked="" type="checkbox"/> Qualified sale OK
480731303008	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536424010	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536423013	1212		<input checked="" type="checkbox"/> Qualified sale OK
480536409008	1212		<input checked="" type="checkbox"/> PURGED MOBILE HOME SALE OK
480536416005	1212		<input checked="" type="checkbox"/> Qualified sale OK
<hr/>			
<b>Accounts Audited:</b>	<b>34</b>	<b>Auditor Agrees: -34</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0398642	0100	Other	<input checked="" type="checkbox"/> HOA common area, greenbelt, ownership was not put in HOA originally
R0467052	0100	Other	<input checked="" type="checkbox"/> Arbitrary price between builder and land developer
R0445670	0200	Other	<input checked="" type="checkbox"/> Detention pond parcel purchased to retain ownership
R0399297	1212	Correct Defect in Title	<input checked="" type="checkbox"/> Correction deed, the earlier sale validated
R0473063	1212	Related Parties	<input checked="" type="checkbox"/> Transfer from family trust to family member with family being lender
R0467071	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0467047	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0473637	1212	Related Parties	<input checked="" type="checkbox"/> Exchange inside the grantor's trust to the grantor's company
R0467049	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0467048	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0427185	1212	Correct Defect in Title	<input checked="" type="checkbox"/> Duplicate deed on same day, same price, earlier one qualified
R0467038	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0444833	1212	Incomplete Transfer	<input checked="" type="checkbox"/> Incorrect legal description: should be Filing 12 rather than #2
R0481532	1212	Incomplete Transfer	<input checked="" type="checkbox"/> Incorrect legal description: three different deeds with same legal
R0371130	1212	Incomplete Transfer	<input checked="" type="checkbox"/> Unable to transfer ownership, title work issue
R0389265	1212	Incomplete Transfer	<input checked="" type="checkbox"/> Grantor was incorrect on the deed
R0467039	1212	Other	<input checked="" type="checkbox"/> Sales for vacant land conveyed the same time as improvement
R0431943	1212	Correct Defect in Title	<input checked="" type="checkbox"/> Duplicate deed on same day, same price, earlier one qualified
R0433064	1213	Incomplete Transfer	<input checked="" type="checkbox"/> Correction deed, the subsequent deed validated
R0467637	1230	Related Parties	<input checked="" type="checkbox"/> Related parties per TD, no MLS or market
R0467625	1230	Incomplete Transfer	<input checked="" type="checkbox"/> Death certificate did not cause the deceased to be removed from title
R0479380	1230	Related Parties	<input checked="" type="checkbox"/> Transfer from family trust to family member with family being lender
R0402466	2212	Sale Leaseback	<input checked="" type="checkbox"/> Business owners sold and leased it back for 12 years with escalation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0423526	2212	Other	<input checked="" type="checkbox"/> Bulk portfolio sale with five other kinder care operations in Denver
R0451827	2212	Other	<input checked="" type="checkbox"/> Bulk portfolio sale of improved and vacant parcels
R0476756	2212	Sale Leaseback	<input checked="" type="checkbox"/> Sale price for a 20 year lease plus business value
R0489372	2212	Sale Leaseback	<input checked="" type="checkbox"/> Kneader Bakery, no appraisal, sales price based on terms of leaseback
R0399723	2220	Correct Defect in Title	<input checked="" type="checkbox"/> Deed recorded to correct the sales price, as well as a related party
R0436378	2230	Other	<input checked="" type="checkbox"/> Medical facility with an attached sports field house
R0410777	2230	Change in Property Prior to Verification	<input checked="" type="checkbox"/> TCF Bank demolished and an urgent care operation
R0439549	2230	Other	<input checked="" type="checkbox"/> Bulk portfolio sale of 77 properties in multiple states
R0475701	2230	Other	<input checked="" type="checkbox"/> Portfolio sale of 29 Chucky Cheese restaurants, allocated value of sale
R0479013	2230	Sale Leaseback	<input checked="" type="checkbox"/> Kneader Bakery, no appraisal, sales price based on terms of leaseback
R0377352	2230	Sale Leaseback	<input checked="" type="checkbox"/> 15 year leaseback determined the sales price, another Kneaders Bakery
R0390468	2230	Change in Property Prior to Verification	<input checked="" type="checkbox"/> Demolished fast food operation and built urgent care operation
R0342901	2235	Sale Leaseback	<input checked="" type="checkbox"/> Leaseback to Tractor Supply Co. for 15 year lease at 4.5 cap rate
R0425532	3212	Other	<input checked="" type="checkbox"/> Three building sale part of a ten property national portfolio
R0487862	3212	Other	<input checked="" type="checkbox"/> Price was determined in 2003 with a rent to own, price is remaining balance
<b>Accounts Audited: 38      Auditor Agrees: -38      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>19</b>	<b>EAGLE</b>	
R003020	1112	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> This was a transfer of single residential property which was for 50% of the grantor's interest. The property was transferred by personal representatives deed.
R012638	1112		<input checked="" type="checkbox"/> The size of the improvements are in question on the date of sale as an illegal addition to the improvement was made without a permit before transfer of the property. The improvements will require inspection and measurement by the county.
R018853	1112	SALE INVOLVES PROPERTY TRADE	<input checked="" type="checkbox"/> This transaction involved a property trade and was not exposed to the open market.
R054836	1112	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> Verified information within county files indicates a major remodel after purchase.
R065555	1112	53 INVOLVES A CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> These parcels and improvements were transferred by habitat for humanity and not exposed to the open market. The financing was very favorable and not typical.
R066065	1112	69 SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> Partial interest sale as it was from the management company to the individual to put an addition on the grantee's unit. Not open market.
R055582	1112	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> Verified information within county files indicates a major remodel after purchase.
R010071	1130	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> Verified information within county files indicates a major remodel after purchase.
R064596	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Verified information in county files state a transfer within a company, related parties.
R008809	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Information verified by county staff states that the buyer approached the seller with an offer. Not open market
R009247	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> The property had been on the market for two years and was pulled off the market, an offer was made by this grantee. The unit was completely furnished, including household goods.
R009282	1130	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> The property was remodeled after sale and there are several sellers concession included in the transfer.
R009289	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> The unit was offered to the owners of the neighboring unit, not open market.
R009008	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Property was offered to a closed market, not open market according to verified information in county files.
R009406	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> The grantee approached the current owner and made an offer for the property, it was accepted.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010166	1130	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> Verified information within county files indicates a major remodel after purchase.
R011323	1130	73 SEE REMARKS	<input checked="" type="checkbox"/> Fully furnished, not typical, Not open market
R013591	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> No MLS, no open market. Buyer approached current owner, made offer.
R009345	1130	68 SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> The improvements were remodeled and additions were made after purchase.
R013582	1130	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Not open market, grantee rented the property before sale. Improvements were in poor condition. Remodeled after sale.
R064797	1230	8 SALE INVOLVES UNDETERMINED PERS. PROP	<input checked="" type="checkbox"/> Personal property and parking places were included. Non-realty items
R065014	1230	73 SEE REMARKS	<input checked="" type="checkbox"/> This property changed from commercial to residential after purchase.
R010723	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> The grantee approached the owner, made an offer, and a deal was struck.
R010713	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> The property was not sold by a realtor or listed in the MLS.
R007547	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Purchased by a local real estate player, Peter Krobek, not exposed to open market.
R007533	1230	8 PROPERTY NOT EXPOSED TO OPEN MARKET	<input checked="" type="checkbox"/> Purchased by a local real estate player, Peter Krobek, not exposed to open market.
R057252	2112	SALE INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> The grantee is a government institution, there was a change in the property from taxable non-taxable.
R065696	2120	SALE INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Is a transfer from the town to an individual, The property changed in character from non-taxable taxable. The sales price reflected land value only. After purchase a building was erected on the property.
R066123	2120	SALE INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> This was a transfer from a private party to the town of Avon. The character of the parcel change from taxable to non-taxable. There are many deed restrictions on the property via this sale.
R054671	2135	73 SEE REMARKS	<input checked="" type="checkbox"/> This is a mixed-use property which resides in two different counties. The mixed-use in this property is agricultural and commercial according to verified information in county records.
R052400	400	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between business affiliates and was not exposed to the open market.

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
7413300020	0100	GK GOVERNMENT VACANT LAND	☑ Incomplete land development in place, lacks utilities
7403324007	0200	GK GOVERNMENT VACANT LAND	☑ Commercial land parcel surrounded by residential, flood plain
6424210003	1212	GW GOVERNMENT BELOW AVERAGECONDITION	☑ Fair condition per TD, verified by MLS
7436222034	1212	GW GOVERNMENT BELOW AVERAGECONDITION	☑ Poor condition per TD, sold to the Broadmoor, no MLS,
6511203148	1212	Z OTHER	☑ Administrative anomaly- timing issue for sale, later qualified
6513117004	1212	G GOVERNMENT	☑ Fair condition per TD
7112302004	1212	CE RELATED PARTIES/ESTATE	☑ Related parties per TD
7113401030	1212	EW ESTATE SALE BELOW AVERAGE CONDITION	☑ MLS stated excessive deferred maintenance
7414420021	1212	U RELOCATION SALE	☑ Relocation to relocation- no basis for market value
5320405043	1212	Z OTHER	☑ Improvement only
7425302014	1212	W BELOW AVERAGE CONDITION	☑ Functional obsolescence, floor plan dated
6425201013	1212	GW GOVERNMENT BELOW AVERAGECONDITION	☑ Fair condition per TD, verified by MLS, followed by a short sale
7435308009	1212	W BELOW AVERAGE CONDITION	☑ Fixed and flipped for \$650k, less than typical condition
7423303053	1212	W BELOW AVERAGE CONDITION	☑ Excessive deferred maintenance, imp demolished
7512404004	1212	HU ADJUSTED RELOCATION SALE	☑ Sale out of a relocation company for less money, not arm's length
1300000527	1212	I OTHER NON-REALTY INVOLVED	☑ Mobile home that was not purged, seller financed for 15 years
4331003001	1212	I OTHER NON-REALTY INVOLVED	☑ Mobile home that was not purged, cash sale
4331003014	1212	GW GOVERNMENT BELOW AVERAGECONDITION	☑ Poor condition per TD, excessive deferred maintenance
4334001022	1212	Z OTHER	☑ Improvement demolished, new structure for 2016
5133006004	1212	GW GOVERNMENT BELOW AVERAGECONDITION	☑ Poor condition per TD, no MLS exposure



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5306208014	1212	U RELOCATION SALE	✓ Sale from the relocation company, on the market for 499 days
6422107053	1212	GW GOVERNMENT BELOW AVERAGECONDITION	✓ Short sale per MLS as well as poor condition per TD
6108002054	1212	Z OTHER	✓ Deed was not recorded for 18 months, pre-base year
5405303052	1212	Z OTHER	✓ Sheriff's Deed
5336101002	1212	I OTHER NON-REALTY INVOLVED	✓ Fair condition per TD, mobile home being purged, resold as fee
5329111067	1212	Z OTHER	✓ Improvement only
5329111057	1212	Z OTHER	✓ Improvement only
7435302002	1212	W BELOW AVERAGE CONDITION	✓ MLS stated excessive deferred maintenance, land value only
5329111003	1212	Z OTHER	✓ Improvement only
6422111019	1212	X EXEMPT OR PARTIALLY EXEMPT	✓ Coming out of exemption, seller was Habitat for Humanity
5609203018	1212	Z OTHER	✓ Vacant land per record- actually improved
5617003031	1212	I OTHER NON-REALTY INVOLVED	✓ Mobile home that was not purged, excessive interest rate
6310003004	1212	I OTHER NON-REALTY INVOLVED	✓ Fair condition per TD, no MLS, no exposure
6312107004	1212	Z OTHER	✓ Sheriff's Deed, sold back to previous owner, legal action not sale
6321307007	1212	EG ESTATE SALE REO	✓ Sold from the estate to the bank, deed-in-lieu, short sale
6325104047	1212	C RELATED PARTIES	✓ Inter-related, resold in 2018 for \$163,500
6405307007	1212	Z OTHER	✓ Resold for \$550k one year later, in fair condition per TD, demo'd
6414402011	1212	W BELOW AVERAGE CONDITION	✓ Fair condition per TD, No MLS, no exposure on open market
6414405023	1212	W BELOW AVERAGE CONDITION	✓ No MLS exposure, financed for 14%, subsequent sale for \$200k
6415308047	1212	W BELOW AVERAGE CONDITION	✓ Poor condition per TD, verified by MLS
6421214002	1212	GW GOVERNMENT BELOW AVERAGECONDITION	✓ Fair condition per TD, verified by MLS
6422103041	1212	GW GOVERNMENT BELOW AVERAGECONDITION	✓ Poor condition per MLS and field visit
6505315001	1225	HZ ADJUSTED OTHER	✓ Partial interest, not exposed on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
7403420022	1225	HZ ADJUSTED OTHER	<input checked="" type="checkbox"/> Not listed in MLS, doc fee of \$0.00.
6332406053	1225	HI ADJUSTED, NON-REALTY INVOLVED	<input checked="" type="checkbox"/> Part of a portfolio sale that included property in Ft. Collins, FFE
6413301012	1240	HI ADJUSTED, NON-REALTY INVOLVED	<input checked="" type="checkbox"/> Sale of a mobile home park, no MLS, deferred maintenance
6414204036	2212	Z OTHER	<input checked="" type="checkbox"/> Inter-corporate and leaseback, Conn's leasing
6308002011	2212	Z OTHER	<input checked="" type="checkbox"/> Not listed in MLS, converted to a Natural Foods, change in use
6316208001	2212	Z OTHER	<input checked="" type="checkbox"/> Portfolio sale (three properties), this amount was allocated
6324101042	2230	Z OTHER	<input checked="" type="checkbox"/> Not listed in MLS, change in use, then 1000 sf addition
6429215009	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market
6429400036	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market
6434207001	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market
6425005024	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market
6418107038	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market, fair condition per TD
6329303046	2235	Z OTHER	<input checked="" type="checkbox"/> Not exposed in the open market, seller financed
<hr/>			
<b>Accounts Audited:</b>	<b>56</b>	<b>Auditor Agrees: -56</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R112725	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Neighbor from across the street purchased subject
R116031	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ Purchased adjoining parcel as well as improved site
R108471	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Interior remodeled after sale as well as new septic/well
R100703	1212	SALE BETWEEN RELATED PARTIES	☑ Inter-related parties per TD and deed
R100906	1212	SALE BETWEEN RELATED PARTIES	☑ Inter-related parties per TD and deed
R103821	1212	SALE BETWEEN RELATED PARTIES	☑ Phone interview that son purchased from father
R107806	1212	SALE BETWEEN RELATED PARTIES	☑ Purchased from a family member per phone interview
R108221	1212	SALE BETWEEN RELATED PARTIES	☑ TD states inter-related party bought after renting
R112505	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Long-term tenant purchased property
R113138	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Sold to an acquaintance for amount of mortgage
R113328	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Sales price determined three years earlier and rented
R113415	1212	SALE BETWEEN RELATED PARTIES	☑ Sales between related parties
R115436	1212	SALE BETWEEN RELATED PARTIES	☑ Sold three months earlier by family member and resold
R116021	1212	SALE BETWEEN RELATED PARTIES	☑ Inter-familial sale
R116611	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Long-term tenant purchased property after eight years
R119243	1212	LAND CLASSED AG-UNIMPROVED	☑ Classified agricultural at time of sale
R115836	1212	LAND CLASSED AS AG-IMPROVED AT SALE	☑ Residence on a 35 acre ag parcel
R120795	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Long-term tenant remodeled after sale
R117002	1212	SALE BETWEEN BUSINESS AFFILIATES	☑ Tenant set a price three years ago and then rented it
R119147	1212	SALE BETWEEN RELATED PARTIES	☑ Purchased from a friend- no exposure, conditional issues
R118355	1212	VACANT LAND MULTIPLE LOTS PRORATED SALE	☑ Two vacant lots listed at \$110k per lot
R118080	1212	VACANT LAND MULTIPLE LOTS PRORATED SALE	☑ Twenty-seven vacant lots sold- improved

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R118070	1212	VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Four vacant lot sales- now improved
R117528	1212	VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Five lot vacant lot sale- now improved
R117525	1212	VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Two parcel sale: one vacant and one improved
R120851	1212	GOOD IMPROVED RESIDENTIAL SALE	<input checked="" type="checkbox"/> Change in use from commercial to residential use
R119398	1230	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> The agent did a deal with the fix and flipped
R101182	1235	BUYER OWNED ADJACENT PROPERTY ATYPICAL MOTIVATION	<input checked="" type="checkbox"/> Adjacent owner purchased as a buffer, tax lien on parcel
R115592	2230	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Inter-personal sale
R116575	2230	BUYER OWNED ADJACENT PROPERTY ATYPICAL MOTIVATION	<input checked="" type="checkbox"/> No well/septic- not habitable, no MLS, inter-personal
<b>Accounts Audited: 30      Auditor Agrees: -30      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R015879	1212		☑ REMODEL
R017107	1212		☑ REMODEL
R014962	1212		☑ REMODEL
R014976	1212		☑ REMODEL
R015575	1212		☑ REMODEL
R019274	1212		☑ low by comps/financial institution as seller
R017915	1212		☑
R027562	1212		☑
R029993	1212		☑ First Baptist Church of Canon City
R040114	1212		☑ low by comps/financial institution as seller
R039039	1212		☑ low by comps/financial institution as seller
R028602	1212		☑ included ag land
R037885	1212		☑ low by comps/financial institution as seller
R020791	1212		☑
R018782	1212		☑ low by comps/financial institution as seller
R018166	1212		☑ low by comps/financial institution as seller
R017158	1212		☑ low by comps/financial institution as seller
R016509	1212		☑ low by comps/financial institution as seller
R016498	1212		☑ low by comps/financial institution as seller
R016377	1212		☑ low by comps/financial institution as seller
R037913	1212		☑ low by comps/financial institution as seller
R036142	1212		☑ Quit claim deed
R018105	1212		☑ included 14 shares of ditch water

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018064	1212		<input checked="" type="checkbox"/>
R017881	1212		<input checked="" type="checkbox"/>
R017691	1212		<input checked="" type="checkbox"/>
R019190	1212		<input checked="" type="checkbox"/>
R017075	1212		<input checked="" type="checkbox"/>
R018454	1212		<input checked="" type="checkbox"/> REMODEL
R016413	1212		<input checked="" type="checkbox"/> Quit claim deed
R036316	1212		<input checked="" type="checkbox"/> Bill of Sale
R025995	1212		<input checked="" type="checkbox"/>
R022332	1212		<input checked="" type="checkbox"/>
R022323	1212		<input checked="" type="checkbox"/>
R021497	1212		<input checked="" type="checkbox"/>
R017556	1212		<input checked="" type="checkbox"/>
<hr/>			
Accounts Audited: 36	Auditor Agrees: -36	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R260052	0200	BUSINESS AFFILIATES	✓ This was a transfer between business affiliates and was not made available to the open market.
R311733	0200	GOVERNMENT AGENCY AS BUYER	✓ This was a transfer from a private party to the Colorado Highway Department as a friendly acquisition. Not open market.
R080153	0510	RELATED PARTIES	✓ This was a transfer between related parties as shown on the TD and on the deed.
R200115	0520	OTHER	✓ This was a short sale verified by county staff, the property had access and topography issues. The REO short sale and the topography and access determined the price paid.
R081023	0520	OTHER	✓ This parcel was transferred by Quit Claim deed and had value to only one owner. This property was not made available on the open market.
R830130	1112	OTHER	✓ The sale was not open market as the buyer of the improved non-view parcel was forced to buy the vacant "view" parcel. . Non -typical sale conditions.
R580059	1112	SALE OF A PARTIAL INTEREST	✓ This is a transfer of one third (1/3) interest in the property as records state.
R380443	1112	OTHER	✓ This property was only offered to the adjoining property owner and was purchased. Not open market.
R350352	1135	RELATED PARTIES	✓ Related parties, mobile home included in price paid.
R350188	1135	OTHER	✓ A mobile home was included in the sale price. .
R011352	1135	RELATED PARTIES	✓ County records indicate transfer was between related parties.
R024014	1212	OTHER	✓ First sale after foreclosure from Wells Fargo bank to an individual, not open market.
R362017	1212	FINANCIAL INSTITUTION AS BUYER	✓ The property was purchased through the public trustees office. Bank Of America purchased the property.
R009026	1212	OTHER	✓ Information supplied by the grantor states this was short sale in order to avoid foreclosure.
R042847	1212	RELATED PARTIES	✓ Transfer was a gift, not made available to the open market.
R040325	1212	OTHER	✓ This property sold via auction by Wells Fargo bank.
R040656	1212	OTHER	✓ This is a highly motivated relocation company as grantor. After final analysis it was shown the price paid for the property is far below market value as determined by county staff.
R040416	1212	OTHER	✓ Distressed short sale as verified by county staff.
R040884	1212	OTHER	✓ The value was established 4 years prior and is not reflective of the market value on the date of closing and recordation.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R040940	1212	OTHER	☑ Transferred from HUD to an individual, not open market improvements in poor condition.
R042489	1212	RELATED PARTIES	☑ Transfer between related parties.
R043071	1212	DEED RESTRICTED	☑ The transfer of the property included deed restrictions, not typical.
R361265	1212	OTHER	☑ This was a short sale based on remarks in county files.
R005417	1212	OTHER	☑ First sale after foreclosure from US Bank to an individual, no MLS. Improvements are in fair condition with need of a water storage tank and boiler repairs.
R361407	1212	OTHER	☑ Improvements located on the property were in poor condition. This is a transfer from Housing and Urban Development to an individual.
R040401	1212	OTHER	☑ Short distressed sale as verified by staff.
R490048	1212	OTHER	☑ Distressed sale, owner passed away and left property to children who wanted to sell, quickly.
R490067	1212	OTHER	☑ The improvements located on the property were in poor condition, with holes in the walls and floors. After final analysis the sale was shown to be far below market value.
R490133	1212	OTHER	☑ Seller concessions, HUD. Considered a distressed sale due to sale by HUD.
R006358	1212	OTHER	☑ The property was transferred between business affiliates and was not made available to the open market.
R041633	1212	OTHER	☑ This was a transfer of a mobile home park which the bank needed to unload quickly based on verified information in county files.
R361315	1212	OTHER	☑ Short sale with additional seller concessions.
R040777	1212	OTHER	☑ No public listing for this property. Seller concessions, not specified.
R045382	2245	RELATED PARTIES	☑ Records state the buyer and seller are friends.

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



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>24</b>	<b>GILPIN</b>	
R114730	0510	UU INVOLVES GOVERNMENT AGENCY	✓ USA sold .3 acre for access
R005140	0510	UU DOUBTFUL TITLE EG QUIT CLAIM	✓ Purchased by a friend and sold by quit-claim
R013105	0600	UU DURESS SALE	✓ Sold vacant lot to stave off bankruptcy on improved site
R006311	1112	UU NOT ARMS LENGTH	✓ Purchased by adjacent homeowner
R012264	1112	UU NOT ARMS LENGTH	✓ Five parcel sale in two tax areas
R114636	1112	UU NOT ARMS LENGTH	✓ Purchased by adjacent homeowner
R006237	1112	UU NOT ARMS LENGTH	✓ Purchased by adjacent homeowner
R005813	1112	UU NOT ARMS LENGTH	✓ Purchased by adjacent homeowner
R004848	1112	UU NOT ARMS LENGTH	✓ Purchased by adjacent homeowner
R000839	1112	UU NOT ARMS LENGTH	✓ One improvement and two adjacent lots
R006019	1212	UU NOT ARMS LENGTH	✓ Inter-familial
R005727	1212	UU DURESS SALE	✓ Sold with no finished exterior siding
R114728	1212	UU NOT ARMS LENGTH	✓ Former garage converted to GLA, barely habitable
R006225	1212	UU DURESS SALE	✓ House has been vandalized prior to sale
R005942	1212	UU NOT ARMS LENGTH	✓ Not exposed on open market
R001965	1212	UU NOT ARMS LENGTH	✓ Purchased by long-term tenant
R000229	1212	UU NOT ARMS LENGTH	✓ Purchased from a friend, not exposed to the open market
R001858	1212	UU DURESS SALE	✓ Poor condition per TD
R010745	1212	UU INVOLVES CHARITABLE INSTITUTION	✓ Church sale of a parsonage
R001864	1212	UU SALE NOT ON OPEN MARKET	✓ Purchased by adjacent owner, in poor condition per field visit
R005332	1212	UU INVOLVES FRANCHISE OR LICENSE	✓ House and a cell tower
R001984	1212	UU SALE NOT ON OPEN MARKET	✓ Not exposed on the open market, sold to acquaintance
R002773	1212	UU DURESS SALE	✓ Interior was gutted after sale, not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002964	1212	UU NOT ARMS LENGTH	<input checked="" type="checkbox"/> Neighbor purchased from an elderly couple so they could rent
R004626	1212	UU NOT ARMS LENGTH	<input checked="" type="checkbox"/> Renter purchased
R003205	1212	UU DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD
R003629	1212	UU NOT ARMS LENGTH	<input checked="" type="checkbox"/> Inter-familial
R114668	1235	UU DURESS SALE	<input checked="" type="checkbox"/> Mobile home that was not purged and purchased by tenant
R001653	2220	UV OTHER	<input checked="" type="checkbox"/> Mixed-use property
R006371	2220	UU BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R001034	2220	UU NOT ARMS LENGTH	<input checked="" type="checkbox"/> Not exposed on the open market,
<b>Accounts Audited: 31      Auditor Agrees: -31      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R055973	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Two car garage added with living space after purchase
R109120	1212	OTHER DOCUMENT EXTENSIVELY	✓ No MLS, cash offer, no exposure
R106830	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Building permit in 2015 for a \$50k addition
R091360	1212	SALE IS BETWEEN RELATED PARTIES	✓ Related parties per TD and confirmation letter
R087980	1212	OTHER DOCUMENT EXTENSIVELY	✓ Habitat for Humanity home, no MLS
R019687	1212	OTHER DOCUMENT EXTENSIVELY	✓ Fixed and flipped later in 2016
R073640	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Repair and remodel permit taken out after sale, flipped
R044110	1212	EXTENSIVE REMODELING OF PROPERTY	✓ No MLS, not online, not exposed to open market
R114380	1212	SALE IS BETWEEN RELATED PARTIES	✓ Related parties per TD and confirmation letter
R080570	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Two car garage added with living space after purchase
R146640	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Extensive remodel of interior: \$230k permit after sale
R156120	1212	SALE IS BETWEEN RELATED PARTIES	✓ Grantor and grantee are related, sold by quit-claim
R164450	1212	SALE IS BETWEEN RELATED PARTIES	✓ Related parties per TD and confirmation letter
R168530	1212	EXTENSIVE REMODELING OF PROPERTY	✓ No water or sewer connected, poor condition per TD
R173270	1212	OTHER DOCUMENT EXTENSIVELY	✓ Poor condition per TD, interior remodeled without permit
R175990	1212	SALE IS BETWEEN RELATED PARTIES	✓ Related parties per TD and confirmation letter
R179750	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Building permit in 2015 for a \$46k remodel and addition
R179790	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Interior demolition permit for \$380,000 renovation
R180660	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Gutted and remodeled: changed bedroom and bath count
R197630	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Interior remodeled after sale
R208009	1212	EXTENSIVE REMODELING OF PROPERTY	✓ Totally gutted and remodeled, garage to GLA, added garage
R303595	1212	OTHER DOCUMENT EXTENSIVELY	✓ Partial interest sale of 50%
R302052	1212	EXTENSIVE REMODELING OF PROPERTY	✓ 2015 permit (\$96k) to finish walk-out basement

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R199210	1215	EXTENSIVE REMODELING OF PROPERTY	<input checked="" type="checkbox"/> Converted from commercial to residential, added kitchen, etc.
R300362	1230	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per warranty deed
R058330	1230	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Seller financed related parties
R099710	2215	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple mobile homes as part of a motel operation
R305950	2230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Owner carried, multiple schedules
R013991	2235	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Storage facility with multiple parcels
R194988	2245	USA, COLORADO, POLITICAL SUB	<input checked="" type="checkbox"/> Tax exempt (CHFA) to taxable, no consideration on deed
<hr/>			
Accounts Audited:	30	Auditor Agrees: -30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R007144	0100	70	✓ price set in 2007, purchased thru land installment contract.
R014136	0100	70	✓ some site improvements in place, atypical of the market, significant building site issues, topography
R012425	0100	70	✓ utilities improved after transfer, driveways and major utilities increase value
R031588	0100	70	✓ change in character, from vacant to residence
R005396	0100	70	✓ first sale after foreclosure, transferred via quit claim deed, sold for 1/3 the market
R012964	0100	71	✓ owner contacted by buyer to purchase their property, not open market.
R001988	0100	70	✓ improved after purchase, sold as vacant, changed to improved residential
R030317	0100	71	✓ trade involved, transferred tax lien and other non-realty items.
R041084	0100	70	✓ vacant land changed to residential after purchase
R072127	0100	71	✓ remainder parcels, not open market, trade involved
R014838	0100	70	✓ site improvements added to property after purchase and before inspection, adds to value, water and septic in place
R013071	0100	70	✓ site improvements added to property after purchase and before inspection, add to value, atypical in this market
R008729	0100	71	✓ grantor contacts owners and offers to purchase their property.
R031569	0100	70	✓ low density residential, to single family residential
R008546	0100	70	✓ vacant land sale, butler building placed after transfer
R006102	0100	70	✓ low density residential, to single family residential
R003044	0100	70	✓ vacant land changed in character from vacant to residential
R030516	0100	70	✓ vacant land changed in character from vacant to residential, mixed use improved
R071708	0100	70	✓ sale of mineral rights only, not open market, Quit Claim deed
R012029	0100	70	✓ site improvements added to property after purchase and before inspection, adds to value, atypical in this market
R071224	0200	70	✓ razed existing building and built new building in its place after transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003151	0200	70	<input checked="" type="checkbox"/> vacant land changed in character from vacant to residential, mixed use improved
R030377	0540	70	<input checked="" type="checkbox"/> minor structure built on parcel after transfer
R040581	1112	69	<input checked="" type="checkbox"/> partial interest
R030384	1112	70	<input checked="" type="checkbox"/> vacant land to improved residential after transfer
R012142	1112	69	<input checked="" type="checkbox"/> misinformation related to sales price, multiple parcels, partial interest
R003234	1112	69	<input checked="" type="checkbox"/> partial interest to a related party
R040315	1112	70	<input checked="" type="checkbox"/> additions made to the residence after purchase
R003880	1112	70	<input checked="" type="checkbox"/> sale was Qualified at transfer, structure was in average condition but deteriorating more at every inspection, now would be considered unqualified due to condition, transfer was in 2012
R041451	1112	70	<input checked="" type="checkbox"/> first sale after foreclosure, made available thru bank, internet sale
R007000	1112	70	<input checked="" type="checkbox"/> Mobile Home included in sales price, unknown value
R041445	1112	70	<input checked="" type="checkbox"/> foundation included, unknown value, atypical of market, after purchase new residence constructed
R012142	1112	69	<input checked="" type="checkbox"/> misinformation related to sales price, multiple parcels, partial interest
R005601	1230	69	<input checked="" type="checkbox"/> partial interest
R003573	1230	70	<input checked="" type="checkbox"/> sale was Qualified at transfer, structure was in average condition but deteriorating more at every inspection, now would be considered unqualified due to condition, transfer was in 2012
<b>Accounts Audited: 35      Auditor Agrees: -35      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R001052	0100	SALE IS BETWEEN RELATED PARTIES	✓ in-family transfer, no open market
R002473	0100	SALE INVOLVES MULTIPLE PROPERTIES	✓ sale involves multiple parcels
R003192	0100	SALE INVOLVES MULTIPLE PROPERTIES	✓ sale included multiple parcels
R001440	0100	OTHER	✓ after final analysis Not buildable, only may be used for density by adjoiner, topography of parcel is unstable
R002758	0100	OTHER	✓ Quit claim deed, no open market, sold to an adjoiner, to protect view.
R002984	0200	SALE INV GOVERN. AGENCY AS BUYER	✓ change in character from taxable to exempt
R002278	0520	SALE INVOLVES MULTIPLE PROPERTIES	✓ sale involves multiple parcels
R003113	0550	SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ partial interest 1/3
R002339	0550	SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ partial interest 1/3
R000106	0550	SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ undivided 1/3 interest along with value of voting rights
R001304	1112	TD1000	✓ property changed in character from improved residential to vacant
R002683	1112	OTHER	✓ atypical financing, first sale after foreclosure from Federal Home Loan Mortgage to individuals
R001246	1112	OTHER	✓ favorable financing from seller, the vacant parcel was improved with residential improvements after transfer
R003254	1112	SALE IS BETWEEN RELATED PARTIES	✓ Quit claim deed, between related parties, no open market
R003247	1212	SALE INVOLVES MULTIPLE PROPERTIES	✓ sale involves multiple parcels
R001803	1212	OTHER	✓ partial interest in cabin, transferred via Bill of Sale
R001351	1212	SALE INV FINANCIAL INST. AS BUYER	✓ Financial institution was seller after foreclosure
R000999	1212	SALE IS BETWEEN RELATED PARTIES	✓ related as indicated on TD 1000
R000604	1212	SALE IS BETWEEN RELATED PARTIES	✓ transferred via Quit Claim deed, related parties
R000289	1212	OTHER	✓ distress, had to sell property due to health reasons

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000236	1212	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, favorable financing
R002036	1212	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> sale to settle estate by Personal Representative's deed. Single family residential to rental property
R002992	1212	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> in-family transfer, no open market
R001809	1212	OTHER	<input checked="" type="checkbox"/> only transferred cabin, no land.
R001967	1212	OTHER	<input checked="" type="checkbox"/> bill of sale, included 5th wheel in transfer
R002061	1212	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> related parties as indicated on TD 1000
R003208	1212	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> in-family transfer, no open market
R003188	1212	OTHER	<input checked="" type="checkbox"/> improvements only, no land, personal property transferred via Bill of Sale
R002849	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> first sale after foreclosure, short sale from Miners and Merchants Bank
R002819	1212	OTHER	<input checked="" type="checkbox"/> improvements only, transferred by Bargain and Sale Deed
R001839	1212	OTHER	<input checked="" type="checkbox"/> improvements only for a cabin for a fishing club. Membership is separate
R001934	1212	OTHER	<input checked="" type="checkbox"/> improvements only, bill of sale
R003135	1230	OTHER	<input checked="" type="checkbox"/> partial interest transfer (1/28)
<hr/>			
<b>Accounts Audited:</b>	<b>33</b>	<b>Auditor Agrees: -33</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
000000039755	0100	15 SACRIFICE	<input checked="" type="checkbox"/> This was a distressed sale as the husband passed away and the parcel and personal property had no value to the wife.
000003676815	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> Buyer approaches existing owners and makes offers for the property. Not open market
000000403026	0100	77 UNKNOWLEDGEABLE BUYER	<input checked="" type="checkbox"/> This parcel was purchased via an installment land contract, financed by the seller.
000000029662	0100	27 ESTATE	<input checked="" type="checkbox"/> This parcel was transferred by personal representatives deed in an effort to close the estate.
000000025565	0100	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> This property was transferred by quit claim deed
000000178640	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> The grantee approaches existing owners and makes offers on their property, not open market.
000000039542	0200	83 OWNS ADJ PROPERTY	<input checked="" type="checkbox"/> Atypical financing by Seller.
000002143314	0200	09 TRADE INV	<input checked="" type="checkbox"/> County records indicate a trade was involved in this transfer.
000000017310	0200	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Information contained on the TD 1000 and notes in file state the building underwent remodeling after purchase.
000000033275	0200	69 2 BLDGS/ MULTI USE PROP	<input checked="" type="checkbox"/> There were two building improvements located on this parcel. The parcel is shown on the deed to be multiple tracts.
000001285741	0500	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> AG
000000474924	0500	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> The parcel underwent a land-use change from vacant land to agricultural land as shown in records.
000000035281	0600	16 OTHER-NOTE	<input checked="" type="checkbox"/> This property was transferred by quit claim deed
000000253556	1000	20 DURESS	<input checked="" type="checkbox"/> Motivated seller who set price below market for quick sale.
000000204511	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Records state remodeling after purchase.
000003339425	1212	27 ESTATE	<input checked="" type="checkbox"/> This parcel was transferred by personal representatives deed and was sold to settle an estate.
000000029540	1212	69 2 BLDGS/ MULTI USE PROP	<input checked="" type="checkbox"/> There were multiple residence's located on this parcel. One residence was owned and the other was a rental. The transfer was financed by the seller at atypical rates and period.
000000323835	1212	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> This property was transferred by quit claim deed.
000000040189	1212	38 CHANGE IN USE AFTER SALE	<input checked="" type="checkbox"/> Verified information indicates the owner was facing foreclosure and sold the property to avoid foreclosure.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000000033796	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Improvements were inspected and remodeling supplies were stored inside improvement. Atypical financing. Improvements were in fair condition
000033394104	1212	34 UNDETERMINABLE VAL OF PERS PR	<input checked="" type="checkbox"/> The value of the personal property was not stated and could not be determined. The sale of the property was advertised through the Internet.
000000019853	1212	07 FAMILY	<input checked="" type="checkbox"/> This parcel was transferred by personal representatives deed and was and in-family transfer.
000000029900	1212	20 DURESS	<input checked="" type="checkbox"/> This was a sale in a distressed situation as the owner was in and out of hospital for a long period of time and the family decided to sell the property at a distressed price
000000026762	1212	47 SALE BETWEEN RELATED PARTY	<input checked="" type="checkbox"/> This was a transfer between friends, not exposed to open market.
000000038910	1212	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> This deed did not pass title as it had errors in the legal description.
000000026880	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Notes indicate the improvements were in fair condition. After purchase the entire interior was remodeled.
000000018350	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Multi-lot sale according to staff information.
000000012187	1212	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> The sale of the property was influenced by a death and a need to settle the estate.
000000029420	1212	22 REMODEL OR ADDITION AFTER SALE	<input checked="" type="checkbox"/> Shortly after purchase the improvements were remodeled with a paint job in and out and new windows.
000000018005	1212	07 FAMILY	<input checked="" type="checkbox"/> Information on the deed and TD indicates this was and in-family transfer. The financing was assumption. with no other details given.
<hr/>			
Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>29</b>	<b>JACKSON</b>	
900325000	0540	11 JOINED TO ANOTHER PARCEL	✓ Multiple parcel sale
900604000	0560	69 PARTIAL INTEREST SALES	✓ Purchased 75% partial interest
900913700	1112	11 JOINED TO ANOTHER PARCEL	✓ Two separate parcels with two separate homes on one sale price
900172003	1112	11 JOINED TO ANOTHER PARCEL	✓ Two parcel sale: .92 acre in one and 2.67 acres in second parcel
91116600	1112	11 JOINED TO ANOTHER PARCEL	✓ Shared well, agricultural on thirty acres
11212001	1112	57 SALE BETWEEN RELATED PARTIES	✓ Inter-familial: sister to sister sale of a purged mobile home
10566400	1112	16 REC'D OUT OF FORECLOSURE	✓ Poor quality per field inspection, purchased by former owner out of foreclosure
90425371	1112	11 JOINED TO ANOTHER PARCEL	✓ Multiple parcel sale
10294000	1112	10 FRIENDS-SPECIAL SALE PRICE	✓ Niece bought from an aunt and uncle- paid 50% +/- market value
10563950	1112	56 BUYER IS FINANCIAL INST	✓ Bank foreclosed on the outstanding loan balance, subsequent remodeling
10396100	1112	15 MOBILE HOME INCLUDED IN SALE	✓ Purged mobile home
10606201	1112	11 JOINED TO ANOTHER PARCEL	✓ Forest Service was the grantor
10531500	1112	02 REMODELED AFTER BUYING	✓ Mobile home on site
91051000	1212	69 PARTIAL INTEREST SALE	✓ Improvements only cabin
<b>Accounts Audited: 14      Auditor Agrees: -14      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>30</b>	<b>JEFFERSON</b>	
30045535	0100	DQForeclosSa	<input checked="" type="checkbox"/> Irregularly shaped parcel with 65% non-buildable area
30040200	0200	DQSaleNonarm	<input type="checkbox"/> No justification for disqualification
30000598	0520	NotQualified	<input checked="" type="checkbox"/> Irregularly shaped parcel that is not buildable
30046299	1112	Excessppothr	<input checked="" type="checkbox"/> Excess personal property declared on TD 1000 (10%)
30014115	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Poor quality per TD, not exposed to the open market
30013043	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Finished basement added after sale, fixed and flipped on 8-12-16 for \$550k
30015239	1112	DQSaleNonarm	<input checked="" type="checkbox"/> No MLS, fixed and flipped on 8-30-17 for \$215,000
30043858	1112	DQForeclosSa	<input checked="" type="checkbox"/> Sold via on-line auction, atypical exposure
30044056	1112	DQForeclosSa	<input checked="" type="checkbox"/> Sold via on-line auction, atypical exposure
30045677	1112	DQForeclosSa	<input checked="" type="checkbox"/> Three lots sold for \$135k at the same time
30014036	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Sold from LLC to LLC, not exposed, fixed and flipped on 9-2-16 for \$450k
30013800	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Structural issues per MLS, poor condition per TD
30013536	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Poor quality per TD
30013251	1112	DQForeclosSa	<input checked="" type="checkbox"/> Fair quality per TD
30050296	1112	DQSaleNonarm	<input checked="" type="checkbox"/> This sale involved an assemblage and replatting and reselling
30013195	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Not exposed to the open market
30011137	1112	DQSaleNonarm	<input checked="" type="checkbox"/> No justification for disqualification
30010942	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Poor condition per TD, fixed and flipped on 9-30-16 for \$360,000
30010318	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Less than typical overall condition, not exposed to the open market
30001220	1112	DQForeclosSa	<input checked="" type="checkbox"/> Poor quality per TD
30001185	1112	DQSaleNonarm	<input checked="" type="checkbox"/> Poor quality per TD
30000746	1112	DQForeclosSa	<input checked="" type="checkbox"/> Poor quality per TD
30000460	1112	NotQualified	<input checked="" type="checkbox"/> Three parcel sale that was multiple uses

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
30015992	1112	DQSaleNonarm	✓ Not exposed to the open market
30016329	1112	DQSaleNonarm	✓ Related parties
30015986	1112	DQSaleNonarm	✓ Grantor had greater then normal motivation to sell, personal property not correct
30003228	1112	DQSaleNonarm	✓ Not exposed to the open market
30001838	1112	DQSaleNonarm	✓ Not exposed to the open market
30001905	1112	DQSaleNonarm	✓ Not exposed to the open market
30002065	1112	DQSaleNonarm	✓ Not exposed to the open market
30010284	1112	DQSaleNonarm	✓ Related parties
30009877	1112	DQSaleNonarm	✓ Related parties
30009209	1112	DQSaleNonarm	✓ Fair condition per TD
30001573	1112	DQSaleNonarm	✓ Poor quality per TD, fixed and flipped in 2017 for \$379,900
30008901	1112	DQSaleNonarm	✓ Not exposed to the open market
30001451	1112	DQSaleNonarm	✓ Poor quality per TD, fixed and flipped in 2017 for \$371,800.
30003180	1112	DQSaleNonarm	✓ Not exposed to the open market
30002796	1112	DQForeclosSa	✓ Not exposed to the open market
30002633	1112	DQSaleNonarm	✓ MLS stated the improvement was incomplete
30002404	1112	DQSaleNonarm	✓ Not exposed to the open market
30002115	1112	DQSaleNonarm	✓ Fair condition per TD, cash sale, no MLS
30002068	1112	DQSaleNonarm	✓ Not exposed to the open market
30009103	1112	DQForeclosSa	✓ Less than typical overall condition per MLS
30001239	1112	DQForeclosSa	✓ Not exposed to the open market
30040509	1112	DQForeclosSa	✓ Fair quality per TD
30015958	1112	DQSaleNonarm	✓ Not exposed to the open market
30010315	1112	DQSaleNonarm	✓ Not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
30015640	1112	DQSaleNonarm	<input checked="" type="checkbox"/> No MLS, sold to an LLC, fixed and flipped for \$350k on 7-22-16
30001692	1112	Transfinanin	<input checked="" type="checkbox"/> Poor quality per TD
30015682	1112	Transfinanin	<input type="checkbox"/> No justification for disqualification
30016147	1230	DQSaleNonarm	<input checked="" type="checkbox"/> Fair condition per TD, fixed and flipped on 7-29-16 for \$158k
30042816	2112	NotQualified	<input checked="" type="checkbox"/> Multi-property bulk sale
30011000	2112	NotQualified	<input checked="" type="checkbox"/> Multi-property bulk sale
30042673	2112	NotQualified	<input checked="" type="checkbox"/> Multi-property bulk sale
30042725	2112	NotQualified	<input checked="" type="checkbox"/> Multi-property bulk sale
30044093	2120	Physchnagfte	<input checked="" type="checkbox"/> Excessive vacancy at time of sale as well as below average overall condition
30043652	2120	Physchnagfte	<input checked="" type="checkbox"/> Vacant at time of sale
30015441	2130	NotQualified	<input checked="" type="checkbox"/> Third party source states a sales price that does not comport with deed or TD
30001380	2130	DQForeclosSa	<input checked="" type="checkbox"/> Excessive vacancy at time of sale
30013698	2135	RecentChange	<input checked="" type="checkbox"/> Buyer was the tenant as well as \$350k in post sale T.I.
<b>Accounts Audited: 60      Auditor Agrees: -58      Auditor Disagrees: -2      Auditor Disagrees: -3.33%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	Kiowa	
111111521	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113852	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112315	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110155	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111894	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113646	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111743	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112898	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110434	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112795	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110831	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113225	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113975	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110500	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112145	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113673	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111781	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
112310248	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112711	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111212560	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111551	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
112911075	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
112310880	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111111962	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113943	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113982	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112074	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110174	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110180	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111639	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110734	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110229	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
112931632	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111034	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110445	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112511	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113525	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113795	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113940	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111113215	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111104	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111112684	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110544	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110929	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111920700	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
112912693	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110161	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111111419	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110609	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111111621	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
111110034	1112	N/A	<input checked="" type="checkbox"/> Qualified sale OK
<b>Accounts Audited: 51      Auditor Agrees: -51      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>32</b>	<b>Kit Carson</b>	
60103009	1212	22 FINAN INS	<input checked="" type="checkbox"/> Wels Fargo to Leiding
21009007	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> HUD to MacMaster
30006001	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> HUD to Rieman
20502005	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> Fannie Mae to Witt
19003006	1212	23 RELATED	<input checked="" type="checkbox"/>
20511008	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> Fed Home Loan to Weber
34013007	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> rural housing to Korber
34031006	1212	17 GOV'T AGEN	<input checked="" type="checkbox"/> Fed Home Loan to Rhodes
32003009	1212	26 ESTATE	<input checked="" type="checkbox"/>
39000009	1212	26 ESTATE	<input checked="" type="checkbox"/>
77005003	1212	26 ESTATE	<input checked="" type="checkbox"/>
77013010	1212	26 ESTATE	<input checked="" type="checkbox"/>
14000027	1212	26 ESTATE	<input checked="" type="checkbox"/>
34019006	1212	26 ESTATE	<input checked="" type="checkbox"/>
77016004	1212	26 ESTATE	<input checked="" type="checkbox"/>
16010003	1212	26 ESTATE	<input checked="" type="checkbox"/>
12001005	1212	26 ESTATE	<input checked="" type="checkbox"/>
20503004	1212	26 ESTATE	<input checked="" type="checkbox"/>
61004008	1212	23 RELATED	<input checked="" type="checkbox"/>
34025007	1212	26 ESTATE	<input checked="" type="checkbox"/>
34027018	1212	23 RELATED	<input checked="" type="checkbox"/>
34053009	1212	24 BUS AFFIL	<input checked="" type="checkbox"/>
33043010	1212	23 RELATED	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
21009005	1212	23 RELATED	✓
21008002	1212	23 RELATED	✓
34040002	1212	23 RELATED	✓
33052004	1212	23 RELATED	✓
32031001	1212	23 RELATED	✓
34015001	1212	23 RELATED	✓
33055007	1212	23 RELATED	✓
21013003	1212	23 RELATED	✓
61003004	1212	26 ESTATE	✓
32031002	1212	23 RELATED	✓
33047001	1225	24 BUS AFFIL	✓
<b>Accounts Audited: 34      Auditor Agrees: -34      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>34</b>	<b>LA PLATA</b>	
R002083	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps
R004153	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> poor cond, low by comps
R004150	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps
R004113	1212	JUDICIAL ORDER	<input checked="" type="checkbox"/>
R004022	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps
R004009	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R003414	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R004995	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R001832	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps
R001617	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R001554	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps, poor condition
R001443	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> change after sale, home destroyed
R000327	1212	HIGH PRESSURE	<input checked="" type="checkbox"/>
R003956	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> low by comps
R006698	1212	PP UNDETER VALUE	<input checked="" type="checkbox"/>
R433433	1212	BUSINESS AFFIL	<input checked="" type="checkbox"/>
R430265	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R418648	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R013082	1212	HIGH PRESSURE	<input checked="" type="checkbox"/> owner wanted out

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009645	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/>
R009189	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> sold twice in same day, two td1000, fire damage
R004223	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/>
R006874	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R004680	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/>
R006314	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R005468	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	<input checked="" type="checkbox"/> sold later for 400,000, below mkt by comps
R005376	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R005259	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R005112	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R000297	1212	SETTLE ESTATE	<input checked="" type="checkbox"/>
R007596	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
<hr/>			
<b>Accounts Audited:</b>	<b>31</b>	<b>Auditor Agrees: -31</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
000020000824	1112	85 MULTIPLE BUILDINGS ON PARCEL	☑ seller concessions, multiple residences on parcel
000020000117	1112	77 EARLIER SALE IN COLL PERIOD	☑ sold to tenants, not open market, sold under stress due to death of former owner
000010209901	1112	18 MULTIPLE PROPERTIES	☑ this was a purchase of multiple parcels as shown in the records
000020000136	1112	21 STRESS	☑ fire damaged residence, not habitable at time of sale, grantor under stress to sell
000031002681	1112	57 RELATED PARTIES	☑ this transfer was merely moving their parcel to the LLC ownership, no open market.
000010227311	1112	57 RELATED PARTIES	☑ adding new wife to the deed, only, not open market
000010001798	1112	75 DAMAGED OR DESTROYED	☑ not habitable due to mold, water system broken in the interior. first sale after foreclosure.
000020000799	1112	N/A	☑ multiple residences located on parcel
000020000846	1112	85 MULTIPLE BUILDINGS ON PARCEL	☑ not listed by realtor. multiple single family residences on parcel, main house, cottage house
000020000728	1112	66 UNDETERMINED PERSONAL PROPERTY	☑ unit sold furnished, no idea of value of personal property
000020000482	1112	21 STRESS	☑ this was a short sale, the improvements were damaged and in salvage condition.
000030003055	1112	57 RELATED PARTIES	☑ related parties, not open market
000020000555	1112	21 STRESS	☑ first sale after foreclosure from Wells Fargo Bank to individuals.
000010004445	1112	76 NOT ON MARKET	☑ not listed on open market, for sale by owner, buyer drove by and saw the sign
000010002599	1212	70 OTHER	☑ not listed by realtor. for sale by owner, included \$80K of personal property out of \$260K sales price, transferred by Bill of Sale
000020001069	1212	14 SETTLE ESTATE	☑ transfer between related parties due to a death in the family, stress, sale price was amount of existing mortgage, not market value
000010003972	1212	57 RELATED PARTIES	☑ partial interest purchased, third party financing at atypical rates, not available to the open market.
000010184312	1212	16 UNDETERMINED PERSONAL PROPERTY	☑ transfer of improvements only, transferred by Bill of Sale
000020001317	1212	57 RELATED PARTIES	☑ related parties, sold to immediate family member (daughter), seller concessions, not open market
000010002821	1212	76 NOT ON MARKET	☑ price agreed to on 1/7/2014, closing date, 3/15/2015, for sale by owner, not open market
000020000150	1212	76 NOT ON MARKET	☑ adjacent property owner purchased this parcel, not open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
000031470140	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> related parties, not open market, seller financed at atypical rates
000020000106	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> related parties, transferred by Personal Representatives deed
000010002841	1212	72 STRESS SALE	<input checked="" type="checkbox"/> first sale after foreclosure by Fannie Mae to individuals.
000010003293	1212	16 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> unit sold furnished, no idea of value of personal property, motivated buyer.
000020001606	1212	76 NOT ON MARKET	<input checked="" type="checkbox"/> seller financed, not open market
000010001203	1212	23 FINANCIAL	<input checked="" type="checkbox"/> atypical financing by seller, not made available to the open market
000030002941	1212	N/A	<input checked="" type="checkbox"/> related parties as friends, not on open market
000020000510	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> business affiliates, not advertised to the open market
000020000712	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> seller concessions, sold to family friend as part of closing of an estate, not open market
000010004390	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> related party transfer, not available to the open market
000020001126	1215	57 RELATED PARTIES	<input checked="" type="checkbox"/> related parties, not made available to the open market
000030003108	1220	05 FINANCIAL	<input checked="" type="checkbox"/> for sale by owner, partial interest, not open market, purchased via an installment land contract, not typical
000017000010	1230	N/A	<input checked="" type="checkbox"/> not made available to the open market
000017000049	1230	57 RELATED PARTIES	<input checked="" type="checkbox"/> the buyer is on the board as a commissioner, not open market, business affiliates.
<hr/>			
<b>Accounts Audited:</b>	<b>35</b>	<b>Auditor Agrees: -35</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1650006	0100	99 Sale to settle an estate	<input checked="" type="checkbox"/> No MLS, misrepresented as a lakefront lot
R1271466	0100	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Developer fled to Mexico, legal problems
R1652305	0200	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Replatted and a change in use
R1652184	0200	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Replatted and a change in use
R1232878	0200	99 Sale to settle an estate	<input checked="" type="checkbox"/> Deed restrictions from Fort Collins limiting development
R1465686	0200	13 Foreclosure, Forced Sale	<input type="checkbox"/> No justification for disqualification
R0703478	0400	98 Sale to settle an estate	<input checked="" type="checkbox"/> Two sales on the same day, duplicate deed, housekeeping
R0166634	0400	99 Sale to settle an estate	<input checked="" type="checkbox"/> 364 DOM and listing expired, sold for 10% of list price
R1613544	0400	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Sold to a contiguous landowner
R1077970	0560	99 Sale to settle an estate	<input checked="" type="checkbox"/> Affected by the High Park Fire, damage affected market value
R1635412	1212	25 Change of Use	<input checked="" type="checkbox"/> Basement finish after sale, \$31k permit
R0776092	1212	24 Sale is between busines affiliates	<input checked="" type="checkbox"/> Related parties per TD
R0289256	1212	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Poor condition, mixed use, multiple buildings
R0220647	1212	98 Sale to settle an estate	<input checked="" type="checkbox"/> Atypical condition per MLS and field inspection
R0535249	1212	8 Sales of Doubtful title	<input checked="" type="checkbox"/> Inter-business, agent of seller sold to self
R0118958	1212	18 Includes other than real property	<input checked="" type="checkbox"/> Multiple buildings as well as 1/2 share of water
R0127361	1212	98 Sale to settle an estate	<input checked="" type="checkbox"/> No MLS, no exposed to the open market
R0153257	1212	18 Includes other than real property	<input checked="" type="checkbox"/> Interpersonal sale, 100% financing, plus 1/4 share of water
R0157651	1212	18 Includes other than real property	<input checked="" type="checkbox"/> Multiple buildings as well as two shares of water
R0169641	1212	98 Sale to settle an estate	<input checked="" type="checkbox"/> Sold before listed in MLS, not exposed to open market
R0209856	1212	98 Sale to settle an estate	<input checked="" type="checkbox"/> No MLS, no exposed to the open market
R0577693	1212	8 Sales of Doubtful title	<input checked="" type="checkbox"/> Interpersonal sale, sale of partial interest
R0580490	1212	8 Sales of Doubtful title	<input checked="" type="checkbox"/> No MLS, not exposed to the open market



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1654613	1212	21 Involves property trades	<input checked="" type="checkbox"/> No MLS, purchased by a broker
R0677086	1212	24 Sale is between busines affiliates	<input checked="" type="checkbox"/> Interpersonal
R1657595	1212	19 Involves Charitable Agency	<input checked="" type="checkbox"/> Habitat for Humanity
R1244019	1212	15 Government Agency as Buyer	<input checked="" type="checkbox"/> CSU and CSU related party as grantor/grantee
R1297732	1212	25 Change of Use	<input checked="" type="checkbox"/> Change in use: kennels removed and now 100% residential
R1363468	1212	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> DOM 511, short sale by lender
R1430122	1212	15 Government Agency as Buyer	<input checked="" type="checkbox"/> City of Loveland is the grantee
R1598457	1212	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Short sale
R1617606	1212	18 Includes other than real property	<input checked="" type="checkbox"/> Multiple buildings and tractor and mower as PP
R1634182	1212	18 Includes other than real property	<input checked="" type="checkbox"/> Builder-financed was not typical
R0477001	1212	77 Multiple Buildings	<input checked="" type="checkbox"/> Multiple parcels on same deed, flood area
R1639013	1212	18 Includes other than real property	<input checked="" type="checkbox"/> No MLS, .02 interest in a ditch company
R1635390	1212	25 Change of Use	<input checked="" type="checkbox"/> Basement finish after sale, \$37k permit
R1657591	1212	19 Involves Charitable Agency	<input checked="" type="checkbox"/> Habitat for Humanity
R1657592	1212	19 Involves Charitable Agency	<input checked="" type="checkbox"/> Habitat for Humanity
R0668575	1212	24 Sale is between busines affiliates	<input checked="" type="checkbox"/> Sold to a contiguous landowner
R1623868	1212	25 Change of Use	<input checked="" type="checkbox"/> Basement finish after sale, \$50k permit for 1000 sf
R1616023	1212	21 Involves property trades	<input type="checkbox"/> No justification for disqualification
R0037621	1212	21 Involves property trades	<input type="checkbox"/> No justification for disqualification
R1497561	1212	25 Change of Use	<input type="checkbox"/> No justification for disqualification
R0191710	2215	18 Includes other than real property	<input checked="" type="checkbox"/> Franchise fee and unknown personal property in this motel
R1182315	2215	18 Includes other than real property	<input checked="" type="checkbox"/> Franchise fee and unknown personal property in this motel
R0470201	2215	18 Includes other than real property	<input checked="" type="checkbox"/> Inter-business, negotiated between business mgr. and prior owner
R1233599	2220	98 Sale to settle an estate	<input checked="" type="checkbox"/> Change in use, converted to commercial condominiums

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1593366	2220	18 Includes other than real property	<input type="checkbox"/> No justification for disqualification
R1515632	2235	21 Involves property trades	<input checked="" type="checkbox"/> \$96k remodel after sale by New Belgium Brewery
R0168718	2235	21 Involves property trades	<input checked="" type="checkbox"/> Under-utilization of the land, sitting on parcel, value in land
R1629677	2245	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Poor condition per broker and TD
R1640964	2245	18 Includes other than real property	<input checked="" type="checkbox"/> Fair quality per TD
R1636681	2245	18 Includes other than real property	<input checked="" type="checkbox"/> 1031 exchange that had little time left to invest
R1615516	2245	21 Involves property trades	<input checked="" type="checkbox"/> Multiple parcels, multiple sales
R1626445	2245	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Excessive vacancy prior to a short sale
R1645790	2245	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Multiple office condos included in sale
R1507699	2245	13 Foreclosure, Forced Sale	<input checked="" type="checkbox"/> Not exposed to open market, sold to cover outstanding loan balance
R1603992	2245	18 Includes other than real property	<input checked="" type="checkbox"/> Medical marijuana grow facility- considerable PP
R1612573	2245	18 Includes other than real property	<input checked="" type="checkbox"/> Restaurant included PP as well as fish inventory for sushi
R0450332	3215	8 Sales of Doubtful title	<input checked="" type="checkbox"/> Possible contamination from brick company, not sold under WD
<b>Accounts Audited: 60      Auditor Agrees: -55      Auditor Disagrees: -5      Auditor Disagrees: -8.33%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>36</b>	<b>Las Animas</b>	
R0007390	2212		<input checked="" type="checkbox"/> QV sale ok
R0015602	2225		<input checked="" type="checkbox"/> QV sale ok
R0005481	2225		<input checked="" type="checkbox"/> QV sale ok
R0011027	2225		<input checked="" type="checkbox"/> QV sale ok
R0009343	2225		<input checked="" type="checkbox"/> QV sale ok
R0012639	2225		<input checked="" type="checkbox"/> QV sale ok
R0014985	2225		<input checked="" type="checkbox"/> QV sale ok
R0016208	2225		<input checked="" type="checkbox"/> QV sale ok
R0004912	2225		<input checked="" type="checkbox"/> QV sale ok
R0013031	2225		<input checked="" type="checkbox"/> QV sale ok
R0009744	2230		<input checked="" type="checkbox"/> QV sale ok
R0009403	2230		<input checked="" type="checkbox"/> QV sale ok
R0009282	2230		<input checked="" type="checkbox"/> QV sale ok
R0009012	2230		<input checked="" type="checkbox"/> QV sale ok
R0009759	2230		<input checked="" type="checkbox"/> QV sale ok
R0010291	2230		<input checked="" type="checkbox"/> QV sale ok
R0011025	2230		<input checked="" type="checkbox"/> QV sale ok
R0011043	2230		<input checked="" type="checkbox"/> QV sale ok
R0011315	2230		<input checked="" type="checkbox"/> QV sale ok
R0012546	2230		<input checked="" type="checkbox"/> QV sale ok
R0008928	2230		<input checked="" type="checkbox"/> QV sale ok
R0016407	2230		<input checked="" type="checkbox"/> QV sale ok
R0016203	2230		<input checked="" type="checkbox"/> QV sale ok

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0004444	2230		☑ QV sale ok
R0000879	2230		☑ QV sale ok
R0001082	2230		☑ QV sale ok
R0001083	2230		☑ QV sale ok
R0001422	2230		☑ QV sale ok
R0001605	2230	DOUBTFUL TITLE, QUIT CLAIMS	☑ QI sale ok
R0001819	2230		☑ QV sale ok
R0002438	2230		☑ QV sale ok
R0002487	2230		☑ QV sale ok
R0004940	2230		☑ QV sale ok
R0003926	2230		☑ QV sale ok
R0008900	2230		☑ QV sale ok
R0006499	2230		☑ QV sale ok
R0004504	2230		☑ QV sale ok
R0017066	2230		☑ QV sale ok
R0005013	2230		☑ QV sale ok
R0006496	2230		☑ QV sale ok
R0006812	2230		☑ QV sale ok
R0007517	2230		☑ QV sale ok
R0008242	2230		☑ QV sale ok
R0008283	2230		☑ QV sale ok
R0003367	2230		☑ QV sale ok
R0013849	2235	MULTIPLE PROPERTIES INVOLVED	☑ QI sale ok
R0011567	2235	BETWEEN RELATED PARTIES	☑ QI sale ok

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0005922	2235		<input checked="" type="checkbox"/> QV sale ok
R0013963	2235		<input checked="" type="checkbox"/> QV sale ok
R0013292	2235		<input checked="" type="checkbox"/> QV sale ok
R0004443	2235		<input checked="" type="checkbox"/> QV sale ok
R0001085	2235		<input checked="" type="checkbox"/> QV sale ok
R0012589	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> QI sale ok
R0000989	2235		<input checked="" type="checkbox"/> QV sale ok
R0015147	2235		<input checked="" type="checkbox"/> QV sale ok
R0000751	3215		<input checked="" type="checkbox"/> QV sale ok
R0016176	3215		<input checked="" type="checkbox"/> QV sale ok
R0015623	3215		<input checked="" type="checkbox"/> QV sale ok
R0016147	3215		<input checked="" type="checkbox"/> QV sale ok
R0010868	3215		<input checked="" type="checkbox"/> QV sale ok
R0001639	3215		<input checked="" type="checkbox"/> QV sale ok
<b>Accounts Audited: 61      Auditor Agrees: -61      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>37</b>	<b>LINCOLN</b>	
R003302	1212	DQ FAMILY SALE	<input checked="" type="checkbox"/> CHANGED HEATING & FAMILY SALE
R001309	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> PROSPER FARMS IS BUYING LOTS OF PARCELS AND PAYING DOUBLE OR TRIPLE AND THEY ARE REMODELING FOR HIRED HAND
R001142	1212	DQ NOT LIVABLE	<input checked="" type="checkbox"/> NEEDS MAJOR PLUMBING AND ELECTRICAL WORK
R004740	1212	DQ OTHER	<input checked="" type="checkbox"/> UNSURE WHAT WAS ALL INCLUDED IN TRANSACTION
R002306	1212	DQ FAMILY SALE	<input checked="" type="checkbox"/> BOUGHT FROM DAUGHTER & DAUGHTER BOUGHT HOUSE ACROSS THE STREET.
R004147	1212	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/> OWNER FINANCE LEE USED TO OWN THE ABSTRACT COMPANY, SHE HAS REALLY HIGH INTEREST FOR PEOPLE WHO CAN'T GET FINANCING ELSE WHERE
R001255	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/> MOM AND DAD OWNED IT. IT GOT FORECLOSED ON AND SON AND DAUGHTER BOUGHT IT FOR WHAT WAS OWED.
R002978	1212	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/> OWNER FINANCE LEE USED TO OWN THE ABSTRACT COMPANY, SHE HAS REALLY HIGH INTEREST FOR PEOPLE WHO CAN'T GET FINANCING ELSE WHERE
R001548	1212	DQ PARTIAL INTEREREST	<input checked="" type="checkbox"/> DQ PARTIAL INTEREST, LACRUE WAS PAYING COVINGTON ON A LAND CONTRACT THAT THEY TOOK OVER FROM SAGE
R001544	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> PREVIOUS OWNER STARTED REMODELING AND CURRENT OWNER IS FINISHING
R002920	1212	DQ ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R001908	1212	DQ FAMILY SALE	<input checked="" type="checkbox"/> BOOTH SAID SHE SOLD IT TO HER SON A MONTH LATER ON A QCD
R008059	1212	DQ AG SALE	<input checked="" type="checkbox"/> WAS VALUED AS AG AT TIME OF SALE. NO LONGER USING AS AG
R004835	1212	DQ AG SALE	<input checked="" type="checkbox"/> USING AS AG
R003170	1212	DQ NOT LIVABLE	<input checked="" type="checkbox"/> HOUSE WAS NOT LIVABLE AT TIME OF SALE.
R002969	1212	DQ NOT LIVABLE	<input checked="" type="checkbox"/> WAS NOT LIVABLE AT TIME OF SALE NO WATER LINES, AND ROOF LEAKED
R003841	1225	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/> THIS PARCEL WAS TAXLIENED, FORECLOSED ON AND THEN SOLD INLEU OF 2ND FORECLOSURE COULD NOT GET INFORMATION FROM EITHER PARTY
R007382	2230	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> DQ QCD NON TYPICAL BUILDING AIRPLANE HANGAR
R001184	2230	DQ ESTATE	<input checked="" type="checkbox"/> ESTATE SALE ALSO DQ MULT PROPERTY 257912400090
R007378	2235	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> NON TYPICAL BUILDING AIRPLANE HANGAR

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001284	2235	DQ NON TYPICAL FINANCING	✓ OWNER CARRIED THE NOTE WITH NO INTEREST CONFIRMED BY GRANTOR NO DOWN PAYMENT
R003041	2235	DQ NON TYPICAL FINANCING	✓ LOCKETT IS IN JAIL. TOM PAID LOCKETT'S LIEN HOLDER OFF AND LOCKETT TRANSFERED TO TOM
R008017	2235	DQ REMODELED NEW BLDGS CHANGE USE	✓ THIS PARCEL WAS SPLIT AND PART OF THE ORIGINAL PARCEL WAS TRADED.
R001739	2235	DQ OTHER	✓ BOUGHT MORE THAN ONE PARCEL FROM THE PREVIOUS OWNER & OWNS ADJ. PROPERTY
R001257	2235	DQ MULTIPLE PROPERTIES	✓ COMBINED PARCELS DQ MULT PROPERTIES SALE
R001149	2235	DQ MULTIPLE PROPERTIES	✓ DOUBTFUL TITLE GRANTOR ACQUIRED ON A TREASURER'S DEED AND SOLD BEFORE THE 7 YEARS
R003512	2235	DQ REMODELED NEW BLDGS CHANGE USE	✓ DQ DESTROYED ALL BUILDINGS CONSTRUCTED A NEW STEEL BUILDING AND USED FOR OIL FIELD STORAGE
R002392	2235	DQ MULTIPLE PROPERTIES	✓ ESTATE SALE, CHANGED TO COMMERCIAL - USING AS AN OFFICE NOT A RESIDENCE
R002805	3212	DQ UNDETERMINED PERSONAL PROPERTY	✓ BOUGHT SOME STUFF AT THE AUCTION AND AQUIRED GROUND AFTER THAT OWNER WAS NOT FORTH COMING WITH INFORMATION
<hr/>			
<b>Accounts Audited:</b>	<b>29</b>	<b>Auditor Agrees: -29</b>	<b>Auditor Disagrees: 0</b>
			<b>Auditor Disagrees: 0.00%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	Logan	
6129000	1212	T DOUBTFUL TITLE	<input checked="" type="checkbox"/> quit claim
38051716400186	1212	V DIVORCE SETTLEMENT	<input checked="" type="checkbox"/>
6194000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
5995000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/>
38073328100260	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
5667000	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
6638000	1212	D TRADES INVOLVED	<input checked="" type="checkbox"/>
6117000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
4463000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> 724876, 724878
38052532205008	1212	J FORECLOSURE	<input checked="" type="checkbox"/>
1201000	1212	6 PUBLIC TRUSTEE DEED	<input checked="" type="checkbox"/>
4126000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/>
4799000	1212	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
5802000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> REO
6643000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
3155000	1212	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
3008000	1212	J FORECLOSURE	<input checked="" type="checkbox"/>
1577000	1212	CP CERTIFICATE OF PURCHASE	<input checked="" type="checkbox"/> foreclosure
6690000	1212	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
1371001	1212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> adjacent property
5053000	1212	6 PUBLIC TRUSTEE DEED	<input checked="" type="checkbox"/>
6705000	1212	J FORECLOSURE	<input checked="" type="checkbox"/>
6005000	1212	CP CERTIFICATE OF PURCHASE	<input checked="" type="checkbox"/>



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4528000	1212	6 PUBLIC TRUSTEE DEED	<input checked="" type="checkbox"/> PR Deed, estate
3716000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052529451002	1215	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
2975100	1215	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052529451001	1215	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
38052521402002	1225	8 SHERIFF DEED	<input checked="" type="checkbox"/>
3676000	2212	A GOING CONCERN	<input checked="" type="checkbox"/>
368000	2212	= IMPS DEMOLISHED	<input checked="" type="checkbox"/>
38052533212007	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
6421000	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
6378000	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
6403000	2212	H CONTRACT SALE	<input checked="" type="checkbox"/>
38052533101001	2212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> rented for many years before purchase
4313000	2212	N UNDETERMINED PP	<input checked="" type="checkbox"/>
4234000	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
38052532249004	2212	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052532107003	2212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
38052530303003	2220	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/>
38052736200001	2230	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> under mkt by comps
38073506401028	2230	A GOING CONCERN	<input checked="" type="checkbox"/>
38073714100010	2235	N UNDETERMINED PP	<input checked="" type="checkbox"/>

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R057529	0200	Multiple Parcels	✓ Three separate parcels, multiple parcels.
R069758	0200	Related Parties	✓ Tenant purchase, not open market.
R010991	0510	Atypical Nonconforming	✓ Access to off-site improvements which is not typical in this market.
R075135	1212	Atypical Nonconforming	✓ This sale will be changed to Qualified after further analysis. County will re-run COD, etc....
R023501	1212	Atypical Nonconforming	✓ The next-door neighbor made an offer on the property, the offer was accepted; not made available to the open market.
R021393	1212	Atypical Nonconforming	✓ First sale after foreclosure. The improvements were in poor condition.
R015483	1212	Atypical Nonconforming	✓ First sale after foreclosure. The improvements were in poor condition.
R071277	1212	Atypical Nonconforming	✓ Vacant land sold. House and shed added after purchase.
R008252	1212	Atypical Nonconforming	✓ At the time of sale the improvements were damaged and the new build was not complete.
R075374	1212	Atypical Nonconforming	✓ Major sinking foundation problems, unknown if it can be salvaged, and at what cost. Personal Representative's deed
R075139	1212	Atypical Nonconforming	✓ Additions and remodeling after purchase.
R023977	1212	Atypical Nonconforming	✓ The property was not offered on the open market and was purchased by a friend.
R025697	1212	Atypical Nonconforming	✓ The improvements were completely remodeled after purchase.
R025502	1212	Atypical Nonconforming	✓ After review and analysis the sale was considered Qualified. County will re-run COD, etc....
R025068	1212	Atypical Nonconforming	✓ Remodeled after purchase, not open market.
R071713	1212	Atypical Nonconforming	✓ Quit claim deed.
R024081	1212	Atypical Nonconforming	✓ After further review and analysis the transfer will be changed to Qualified.
R063518	1212	Atypical Nonconforming	✓ Sold by a relocation company for less than market.
R061274	1212	Atypical Nonconforming	✓ This parcel was offered for sale by auction. First sale after foreclosure from the Deutsche Bank
R061059	1212	Atypical Nonconforming	✓ Atypical financing by seller, not made available to the open market.
R063155	1212	Atypical Nonconforming	✓ Not offered to the open market. Business affiliates.
R063264	1212	Atypical Nonconforming	✓ Sold to close estate, not market exposure.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R061881	1212	Related Parties	☑ Related parties - Harper to harper
R065982	1212	Atypical Nonconforming	☑ This sale should have been qualified. It will be changed to Qualified. County will re-run COD, etc.
R013213	1212	Non Market Sale	☑ This property was not made available to the open market as the neighbor approached the current owner made an offer and the offer was accepted.
R098352	1212	Multiple Parcels	☑ Multiple parcels.
R098034	1212	Multiple Parcels	☑ Multiple parcels.
R023802	1212	Multi Residence	☑ The parcel had two single-family residences on the property.
R060042	1212	Atypical Nonconforming	☑ The sale was not made available to the open market and was sold from a friend to a friend.
R071107	1212	Non Market Sale	☑ Not made available to the open market, remodeled after purchase.
R024312	1212	Atypical Nonconforming	☑ Verified information indicates the transfer is a sale to a friend was not available to the open market.
R013833	1212	Non Market Sale	☑ This property was not made available to the open market.
R060287	1212	Atypical Nonconforming	☑ This parcel was purchased from a friend and was remodeled after purchase.
R024680	1212	Related Parties	☑ Related parties, not open market. Quit Claim deed
R061934	1212	Atypical Nonconforming	☑ Atypical financing, property sale was only available to a select market and buyer(s).
R097634	1225	Related Parties	☑ Quit Claim, transfer from friend to friend.
R062663	2220	Mixed Use Prop	☑ Mixed use , residential and offices.
R084870	2220	Property Trades	☑ Property trade for other land nearby.
R083657	2225	Atypical Nonconforming	☑ Purchase was for leased fee only. Ground lease.
R057731	2225	Atypical Nonconforming	☑ Purchased from a Tax sale by Treasurer's deed.
R013147	2230	Partial Interest	☑ Ground lease for the land under the Mc Donald's.
R068759	2235	Atypical Nonconforming	☑ Vacant land with multiple outbuildings, including garage, value unknown.
R044260	2235	Mixed Use Prop	☑ Mixed use.
R037971	2240	Atypical Nonconforming	☑ Lease for entire property, fee simple not included.
R057593	2245	Related Parties	☑ Harper to Harper

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R058939	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> Not made available to the open market, "pocket sale" from realtor
R096425	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> Change in use from a condo to medical condos.
R096429	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> Change in use from a condo to medical condos.
R096427	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> Change in use from a condo to medical condos.
R096423	2245	Atypical Nonconforming	<input checked="" type="checkbox"/> Change in use from a condo to medical condos.
R065583	3212	Atypical Nonconforming	<input checked="" type="checkbox"/> Improvements were not in place when they had a meeting of the minds. Improvements added.
R096552	3212	Atypical Nonconforming	<input checked="" type="checkbox"/> Build to suit which included a single family residence built at a later date.
R014588	3212	Related Parties	<input checked="" type="checkbox"/> Not open market, related parties. Trade involved other nearby land.
<b>Accounts Audited: 53      Auditor Agrees: -53      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	Mineral	
476325448008	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The use of the parcel changed from vacant to improved residential after transfer.
502706300021	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The vacant parcel underwent a use change to improved residential supported by staff inspection, and building permits issued for a barn and a SF dwelling.
484307207003	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple lots, 9 & 10. Remodeling undertaken after transfer, Bldg. Permit on file
484307209025	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The parcel underwent a change in use from vacant to an assemblage with the buyer's adjacent residential property
484132400032	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> This parcel underwent a change in use from vacant land to improved residential after purchase.
476336201007	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from drainage lot to part of a residential lot.
484307209027	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The parcel changed in use from vacant to an assemblage with the Grantee's adjoining improved residential property..
476325457010	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use after transfer from vacant to improved residential. Bldg. Permit issued.
4.8431220002e+011	0200	Multiple parcels	<input checked="" type="checkbox"/> Information contained in the deed indicates multiple parcels. Other notes indicate the parcels are encumbered by a conservation easement. Another note in the file indicates agricultural use in perpetuity.
4.8430720004e+011	0200	Remodel/Addition	<input checked="" type="checkbox"/> County records and copies of Bldg. Permits, indicate that additions to the existing structure as well as other remodeling.
4.84306301e+011	0200	Related/Multiple	<input checked="" type="checkbox"/> This is an in-family transfer. Only the improvements only were transferred, no land. This was a correction deed, no transfer of ownership.
502707201002	0550	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The transfer of this parcel included water rights which is atypical in this market. After purchase the owner built a barn and a single-family residential dwelling supported by permits issued from the building department.
511934201004	1112	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Mixed use property changed to all sewage plant property.
476131300003	1112	60 SETTLE AN ESTATE	<input checked="" type="checkbox"/> The transfer of this property was as a result of a death in the family and was transferred to settle the estate.
476336104012	1112	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> The parcel was essentially vacant due to a fire which destroyed the single-family residence. Building permits have been pulled by the new owner to build a new residential structure.
484112200035	1112	66 PP UNDETERMINABLE VALUE	<input checked="" type="checkbox"/> The sale included all contents of the residential home. Value of personal property was undeterminable.
483932300029	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of partial interest in the parcel.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
476313000011	1112	70 EXTREME OUTLYING	✓ This parcel has a mixed-use of agricultural and industrial. After final analysis by staff the price paid was determined to be an "outlier".
484132400010	1112	57 RELATED PARTIES	✓ This was an in-family transfer.
476323100010	1112	70 EXTREME OUTLYING	✓ This mining claim is improved with residential buildings. After final analysis this sale was determined to be an outlier.
484307216021	1112	57 RELATED PARTIES	✓ The deed and TD 1000 indicates this is a in-family transaction.
476325442002	1112	49 USE CHANGE W/SALE	✓ The parcel underwent a change after purchase from school district property to private property which is now taxable.
484110401029	1112	N/A	✓ The transfer of this property included many deed restrictions and atypical financing by the seller.
484111309002	1112	72 INCLUDES MOBILE HOME	✓ This transfer included a land and a mobile home.
502303300016	1112	57 RELATED PARTIES	✓ Documentation clearly indicates an in-family transaction. Transferred by Bill of Sale
476325111004	1112	64 MULTIPLE PROPERTIES	✓ The language contained in the deed indicates multiple parcels with individual parcel numbers. The TD 1000 states the improvements were in poor condition.
484307104006	1112	49 USE CHANGE W/SALE	✓ The parcel underwent a change after purchase from taxable residential property to exempt church property.
484110404017	1112	66 PP UNDETERMINABLE VALUE	✓ The sale included all contents of the residential home. Value of personal property was undeterminable.
476325450008	1120	49 USE CHANGE W/SALE	✓ After transfer the property underwent a change from non-taxable school property to taxable residential property.
476325414001	1120	49 USE CHANGE W/SALE	✓ After transfer the property underwent a change from nontaxable school property to taxable residential property.
<b>Accounts Audited: 30      Auditor Agrees: -30      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>41</b>	<b>Moffat</b>	
R012463	1112	UNQUAL FOR TA/WAS AGRICULTURE	✓ After purchase a new garage was constructed on the property. The parcel change in character from agricultural to residential.
R008516	1135	SALE INV MH/MH PROPERTY	✓ The transfer the property included a mobile home.
R011898	1212	UNQUAL FOR TA/WAS AGRICULTURE	✓ The parcel change in character from residential to agricultural after purchase.
R001327	1212	SALE NOT 100% INTEREST	✓ Due to an error on the deed concerning the owners, the deed transferred 50% interest only.
R001300	1212	SEE NOTE FOR UNQUAL REASON	✓ This is the first sale after foreclosure and was financed by the Deutsche National Bank at unconventional rates.
R011900	1212	UNQUAL FOR TA/WAS AGRICULTURE	✓ The parcel change in character from residential to agricultural after purchase.
R001311	1212	IMPRVD/ BLDGS SALV/ VAC SALE	✓ Residence built after purchase.
R003797	1212	SALE INVOLVES COMBINED #S	✓ The property is located in two taxing districts Moffat County and Routt County.
R012429	1212	SALE INVOLVES COMBINED #S	✓ Grantee owned adjacent parcel made offer to owner, accepted offer, not open market.
113512402015	2212	SALE INVOLVES MULTIPLE PROP	✓ The transfer included multiple parcels with individual parcel numbers and schedule numbers.
65736317004	2212	1031 IRS TRADE	✓ As shown on the TD1000, the transfer was part of a 1031 Exchange and was not available to the open market.
85305200028	2212	SALE INVOLVES MULTIPLE PROP	✓ This was a transfer of four individual parcels. (MULTIPLE PARCELS)
113707205001	2212	SALE INVOLVES MULTIPLE PROP	✓ This is a transfer of a commercial property and is in the Town of dinosaur. It was a multi-parcel sale and also mixed-use.
85501102005	2212	SALE WAS SELLER FINANCED	✓ Moffat County records indicate this was a seller financed transaction at 5% from 4/2014 till 4/2025.
85501103002	2212	SALE IS TO SETTLE ESTATE	✓ This parcel was transferred by Personal Representatives deed in order to close an estate.
85502200003	2215	SALE INVOLVES FINANCIAL ASSMPT	✓ The courts had ordered the sale of this property by the public trustee, not made available to the open market.
65932304011	2220	SALE INVOLVES RELIGIOUS INST	✓ Seller financed, changed in character from taxable to non-taxable.
65735300012	2220	SALE BETWEEN RELATED PARTIES	✓ This was a transfer between business affiliates and was not made available to the open market.
85501105003	2230	SALE IS QUIT CLAIM	✓ The parcel was transferred by Quit Claim deed.
85501104018	2230	SALE WAS SELLER FINANCED	✓ The transfer was seller financed at atypical rates 7%, unstated payback period..

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
65736429019	2230	SALE INV MULTIPLE OR MIXED USE	<input checked="" type="checkbox"/> This is a transfer of mixed-use property of commercial and residential use.
113512102011	2230	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> This is a transfer of multiple commercial parcels. The transfer was financed by the seller at atypical rates.
65534307001	2230	CHANGE IN USE	<input checked="" type="checkbox"/> Commercial and residential use, change in use from residential to residential/commercial.
64932107012	2230	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> This was a distress sale as the property had major water and sewer issues, inside and out
85502106005	2230	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> Multiple parcel, seller financed.
85501400005	2230	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> Multiple parcels, mixed use, transferred by Personal Representative's deed.
85501204013	2230	SALE IS QUIT CLAIM	<input checked="" type="checkbox"/> The Quit Claim deed transferred (2) two 25% interests in the parcel, (total transferred 50% interest), Partial Interest
R006146	2235	CHANGE IN USE	<input checked="" type="checkbox"/> A garage was constructed after purchase. The use change was from vacant to residential.
85501112009	2235	SALE WAS SELLER FINANCED	<input checked="" type="checkbox"/> This transfer was seller financed at atypical rates.
65725400025	2235	EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> According to information contained in the county files the improvements were extensively remodeled after purchase.
85501300014	2235	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> The transfer included multiple parcels with individual parcel numbers and schedule numbers.
85501216003	2235	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> This transfer was seller financed and included multiple parcels.
85501203008	2235	SALE INVOLVES MULTIPLE PROP	<input checked="" type="checkbox"/> This transfer included three individual parcels.
<hr/>			
Accounts Audited: 33	Auditor Agrees: -33	Auditor Disagrees: 0	Auditor Disagrees: 0.00%



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>42</b>	<b>Montezuma</b>	
R002117	2112	Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> Purchaser owns Adjacent Proper
R002939	2212	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R013807	2212	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R009444	2212	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R005062	2212	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R008883	2212	Trade Involved	<input checked="" type="checkbox"/> Trade Involved
R009559	2212	Less/100 Percent Ownership	<input checked="" type="checkbox"/> Less/100 Percent Ownership
R017368	2215	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R002946	2215	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R005810	2215	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R004956	2220	Conf Unqual Inc Personal Prop	<input checked="" type="checkbox"/> Conf Unqual Inc Personal Prop
R009474	2220	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R017362	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R005127	2230	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R009199	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R005135	2230	Change of Use	<input checked="" type="checkbox"/> Change of Use
R002868	2230	Trade Involved	<input checked="" type="checkbox"/> Trade Involved
R003578	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R005120	2230	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R009583	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R010351	2230	Personal Representative Deed	<input checked="" type="checkbox"/> Personal Representative Deed
R011623	2230	Purchaser owns Adjacent Proper	<input checked="" type="checkbox"/> Purchaser owns Adjacent Proper
R014568	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002708	2230	Goodwill Included in Sale	<input checked="" type="checkbox"/> Goodwill Included in Sale
R016570	2235	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R003131	2240	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R000346	2240	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R007605	3215	Conf Unqual Inc Personal Prop	<input checked="" type="checkbox"/> Conf Unqual Inc Personal Prop
<b>Accounts Audited: 28      Auditor Agrees: -28      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>43</b>	<b>MONTROSE</b>	
R0014172	0100	SALE NOT ON OPEN MARKET	☑ seller distress, liquidation sale.
R0009749	0100	SALE NOT ON OPEN MARKET	☑ not open market, transferred via Quit Claim deed
R0021065	0100	OTHER	☑ not open market, no listing discovered in multi list service
R0018365	0100	OTHER	☑ liquidation sale by developer, distress due to other financial woes
R0018010	0100	OTHER	☑ multiple parcel sale as an assemblage from same owner. Multi parcel discount applied by seller.
R0018009	0100	OTHER	☑ multiple parcel sale as an assemblage from same owner. Multi parcel discount applied by seller.
R0021116	0100	BETWEEN RELATED PARTIES	☑ transferred between related parties, no open market
R0016114	0520	SALE IS TO SETTLE ESTATE	☑ not open market, Personal Representative's deed, sold to settle estate
R0012814	1212	OTHER	☑ for sale by owner, no open market exposure, limited market
R0012909	1212	OTHER	☑ seller assisted down payment, many repairs needed to be live-in
R0007281	1212	INVOLVES A GOVERNMENT AGENCY	☑ HUD transfer home in poor condition, major repairs necessary to become live-in.
R0011790	1212	OTHER	☑ structures have major structural problems according to reports, major repairs and remodeling needed to become live-in
R0008188	1212	INVOLVES A GOVERNMENT AGENCY	☑ HUD transfer home in poor condition, major repairs necessary to become live-in.
R0019199	1212	BETWEEN RELATED PARTIES	☑ transfer was between related parties, no market exposure
R0021270	1212	BETWEEN RELATED PARTIES	☑ seller financed at unknown amounts and rates, in-family transaction
R0010945	1212	OTHER	☑ transfer included several outbuildings and camper trailers
R0001310	1212	SALE NOT ON OPEN MARKET	☑ sale after foreclosure, major remodeling after transfer
R0011191	1212	OTHER	☑ first sale after foreclosure, US bank NA, repairs and remodeling needed to be live-in
R0000412	1212	EXTENSIVE REMODEL/ADDITION AFTER SALE	☑ personal representative's deed, major remodeling after transfer
R0000539	1212	EXTENSIVE REMODEL/ADDITION AFTER SALE	☑ major remodeling after transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0015847	1212	INVOLVES A FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> first sale after foreclosure from Wells Fargo Bank, limited access thru adjoining's property.
R0017083	1212	INVOLVES A FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> first sale after foreclosure from Deutsche Bank
R0017378	1212	INVOLVES A FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> first sale after foreclosure from Wells Fargo Bank
R0007243	1212	INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> first sale after foreclosure from Federal Home Loan Mortgage, remodeling after transfer
R0023127	2215	EXTENSIVE REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> first sale after foreclosure, remodel after transfer
R0022297	2215	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> not open market, multiple parcels, related parties
R0650601	2220	SALE INVOLVES MULTIPLE DEEDS	<input checked="" type="checkbox"/> partial interest transferred with several deeds, remodeling after purchase
R0060217	2220	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> mixed use property, related parties stated on TD 1000
R0650981	2230	SALE INVOLVES PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/> sale included inventory, real estate and blue sky value.
R0023111	2230	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> not on open market, multiple parcels
R0652275	2235	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> partial interest transferred 50%
R0650498	2235	SALE INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> mobile home included in sales price, mixed use property
<hr/>			
<b>Accounts Audited:</b>	<b>32</b>	<b>Auditor Agrees: -32</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>44</b>	<b>MORGAN</b>	
R009707	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
R007335	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R007329	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> changed to Q
R007695	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
R007638	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
R007469	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R007445	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R007380	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>
R007337	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
R008643	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
R010174	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/>
R012582	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R012576	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/>
R012049	1212	DEEDED AFTER FULLFILLMENT OF CONTRACT	<input checked="" type="checkbox"/>
R011100	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/>
R010572	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010429	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R010195	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R009963	1212	SALE IS TO SETTLE ESTATE	☑
R009538	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	☑
R009716	1212	CONTRACT FOR DEED OR SELLER FINANCED	☑
R007824	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	☑
R009681	1212	SALE IS TO SETTLE ESTATE	☑
R009453	1212	SALE IS TO SETTLE ESTATE	☑
R008887	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R008874	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R008710	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R007326	1212	SALE IS TO SETTLE ESTATE	☑
R008581	1212		☑ changed to Q
R007998	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	☑
R007886	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	☑
R009899	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	☑
R005912	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R005905	1212	SALE IS TO SETTLE ESTATE	☑
R006018	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006021	1212	SALE IS TO SETTLE ESTATE	☑
R006032	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R006041	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006210	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006248	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R006274	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006294	1212	SALE BETWEEN RELATED/AFFILIATED PARTIES	☑
R006425	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R007100	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006476	1212	SALE INVOLVES A TRADE	☑
R007134	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R007208	1212	SALE OF MULTIPLE PARCELS ON SINGLE DEED	☑
R007081	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006941	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	☑
R006929	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006864	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file
R006813	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	☑ comps in file

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006631	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/>
R007206	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> comps in file
<b>Accounts Audited: 54      Auditor Agrees: -54      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>45</b>	<b>OTERO</b>	
104719	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
104730	1112	Quit claim	<input checked="" type="checkbox"/> Quit claim
104731	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
104838	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
104892	1112	Changed to Q sale ok	<input checked="" type="checkbox"/> Changed to Q sale ok
104929	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
104943	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
104716	1112	Changed to Q sale ok	<input checked="" type="checkbox"/> Changed to Q sale ok
105009	1112	multiple properties	<input checked="" type="checkbox"/> multiple properties
104320	1112	Salvage sale	<input checked="" type="checkbox"/> Salvage sale
104996	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
104700	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
104640	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
104598	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
104579	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
103898	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
104425	1112	partial interest	<input checked="" type="checkbox"/> partial interest
103934	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
103930	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
105036	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
104930	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
104566	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
105644	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
104924	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
105062	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
104772	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
105652	1112	Changed to Q sale ok	<input checked="" type="checkbox"/> Changed to Q sale ok
105572	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105547	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105496	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
105460	1112	multiple properties	<input checked="" type="checkbox"/> multiple properties
105447	1112	Salvage sale	<input checked="" type="checkbox"/> Salvage sale
105390	1112	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
105217	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105315	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105302	1112	Bank Sale	<input checked="" type="checkbox"/> Bank Sale
105182	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105226	1112	extensive remodel	<input checked="" type="checkbox"/> extensive remodel
105187	1112	PR deed	<input checked="" type="checkbox"/> PR deed
104763	1112	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate
105337	1112	Changed to Q sale ok	<input checked="" type="checkbox"/> Changed to Q sale ok
104858	1115	multiple properties	<input checked="" type="checkbox"/> multiple properties
104606	1115	estate sale PR deed	<input checked="" type="checkbox"/> estate sale PR deed
104039	1115	Distress sale/estate	<input checked="" type="checkbox"/> Distress sale/estate

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>46</b>	<b>OURAY</b>	
R001614	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/> Was used for analysis purposes sales price is slightly over 2017-2018 value
R001665	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Water supply from stream, will came in dry, septic line ruptured under guest house.
R001432	1212	RELATED PARTIES	<input checked="" type="checkbox"/> Major Remodel and addition after purchase completed for 2017
R002162	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Lower level had garage space that was converted to living space, New owner converted it back to garage space.
R000814	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R002245	1212	MULTIPLE PARCELS	<input checked="" type="checkbox"/>
R002246	1212	MULTIPLE PARCELS	<input checked="" type="checkbox"/>
R001736	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Interior was completely remodeled and property was re-sold in 2017
R001100	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/>
R001086	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R000843	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R002301	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R000460	1212	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/>
R005062	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/>
R000760	1212	RELATED PARTIES	<input checked="" type="checkbox"/>
R000867	1212	BUSINESS AFFILIATES INVOLVED	<input checked="" type="checkbox"/>
R003495	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R000610	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Upgraded electrical, insulation and some windows after purchase effective year adjusted for 2017
R000366	1212	LESS THAN 100% CONVEYED	<input checked="" type="checkbox"/>
R005858	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Property sold as an REO, had not been winterized and sold with damage to plumbing and radiant in floor heat
R005563	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> Lower level was finished into living space after purchase, Sale used per inventory at time of sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005394	1212	OWNS ADJOINING LAND	✓ Owner was in process of building a marijuana grow facility on adjoining parcel
R004267	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ Sale included M00779 a manufactured home and there was no MLS exposure
R004140	1212	FORECLOSURE OR FORCED SALE	✓
R003774	1212	MAJOR RENOVATION AFTER SALE	✓
R002966	1212	EXCESSIVE PERSONAL PROPERTY	✓
R003441	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓
R003366	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓
R003363	1212	AGRICULTURAL PROPERTY	✓
R003225	1212	OWNS ADJOINING LAND	✓
R003172	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ Used for analysis purposes value for 2017-2018 in line with sales price.
R003071	1212	MAJOR RENOVATION AFTER SALE	✓
R003934	1212	MULTIPLE PARCELS	✓
R000297	1212	RELATED PARTIES	✓
R000778	1212	USE CHANGE AFTER SALE	✓
R000130	1212	MAJOR RENOVATION AFTER SALE	✓
R000322	1212	RELATED PARTIES	✓ Current Value slightly below sales price apparently sold for market value/
R001113	1230	EXCESSIVE PERSONAL PROPERTY	✓
<b>Accounts Audited: 38      Auditor Agrees: -38      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>47</b>	<b>Park</b>	
R0028975	0100	101	☑ seller financing, buyer contacts owners and offers to purchase property, not open mkt. atypical finance terms.
R0006280	0100	101	☑ buyer contacts owners and offers to purchase property, not open mkt. atypical terms, land installment contract
R0028150	0100	101	☑ special financing, from Igloo industries, solicits purchase from owners, offers financing, paid thru Pay Pal.
R0026415	0100	101	☑ special financing, from Igloo industries, solicits purchase from owners, offers financing.
R0045502	0100	101	☑ seller financing, low down payment
R0013868	0100	101	☑ buyer contacts owners and offers to purchase property, not open mkt. auction on internet, paid higher amount due to financing
R0007129	0100	101	☑ buyer contacts owners and offers to purchase property, not open mkt. atypical financing terms, land installment contract.
R0039985	0100	101	☑ seller financing, paid more for parcel due to seller financing, internet sale, improvements added after transfer
R0026400	0100	101	☑ buyer contacts owners and offers to purchase property, not open mkt. atypical finance terms, land installment contract
R0025752	0100	101	☑ special financing, seller financed, low down pymt., after final analysis sale is higher than other typical sales in this area.
R0007223	0100	101	☑ sale involves seller financing, land installment contract, less than full open market, atypical financing, original date 2007
R0026030	0100	69	☑ partial interest, multiple parcels.
R0035711	0100	86	☑ distressed sale, seller highly motivated according to realtor
R0039863	0100	86	☑ distressed sale, seller was motivated to sell, moving from area, wanted out.
R0004820	0100	86	☑ distress sale, foreclosure sale from bank, public auction
R0001261	0100	101	☑ special financing, land installment contract, atypical terms. 12% for 12 years
R0011405	0100	101	☑ just added to Qualified list after more analysis.
R0014454	0540	86	☑ not open market, internet sale, motivated buyer, priced low for quick sale, property was inherited by grantor

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0030181	0560	101	<input checked="" type="checkbox"/> errors in the legal description, owner relied on this legal in his purchase, the sale is tainted as they did not get what they thought because of the error.
R0044965	1112	86	<input checked="" type="checkbox"/> Federal Home Loan Mortgage, MLS Homesteps program, warranty included, bank owned, auction
R0018783	1112	86	<input checked="" type="checkbox"/> Federal Home Loan Mortgage, MLS Homesteps [program, warranty included, bank owned
R0040566	1112	33	<input checked="" type="checkbox"/> not open mkt. never listed on open market, remodeling after transfer
R0030484	1112	33	<input checked="" type="checkbox"/> purchased by renter, offered directly to them, no open mkt.
R0035061	1112	33	<input checked="" type="checkbox"/> not open mkt. adjacent owner assemblage, oddities in transfer process
R0040412	1112	33	<input checked="" type="checkbox"/> not open mkt. first sale in time period, took advantage of rental position
R0000362	1112	86	<input checked="" type="checkbox"/> first sale after foreclosure from Bank Of New York, public auction, sale price represents 59% of debt
R0043125	1112	86	<input checked="" type="checkbox"/> HUD sale, first sale after foreclosure, auction
R0011466	1112	86	<input checked="" type="checkbox"/> first sale after foreclosure, Citi Bank, public auction
R0011523	1112	86	<input checked="" type="checkbox"/> first sale after foreclosure, GMAC, MLS listed, conditions of sale were atypical
R0021321	2112	64	<input checked="" type="checkbox"/> multiple parcels
R0019970	2112	102	<input checked="" type="checkbox"/> change in use, residential use at time of sale; residential and commercial mixed use after transfer
R0021216	2112	89	<input checked="" type="checkbox"/> multiple parcel sales in one transfer (3)
R0015620	2120	102	<input checked="" type="checkbox"/> from taxable to exempt, purchased by county
R0000542	2130	102	<input checked="" type="checkbox"/> condition change after sale, improvement torn down, changed to parking lot of adjacent property
<b>Accounts Audited: 34      Auditor Agrees: -34      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>48</b>	<b>PHILLIPS</b>	
R003539	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R003891	1212	SALE IS A CONTRACT SALE	<input checked="" type="checkbox"/> SALE IS A CONTRACT SALE
R001860	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R002272	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R004053	1212		<input checked="" type="checkbox"/> Q sale, ok
R001762	1212	REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R003834	1212		<input checked="" type="checkbox"/> Q sale, ok
R004434	1212		<input checked="" type="checkbox"/> Q sale, ok
R003835	1212		<input checked="" type="checkbox"/> Q sale, ok
R003548	1212		<input checked="" type="checkbox"/> Q sale, ok
R003356	1212		<input checked="" type="checkbox"/> Q sale, ok
R003546	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES
R000654	1212	UNINFORMED SELLER	<input checked="" type="checkbox"/> Well below mkt by comps
R001939	1212	PARTIAL INTEREST<100% OF SIMP FEE	<input checked="" type="checkbox"/> PARTIAL INTEREST<100% OF SIMP FEE
R003715	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R004148	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES
R004173	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R004277	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R009928	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R003732	1212	SALE IS A CONTRACT SALE	<input checked="" type="checkbox"/> SALE IS A CONTRACT SALE
R011034	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R001732	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R001766	1212	REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001706	1212		<input checked="" type="checkbox"/> Q sale, ok
R003826	1212		<input checked="" type="checkbox"/> Q sale, ok
R003555	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES
R001701	1212	REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R004033	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R001881	1212		<input checked="" type="checkbox"/> Q sale, ok
R003321	1212		<input checked="" type="checkbox"/> Q sale, ok
R003337	1215		<input checked="" type="checkbox"/> Q sale, ok
R003906	1215		<input checked="" type="checkbox"/> Q sale, ok
<b>Accounts Audited: 32      Auditor Agrees: -32      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>49</b>	<b>Pitkin</b>	
R022097	0520	SALE INVOLVES GOVERNMENT AGENCY	<input checked="" type="checkbox"/> This parcel was transferred by Quit Claim deed from the US Forest Service to an individual. The sale is representative of surplus land to an individual. It did not create a separate building site..
R014954	0540	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple parcels transferred as indicated in county records.
R019555	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This transfer included a historic cabin and several other outbuildings.
R004391	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 50% on one deed and another 50% on the same parcel on a different deed recorded at the same time with the same consideration stated..
R004390	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 50% on one deed and another 50% on the same parcel on a different deed recorded at the same time with the same consideration stated..
R021685	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 50% interest in the subject parcel.
R003336	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer of 37.65 % interest in the parcel.
R003577	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of partial interest from several members of a family to one individual.
R016333	1212	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> This property is deed restricted and is affordable housing controlled by the city of Aspen. Closed market.
R008435	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This was a transfer of property in which the improvements were unfinished at the time of purchase. Estimate of completion of the improvements was not stated, only "unfinished"..
R003940	1212	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties of the Hunter S. Thompson estate.
R003857	1212	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This was a transfer of multiple parcels.
R008766	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This transfer was based on a installment land contract which was agreed to in the prior year.
R003486	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> As stated on county documents this was a partial interest transfer.
R003552	1212	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> This was a short sale as owner discontinued making payments because of well and other water issues.
R003519	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 50% interest.
R016499	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> County records indicate this transfer was for 50% interest.
R019616	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of a 1/8th interest in parcel.
R002130	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer of partial interest to a in family member, not exposed the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R019619	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of a 1/8th interest in parcel.
R019589	1230	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> This property is deed restricted and is affordable housing controlled by the city of Aspen. Closed market.
R019584	1230	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> This property is deed restricted and is affordable housing controlled by the city of Aspen. Closed market.
R002178	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> As stated on the deed and TD 1000 this was a transfer of 1/3 interest.
R009864	1230	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> This property is deed restricted and is affordable housing controlled by the city of Aspen. Closed market.
R002056	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> As stated on the TD and deed this is a transfer of partial interest.
R001896	1230	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	<input checked="" type="checkbox"/> This was the first sale after foreclosure and was not made available to the open market.
R020591	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 50% interest.
R022079	1231	MAJOR REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> Pitkin county records indicate remodeling and additions to the improvements after purchase.
R013435	2215	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties as stated in county records..
R018953	2215	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transfer included multiple properties as stated in county records.
R000534	2215	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transfer included multiple properties as stated in county records.
R019411	2245	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transfer included a residential unit and a storage unit.
R011415	2245	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transfer included multiple properties as stated in county records.
R019448	2245	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties.
<b>Accounts Audited: 34      Auditor Agrees: -34      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>50</b>	<b>PROWERS</b>	
0421002020	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0407005041	1112	37 HOUSE TORN DOWN AFTER SALE	<input checked="" type="checkbox"/>
0244003170	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0220003070	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0237040100	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> below mkt by comps
0237026080	1112	91 UNINFORMED BUYER OR QC DEED	<input checked="" type="checkbox"/> qc deed
0422002180	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0963541020	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> below mkt by comps
0962334011	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0207000050	1112	49 BOUGHT FOR RENTAL	<input checked="" type="checkbox"/> partnership dissolving
0208001020	1112	50 PROPERTY USE CHANGE	<input checked="" type="checkbox"/> was a church, now res
0262002120	1112	03 FAMILY	<input checked="" type="checkbox"/>
0412001021	1112	03 FAMILY	<input checked="" type="checkbox"/>
0213002150	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> below mkt by comps
0233001020	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0223005120	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> below mkt by comps
0223005151	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0231003250	1112	25 SALE UNDER REVIEW	<input checked="" type="checkbox"/> above mkt by comps
0231003260	1112	91 UNINFORMED BUYER OR QC DEED	<input checked="" type="checkbox"/> qc deed
0253001040	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
0253007010	1112	91 UNINFORMED BUYER OR QC DEED	<input checked="" type="checkbox"/> qc deed
0253014010	1112	15 MORE THAN ONE HOUSE IN SALE	<input checked="" type="checkbox"/>
0253016060	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> below mkt by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0253016080	1112		☑ Qualified sale, OK
0953011040	1112	03 FAMILY	☑
0212001020	1112	18 ESTATE BEING SOLD	☑
0287019070	1112	03 FAMILY	☑
0281004010	1112	03 FAMILY	☑
0236064030	1112	03 FAMILY	☑
0236066023	1112	18 ESTATE BEING SOLD	☑
0287006041	1112	25 SALE UNDER REVIEW	☑ above mkt by comps
0412001031	1112	18 ESTATE BEING SOLD	☑
0287014080	1112	18 ESTATE BEING SOLD	☑
0926001010	1112	10 ASSEMBLAGE	☑ pr deed
0287052110	1112	11 SEVERAL PARCELS INCLUDED	☑
0287058062	1112	18 ESTATE BEING SOLD	☑
0275006020	1112	05 BUSINESS	☑ sold as vacant land
0419001010	1112	91 UNINFORMED BUYER OR QC DEED	☑ high by mkt comps
0267001050	1112	65 E RECORDED DEED	☑ business related
0236061110	1112	03 FAMILY	☑
0287059070	1115	04 FIN INST AS SELLER OR BUYER	☑ below mkt by comps
<hr/>			
Accounts Audited: 41	Auditor Agrees: -41	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
4722108061	1112	B	✓ Multiple lot sale, that was combined in 2016
1509221028	1112	Z	✓ Former rental, sold to first contract.
1509221011	1112	Z	✓ List date and contract date are the same, not exposed on the open market
4722408263	1112	B	✓ Multiple lot sale
1509210010	1112	Z	✓ Not listed, not exposed to open market
1509114016	1112	Z	✓ Seller financing of \$5500 was greater typical
1504133006	1112	Z	✓ Purchased by tenant, not exposed on open market
1503422011	1112	Z	✓ Not listed in open market
1503312015	1112	Z	✓ Sold before property listed
1405006011	1112	C	✓ Manufactured home, no MLS, related sale per TD
4727329186	1112	B	✓ Multiple lot sale
1504115010	1112	Z	✓ Owned by DOJ, cash only accepted, government as grantor
514417004	1112	V	✓ Poor condition per field review, evidence of structural damage
621005027	1112	Z	✓ No MLS, not listed on the open market
618005009	1112	Z	✓ No MLS, not on open market, sold cash
618002001	1112	Z	✓ Not exposed on open market, bought by broker, relisted for \$229k and sold for \$222k on 8-11-16
614407021	1112	C	✓ Inter-related
523134002	1112	C	✓ Correction of the warranty deed.
621006013	1112	M	✓ Two residential improvements on one property
514417008	1112	V	✓ Custom home in Less than average overall condition,
617027001	1112	M	✓ Multiple building former church property, former rectory sold, mixed use
514401004	1112	V	✓ Rehabbed after sale, sold in 2017 for \$162k

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
514214007	1112	V	<input checked="" type="checkbox"/> Sold at an auction, fixed and flipped on 9-28-16, less than typical condition
504001003	1112	V	<input checked="" type="checkbox"/> House vacant for two years, deferred maintenance
428312006	1112	C	<input checked="" type="checkbox"/> Not listed in MLS, seller knows buyer and financed the deal
1502124013	1112	C	<input checked="" type="checkbox"/> Buyer and seller were business associated, not exposed to the open market
1503302004	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, remodeling in process after sale
514432009	1112	V	<input checked="" type="checkbox"/> Sold in one day
1404011013	1112	C	<input checked="" type="checkbox"/> Not listed, not exposed to open market
1502311017	1112	C	<input checked="" type="checkbox"/> Inter-corporate
1502305003	1112	C	<input checked="" type="checkbox"/> Inter-familial
612303003	1112	C	<input checked="" type="checkbox"/> Correction of the warranty deed.
621002007	1112	Z	<input checked="" type="checkbox"/> Bank-owned that was fully rehabbed and sold by bank for below market value with no broker.
618006023	1112	Z	<input checked="" type="checkbox"/> Per MLS, sales price includes a 1.03 acre vacant parcel transferred with no doc fee on a separate deed.
1404008036	1112	C	<input checked="" type="checkbox"/> Inter-related
1403006032	1112	C	<input checked="" type="checkbox"/> Inter-related
419407019	1112	C	<input checked="" type="checkbox"/> Correction deed from the former PRD, earlier sale qualified
623106046	1112	Z	<input checked="" type="checkbox"/> Sales price included the adjacent lot that was split off immediately after sale.
1402007007	1112	C	<input checked="" type="checkbox"/> Not exposed on the open market, building permit pulled subsequent to sale.
624210033	1112	Z	<input checked="" type="checkbox"/> Manufactured home, sale included excessive personal property per field review.
624209011	1112	Z	<input checked="" type="checkbox"/> Not listed on the open market, this was a deed in lieu of foreclosure, resold in 2017 for \$96k.
420322003	1112	C	<input checked="" type="checkbox"/> Correction deed , resold in 2017
1405306045	1112	C	<input checked="" type="checkbox"/> Not listed in MLS, related parties per TD
1403006014	1112	C	<input type="checkbox"/> No basis for disqualification
504013017	1114	ZP	<input checked="" type="checkbox"/> Sold to adjacent property owner for a premium to protect the view
505018007	1114	Z	<input checked="" type="checkbox"/> Not listed in MLS, sold to adjacent homeowner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
518005019	1114	ZP	<input checked="" type="checkbox"/> Not listed in MLS, sold to adjacent homeowner
518006016	1114	ZP	<input checked="" type="checkbox"/> Sold to adjacent property owner, on market for 11 days
524204008	1114	Z	<input checked="" type="checkbox"/> Sold to adjacent property owner
525209006	2135	B	<input checked="" type="checkbox"/> Multiple parcel sale that includes a residential use (multiple use)
525326005	2135	Z	<input checked="" type="checkbox"/> Agent stated improvement was in poor condition, grantor was exempt,
1405021002	2135	G	<input checked="" type="checkbox"/> Three doc fees, partial interests, multiple buildings (6)
1305006003	2135	Z	<input checked="" type="checkbox"/> Sale included business value and goodwill from American Fertilizer name as well as inventory on site (\$100K +/-)
536128020	2135	Z	<input checked="" type="checkbox"/> Purchased as assemblage by owner next door, poor condition per TD
1512104012	2135	B	<input checked="" type="checkbox"/> Multiple parcels, multiple uses, salvage value on the former res improvement
1405413031	2140	Z	<input checked="" type="checkbox"/> Change in use to marijuana retail on 25% of area
1502307006	2140	Z	<input type="checkbox"/> No basis for disqualification
512321020	2145	Z	<input checked="" type="checkbox"/> Seller disposed of multiple commercial condo units. Fair condition per TD
513012008	2145	B	<input checked="" type="checkbox"/> Multiple parcel sale
512321044	2145	L	<input checked="" type="checkbox"/> 963 DOM, bank owned,
<b>Accounts Audited: 60      Auditor Agrees: -58      Auditor Disagrees: -2      Auditor Disagrees: -3.33%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	Rio Blanco	
R0309270	0510	Y SALE BETWEEN RELATED PARTIES	✓ Not open market, in-family transaction.
R0104405	1112	Y SALE INV FINANCIAL INST AS BUYER	✓ This was a transfer of a parcel from the First National Bank of the Rockies to an individual. First sale after foreclosure. The property was purchased by the adjacent property owner who said he just wanted some additional yard space..
R0109404	1212	Y SALE INV FINANCIAL INST AS BUYER	✓ This transfer was from Valley bank to an individual, first sale after foreclosure.
R0704342	1212	? SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ Remodeled after purchase.
R1103021	1212	Y SALE BETWEEN RELATED PARTIES	✓ This is an in-family transaction and was not made available to the open market.
R0103732	1212	Y SALE TO SETTLE AN ESTATE	✓ Sale to settle and close an estate.
R0100781	1212	Y SALE BETWEEN RELATED PARTIES	✓ Business affiliates, not open market.
R0104142	1212	Y SALE INV FINANCIAL INST AS BUYER	✓ This was a transfer from HUD to an individual. The improvements were in salvage condition. First sale after foreclosure.
R0103863	1212	Y SALE INVOLVES MULTIPLE PROPERTIES	✓ This is a transfer of multiple properties.
R1000935	1212	Y SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ The improvements were in poor condition on the day of purchase. Since purchase the improvement has been remodeled.
R0404309	1212	Y SALE INV FINANCIAL INST AS BUYER	✓ This was a sale from Fannie Mae to an individual, first sale after foreclosure.
R0101880	1212	Y SALE INV FINANCIAL INST AS BUYER	✓ This was the first sale after foreclosure, Citibank to an individual. Improvements were in salvage condition.
R0104226	1212	Y SALE INV FINANCIAL INST AS BUYER	✓ This was a transfer from HUD to an individual. The improvements were in salvage condition. First sale after foreclosure.
R0104118	1212	Y SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ This is a transfer of multiple properties. Information verified by staff appraisers indicate there was remodeling undertaken immediately after purchase.
R1003403	1212	Y	✓ This was a transaction from a relocation company to an individual. The price paid was lower by \$15,000 for what was paid by the relocation company the day before.
R0101485	1212	Y SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	✓ Seller financed at 0% interest. Atypical financing.
R1003146	1212	Y NOT OFFERED ON OPEN MARKET	✓ This was a transfer between the owner and the existing tenant. The property was not made available to the open market.



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1001630	1212	Y DUMP SALES	<input checked="" type="checkbox"/> This transfer was a distressed sale as the owner had gone to a long-term care facility and the family sold the property as it was not needed anymore.
R1100275	1212	Y SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties was not listed on the open market.
R0102480	1212	Y OTHER/NON-ARM'S LENGTH	<input checked="" type="checkbox"/> Remodeled after sale.
R1201450	1212	Y SALE INVOLVES A RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/> This was a transfer from Fannie Mae to a church and contained multiple parcels.
R0102770	1212	Y SALE TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> Information collected from county staff states this was a sale to settle an estate
R0102596	1212	Y SALE INV FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> This transfer was completed via a deed in lieu of foreclosure. Not open market.
R0102740	1212	Y DUMP SALES	<input checked="" type="checkbox"/> The main residential improvement was in poor condition as shown by the interior being down to the 2x4 studs.
R0103915	1212	Y DUMP SALES	<input checked="" type="checkbox"/> Seller concessions. Buyer made offer seller accepted.
R1000095	2212	Y OTHER/NON-ARM'S LENGTH	<input checked="" type="checkbox"/> This is a transfer for the lease of the ground only.
R0101125	2212	Y SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer between related parties. The transfer was completed in order to avoid foreclosure.
R1000565	2220	Y SALE/INV REMOD/IMPROV AFTR SALE BEFR PHY	<input checked="" type="checkbox"/> The improvements were in near salvage condition and were remodeled after purchase.
R1201620	2230	Y DUMP SALES	<input checked="" type="checkbox"/> This is a transfer via a Quit Claim deed.
R0304311	2235	Y SALE OF PART INT, <100% FEE SIMPLE INT.	<input checked="" type="checkbox"/> This is a transfer of partial interest of personal property only.
R0304312	2235	Y SALE OF PART INT, <100% FEE SIMPLE INT.	<input checked="" type="checkbox"/> This is a transfer of partial interest of personal property only.
<hr/>			
<b>Accounts Audited:</b>	<b>31</b>	<b>Auditor Agrees: -31</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>53</b>	<b>RIO GRANDE</b>	
1531009001	1112	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> The improvements located on the parcel were in poor condition and the value of those improvements were unknown
1530000140	1112	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> This parcel was transferred by quit claim deed and a new tower was constructed on the property immediately after purchase.
3905301012	1112	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> This parcel was acquired by an adjoining property owner, no open market
2123103001	1112	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> This is a sale as a result of a divorce, distressed. A new garage was constructed after transfer before county inspection.
3512300405	1112	H WATER RIGHTS IN SALE	<input checked="" type="checkbox"/> This is a transfer of multiple parcels as indicated on the warranty deed and in county records.
3336414016	1112	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> First sale after foreclosure from the Deutsche Bank. After purchase the grantee remodeled the improvements.
1531066018	1112	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> Improvements were in poor condition and were remodeled after purchase. The buyer makes offers based on the poor condition of these properties. After remodeling he flips the property.
3717200490	1112	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> The main residential improvement did not have doors or windows at the time of purchase. The buyer verified remodeling directly after purchase.
3706234010	1112	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> .The parcel was transferred by Quit Claim Deed, the improvements were in poor condition.
1930106012	1112	X NO TITLE TRANSFER WITH DOC FEE	<input checked="" type="checkbox"/> Quit Claim Deed
5529002018	1112	B MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> The transfer included multiple parcels. The grantee owned the adjacent property
1531013010	1112	H Good sale	<input checked="" type="checkbox"/> After further analysis, by county staff, it was determined this was a Qualified sale.
3706209005	1112	V BOUGHT IN POOR CONDITION	<input checked="" type="checkbox"/> Non-habitable structure, no electric, no plumbing, stripped down to the wall studs.
3102200180	1112	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> Transferred by personal representatives deed. After purchase there were additions to the structure and remodeling.
1533000009	1112	AB IMPROVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Essentially an agricultural land sale with residential improvements located on multiple properties.
1529400061	1112	C FAMILY/ESTATE/IN HOUSE TRANSFE	<input checked="" type="checkbox"/> In-family transaction.
2909401003	1112	H WATER RIGHTS IN SALE	<input checked="" type="checkbox"/> A porch and a shop were constructed on the parcel after purchase.
2133000183	1112	E NEW CONSTRUCTION	<input checked="" type="checkbox"/> A garage was constructed on the parcel after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3531319003	1112	F D C OR 1ST SALE AFTER N CODE	✓ This is the first sale out of foreclosure from Nations Star Mortgage to an individual, transferred by Special Warranty Deed.
3531353011	1112	V BOUGHT IN POOR CONDITION	✓ This parcel was transferred by Quit Claim Deed. The TD 1000 indicates salvage condition of the in-place improvements.
2932002047	1112	E NEW CONSTRUCTION	✓ After purchase new improvements and additions were added to the existing improvements
3336414001	1112	V BOUGHT IN POOR CONDITION	✓ The improvement located on this property had been previously gutted and only a shell was in place at the time of sale.
3531351025	1112	E NEW CONSTRUCTION	✓ This was a distressed sale as the owner had to relocate and was in a hurry to sell the property. Remodeled after purchase.
2135101015	1112	N PRD/SHRF/PTD/CORD	✓ This property was transferred by personal representatives deed. A new garage was built on the property after purchase.
1930444030	1112	X NO TITLE TRANSFER WITH DOC FEE	✓ The property underwent a land-use change from vacant to residential. The buyer owned the adjacent property.
1929309015	1112	O LAND + MOBILE HOME	✓ A mobile home was included in this sale. The TD 1000 indicates about 1/4 ( one fourth) of the purchase price was for furniture, tools and appliances.
1716300497	1112	U IMPROVED AG LAND	✓ This was essentially an agricultural land sale with residential improvements.
1530458005	1112	V BOUGHT IN POOR CONDITION	✓ This transaction was seller financed at 6% for three years with a balloon payment which is not typical in this market. After transfer the improvements were remodeled.
2125118030	1112	X NO TITLE TRANSFER WITH DOC FEE	✓ The parcel underwent a land-use change from vacant to improved residential. The buyer owned the adjacent property
1734100670	1112	H WATER RIGHTS IN SALE	✓ Water rights were included in this transfer which is not typical in this market.
1124400372	1112	E NEW CONSTRUCTION	✓ After purchase new improvements were constructed on the property.
1531054006	1112	V BOUGHT IN POOR CONDITION	✓ The improvements were non-habitable. This parcel was purchased by the adjacent property owner who paid above market to protect his ownership.
<b>Accounts Audited: 32      Auditor Agrees: -32      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	<b>54</b>	<b>ROUTT</b>	
R8165087	0100	DISTRESSED SALE/BANKRUPTCY	✓ The owner sold, below market, the property as he was unaware of the cost to build improvements. Distressed sale.
R2581120	0100	DISTRESSED SALE/BANKRUPTCY	✓ Distressed sale of multiple parcels. Grantor just wanted out after a new marriage.
R8172266	0100	DISTRESSED SALE/BANKRUPTCY	✓ First sale after foreclosure from Mountain Valley Bbank to an individual. NO MLS, not made available to the open market. Bank sale
R8170460	0100	BETWEEN RELATED PARTIES	✓ Related parties transferred multiple parcels.
R8164203	0100	BETWEEN RELATED PARTIES	✓ Related parties, multiple parcels, not available to the open market.
R8173276	0100	INVOLVES MULTIPLE PROPERTIES	✓ The transfer involved multiple parcels.
R0255835	0100	BETWEEN RELATED PARTIES	✓ Transfer between related parties.
R0255372	0100	BETWEEN RELATED PARTIES	✓ Partial interest transferred to a related party via a Quit Claim Deed.
R8172267	0100	DISTRESSED SALE/BANKRUPTCY	✓ First sale after foreclosure from Glacier Bank to an individual. NO MLS, not made available to the open market. Bank sale
R6209065	0600	BETWEEN RELATED PARTIES	✓ Seller financed: rates, amount financed, or pay back period.. Sold between business affiliates.
R6818968	1111	DEED RESTRICTED	✓ The transfer includes deed restrictions which are not typical.
R6838791	1111	DISTRESSED SALE/BANKRUPTCY	✓ For sale by owner , no MLS. Seller was motivated to unload property as they needed to purchase a property in Wyoming.
R0452267	1212	BETWEEN RELATED PARTIES	✓ Transfer of 50% interest to a family member.
R4832321	1212	JUDICIAL ORDER FORCED SALE	✓ This was a court ordered sale with special instructions. Transfer between related parties.
R0453794	1212	SALE OF PARTIAL INTEREST	✓ This was short sale and transferred 50% interest only.
R4135868	1212	LACKS REASONABLE MARKET EXPOSURE/DOM	✓ Not made available to the open market
R4208076	1212	SALE OF PARTIAL INTEREST	✓ Transfer of 50% interest, not available to the open market.
R8168752	1212	INVOLVES A GOVERNMENT AGENCY	✓ After further analysis and new evidence the transfer was changed from "Unqualified to "Qualified. The transfer was determined to be "U" in the initial sales analysis sent to Steve Kane. County said they would update Steve Kane on this change.
R8231570	1212	DISTRESSED SALE/BANKRUPTCY	✓ Qualified, but listed as U in initial sales analysis sent to Steve Kane. Updated Kane on this change.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8231230	1212	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> First sale in time period, remodeled after purchase and before county inspection.
R8171956	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was an in-family transaction which was transferred by quitclaim deed.
R8170544	1212	LACKS REASONABLE MARKET EXPOSURE/DOM	<input checked="" type="checkbox"/> Transferred between friends, not made available to the open market.
R8172344	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer between related parties, no market exposure.
R4772343	1218	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer of 10% interest to a related party. No market exposure.
R4257510	1218	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 50% interest. Not made available to the open market.
R8169771	1218	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of 12.5% only.
R4255539	1218	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer between related parties, not made available to the open market.
R6259214	1218	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% interest transferred, not made available to the open market.
R4778100	1218	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was a transfer of 50% interest to a related party via a Quit Claim deed.
R4812613	1225	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> First sale after foreclosure, not available to the open market.
R6256017	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 25% interest was transferred.
R4257705	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> A trade was involved in this transaction. Transfer of 50% interest, not made available to the open market.
R6256019	1230	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> 50% interest transferred between related parties.
R8170647	2230	OTHER	<input checked="" type="checkbox"/> Changed in character from residential to cultivation of Mary Jane.
<hr/>			
Accounts Audited: 34	Auditor Agrees: -34	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
485733022016	1112	12 quit claim deed	✓ Transferred by quit claim deed
459702300142	1112	12 quit claim deed	✓ Transferred by quit claim deed
448912109010	1112	14 multiple parcels	✓ Multiple parcels with separate parcel numbers shown on deed and TD
460313400062	1112	12 quit claim deed	✓ Transferred by quit claim deed
485527499017	1112	10 sale to settle an estate	✓ This was an ag sale and was unqualified due to this.
460407328011	1112	29 mixed use	✓ Multiple parcel sale, mixed used; residential and commercial
448707239005	1112	12 quit claim deed	✓ Transferred by quit claim deed
460407338004	1112	29 mixed use	✓ Mixed use commercial and residential
485733007005	1112	12 quit claim deed	✓ Transferred by quit claim deed
460407346004	1112	12 quit claim deed	✓ Transferred by quit claim deed
460506100450	1112	69 sale of partial interest	✓ Partial interest transfer as shown on deed
460522300332	1112	12 quit claim deed	✓ Transferred by quit claim deed
485313300037	1112	10 sale to settle an estate	✓ Transferred by Personal Rep deed
460407330007	1112	12 quit claim deed	✓ Transferred by quit claim deed
405723300004	1112	10 settle an estate	✓ Water rights were included with this sale, not typical for this market.
460209300258	1112	12 quit claim deed	✓ Transferred by quit claim deed
460209300442	1112	12 quit claim deed	✓ Transferred by quit claim deed, question about actual sales price
422324200021	1112	24 contiguous parcels	✓ Adjoiner paid something different than market due to his effort to create a buffer around existing ownership.
485505200126	1112	10 sale to settle an estate	✓ Transferred by Personal Rep deed
460209300406	1112	14 multiple parcels	✓ Multiple parcels and problems about actual sales price
433926002012	1112	12 quit claim deed	✓ Transferred by quit claim deed
433924307016	1112	12 quit claim deed	✓ Transferred by quit claim deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
434319199013	1112	24 contiguous parcels	<input checked="" type="checkbox"/> Higher price paid due to contiguous location
448318300066	1112	12 quit claim deed	<input checked="" type="checkbox"/> Transferred by quit claim deed
448707221013	1112	29 other	<input checked="" type="checkbox"/> Mixed use of residential and commercial
433329400033	1212	29 mixed use	<input checked="" type="checkbox"/> Multiple parcel sale; mixed used: residential, commercial, agricultural
448707229003	1212	7 related parties	<input checked="" type="checkbox"/> Mixed use of residential and commercial
422111313003	2112	12 quit claim deed	<input checked="" type="checkbox"/> Transferred by quit claim deed, water rights included which is atypical in this market
485733312012	2112	12 quit claim deed	<input checked="" type="checkbox"/> Transferred by quit claim deed
448707221008	2130	29 other	<input checked="" type="checkbox"/> Extensive remodeling was started after purchase.
485733320004	2130	4 Qualified sale	<input checked="" type="checkbox"/> This was determined to be a qualified sale and was added to the Qualified list
485733301015	2135	98 no transfer	<input checked="" type="checkbox"/> No transfer due to incomplete legal description.
<hr/>			
Accounts Audited: 32	Auditor Agrees: -32	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	56	San Juan	
48291720110004	1112		<input checked="" type="checkbox"/> Q sale, OK
48291720220005	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840760004	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730620009	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171060004	1112		<input checked="" type="checkbox"/> Q sale, OK
48291720060006	1112		<input checked="" type="checkbox"/> Q sale, OK
48291720120002	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840760005	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840760015	1112		<input checked="" type="checkbox"/> Q sale, OK
48291720230011	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730440008	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840760009	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730450009	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730350011	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730510002	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730380005	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730620011	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730460002	1112		<input checked="" type="checkbox"/> Q sale, OK
48291720007	1112		<input checked="" type="checkbox"/> Q sale, OK
50891320080103	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730690012	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730520005	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840750003	1112		<input checked="" type="checkbox"/> Q sale, OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
48290080010012	1112		<input checked="" type="checkbox"/> unique sale for San Juan Cty, on 5 acres, on mkt for 7 years
50891320081023	1112		<input checked="" type="checkbox"/> Q sale, OK
50891320081001	1112		<input checked="" type="checkbox"/> Q sale, OK
50917310000010	1112		<input checked="" type="checkbox"/> Q sale, OK
482917200016	1112		<input checked="" type="checkbox"/> Q sale, OK
50891320080105	1112		<input checked="" type="checkbox"/> Q sale, OK
50891320080102	1112		<input checked="" type="checkbox"/> Q sale, OK
50891320080104	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730430009	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171090002	1112		<input checked="" type="checkbox"/> Q sale, OK
48290010010018	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171010016	1112		<input checked="" type="checkbox"/> Q sale, OK
482917200010	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171030003	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730450004	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730370007	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171070007	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730390006	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730540009	1112		<input checked="" type="checkbox"/> Q sale, OK
482917200015	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171010012	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730520004	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730150002	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171080016	1112		<input checked="" type="checkbox"/> Q sale, OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
48291730460008	1112		<input checked="" type="checkbox"/> Q sale, OK
4829171030001	1112		<input checked="" type="checkbox"/> Q sale, OK
48291730280008	1112		<input checked="" type="checkbox"/> Q sale, OK
48291840750001	1112		<input checked="" type="checkbox"/> Q sale, OK
<b>Accounts Audited: 51      Auditor Agrees: -51      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>57</b>	<b>SAN MIGUEL</b>	
R1080983322	1112	10 DEED RESTRICTED	<input checked="" type="checkbox"/> DEED RESTRICTED
R1011100090	1112	29 PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R2050088013	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1080020202	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1040086007	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1040009960	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1030009004	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1030008030	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1030007098	1112	29 PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R1011100170	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1089102810	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010098620	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1010003220	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010000709	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010000975	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010001364	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010001976	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010092531	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1010003600	1112	11 REMODEL OR ADDITIONAL STRUCTURES	<input checked="" type="checkbox"/> REMODEL OR ADDITIONAL STRUCTURES
R1010040025	1112	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1030007073	1115	50 MAJOR REMODEL	<input checked="" type="checkbox"/> MAJOR REMODEL
R1040010410	1212	19 SALE INVOLVES PERSONAL PROPERTY	<input checked="" type="checkbox"/> SALE INVOLVES PERSONAL PROPERTY
R1030020021	1230	29 PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1010094123	1230	50 MAJOR REMODEL	✓ MAJOR REMODEL
R1010087754	1230	29 PARTIAL INTEREST	✓ PARTIAL INTEREST
R1080020020	1230	1 RELATED PARTIES	✓ RELATED PARTIES
R1080000304	1230	29 PARTIAL INTEREST	✓ PARTIAL INTEREST
R1010099037	1230	36 FRACTIONAL INTEREST	✓ FRACTIONAL INTEREST
R1030007137	1230	29 PARTIAL INTEREST	✓ PARTIAL INTEREST
R1030020022	1230	10 DEED RESTRICTED	✓ DEED RESTRICTED
R1080099087	1230	38 SELLER PAYS TRANS TAX	✓ SELLER PAYS TRANS TAX
R1018094155	1230	7 MULTIPLE PARTIES	✓ MULTIPLE PARTIES
R1010099062	1230	7 MULTIPLE PARTIES	✓ MULTIPLE PARTIES
R1010016160	1230	29 PARTIAL INTEREST	✓ PARTIAL INTEREST
R1018095114	1230	7 MULTIPLE PARTIES	✓ MULTIPLE PARTIES
R1010001454	1230	11 REMODEL OR ADDITIONAL STRUCTURES	✓ REMODEL OR ADDITIONAL STRUCTURES
R1080080044	1230	7 MULTIPLE PARTIES	✓ MULTIPLE PARTIES
R1080080051	2245	7 INVOLVES MULTIPLE PROPERTIES	✓ INVOLVES MULTIPLE PROPERTIES
R1010893344	2245	7 INVOLVES MULTIPLE PROPERTIES	✓ INVOLVES MULTIPLE PROPERTIES
<b>Accounts Audited: 39      Auditor Agrees: -39      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	Sedgwick	
R0013007050	1112		<input checked="" type="checkbox"/> Q sale, OK
R0020024140	1112		<input checked="" type="checkbox"/> Q sale, OK
R0011015010	1112		<input checked="" type="checkbox"/> Q sale, OK
R0014079070	1112		<input checked="" type="checkbox"/> Q sale, OK
R0011026040	1112		<input checked="" type="checkbox"/> Q sale, OK
R0010006100	1112		<input checked="" type="checkbox"/> Q sale, OK
R0071234080	1112		<input checked="" type="checkbox"/> Q sale, OK
R0014081010	1112		<input checked="" type="checkbox"/> Q sale, OK
R0081101040	1112		<input checked="" type="checkbox"/> Q sale, OK
R0010006030	1112		<input checked="" type="checkbox"/> Q sale, OK
R0013023080	1112		<input checked="" type="checkbox"/> Q sale, OK
R0015000050	1112		<input checked="" type="checkbox"/> Q sale, OK
R0013042070	1112		<input checked="" type="checkbox"/> Q sale, OK
R0011014100	1112		<input checked="" type="checkbox"/> Q sale, OK
R0030006010	1112		<input checked="" type="checkbox"/> Q sale, OK
R0020008040	1112		<input checked="" type="checkbox"/> Q sale, OK
R0030005050	2112		<input checked="" type="checkbox"/> Q sale, OK
R0010011140	2112		<input checked="" type="checkbox"/> Q sale, OK
R0010011060	2112		<input checked="" type="checkbox"/> Q sale, OK
R0010003121	2112		<input checked="" type="checkbox"/> Q sale, OK
R0061233050	2115		<input type="checkbox"/> Motel-Restaurant combo-blue sky included
R0010011160	2120		<input checked="" type="checkbox"/> Q sale, OK
R0020010020	2130		<input checked="" type="checkbox"/> Q sale, OK

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0020010070	2130		<input checked="" type="checkbox"/> Q sale, OK
R0061233060	2130		<input checked="" type="checkbox"/> Q sale, OK
R0030007040	2130		<input checked="" type="checkbox"/> Q sale, OK
R0061233070	2130		<input checked="" type="checkbox"/> Q sale, OK
R0010013010	2130		<input checked="" type="checkbox"/> Q sale, OK
R0032002020	2130		<input checked="" type="checkbox"/> Q sale, OK
R0031004010	2135		<input checked="" type="checkbox"/> Q sale, OK
R0032000020	2135		<input checked="" type="checkbox"/> Q sale, OK
R0013006040	2135		<input checked="" type="checkbox"/> Q sale, OK
R0030006090	2135		<input checked="" type="checkbox"/> Q sale, OK
R0017500004	2135		<input checked="" type="checkbox"/> Q sale, OK
<hr/>			
<b>Accounts Audited:</b>	<b>34</b>	<b>Auditor Agrees: -33</b>	<b>Auditor Disagrees: -1</b>
			<b>Auditor Disagrees: -2.94%</b>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	<b>59</b>	<b>SUMMIT</b>	
6510805	0100	80 Excluded Sale	☑ Restrictive covenant: cannot build until 2019 and then use owner's broker
6516435	0200	80 Excluded Sale	☑ Ground lease for 15 years, restrictive covenant, not on open market
3001761	0200	80 Excluded Sale	☑ Multi-lot sale and beneficial easements
6515716	1112	80 Excluded Sale	☑ Owner leased home back to the builder as a show home for non-market rate
900894	1112	80 Excluded Sale	☑ Poor condition per TD, not open market, remodeled after sale
1001213	1112	80 Excluded Sale	☑ Correction deed of the grantee's name of a partial interest sale
1100279	1112	80 Excluded Sale	☑ Poor condition per TD, not open market, remodeled after sale
1300033	1112	80 Excluded Sale	☑ Grantee was a long-term tenant, given option to buy or move
1400057	1112	80 Excluded Sale	☑ Illegal grow house sold at auction, cash sale
1700007	1112	80 Excluded Sale	☑ Fair condition per owner, sold as an incomplete structure, finished later
2800140	1112	80 Excluded Sale	☑ Purchased property from parents
2802068	1112	80 Excluded Sale	☑ Mold damage, illegal accessory apartment, sold to neighbor
6511423	1112	80 Excluded Sale	☑ Purchased water rights to augment well
800254	1112	80 Excluded Sale	☑ Fair condition per TD, not on open market, fixed and flipped
6500126	1113	80 Excluded Sale	☑ No MLS, renters purchased from owner
304520	1230	80 Excluded Sale	☑ Contacted owner to sell, then paid a special assessment of \$25/SF on 1700 SF
4200818	1230	80 Excluded Sale	☑ Price on the deed did not match TD, subsequent correction deed on same deed
6516662	1230	50 Trade	☑ Buyer gave his unit back to the developer for \$550k and changed to another unit for this price
6511764	1230	80 Excluded Sale	☑ Inactive parcel, has been combined
6508963	1230	80 Excluded Sale	☑ No MLS, buyer directly contacted seller to purchase
4009158	1230	80 Excluded Sale	☑ Improvement was a shell only, no utilities, converted office use to residential
1101090	1230	80 Excluded Sale	☑ No MLS, renters purchased from owner
600429	1230	80 Excluded Sale	☑ Correction deed to correct a 2015 doc fee, also partial interest

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300978	1230	80 Excluded Sale	<input checked="" type="checkbox"/> Purchased from the association, not exposed to the open market
700278	1230	80 Excluded Sale	<input checked="" type="checkbox"/> Not exposed to the open market, no MLS or Google listing
301550	2130	80 Excluded Sale	<input checked="" type="checkbox"/> Portfolio sale had this sales price allocated to this building
1501134	2130	80 Excluded Sale	<input checked="" type="checkbox"/> Motivated buyer had 1031 tax considerations: time was running out on reinvesting the boot
6511982	2245	80 Excluded Sale	<input checked="" type="checkbox"/> Commercial units purchased to convert to residential condos, change in use, shell only
6511984	2245	80 Excluded Sale	<input checked="" type="checkbox"/> Commercial units purchased to convert to residential condos, change in use, shell only
<hr/>			
<b>Accounts Audited:</b>	<b>29</b>	<b>Auditor Agrees: -29</b>	<b>Auditor Disagrees: 0</b>
		<b>Auditor Disagrees: 0.00%</b>	



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0055988	0100		✓ This was determined to be a Qualified sale and has been added to the sales list.
R0018990	0100	101	✓ Site improvements were in the sale price. Not typical in this market. Not vacant land only., Residential imp. placed on property after purchase.
R0054753	0100	17	✓ This was a sale back to the financier, previous owner. Only placed on MLS after the sale to show sale price.
R0019232	0100	101	✓ There were site improvements on the property at the time of purchase, not typical in this area.
R0004840	0100	64	✓ Multiple parcel sale as shown on deed and in county notes.
R0012999	0100	101	✓ For sale by Owner, not exposed to the open market.
R0002280	1112	103	✓ Marketed by Word of Mouth, not open market. Surplus land purchased by adjoiner.
R0051694	1112	64	✓ Sold from Fannie Mae, multiple parcels as determined by Teller County staff.
R0021029	1112	57	✓ This is an in-family transaction, transferred by quitclaim deed.
R0002333	1112	20	✓ Purchaser owned adjacent property, purchased for more grazing area for his cattle. Liquidation sale from estate.
R0021713	1112	68	✓ This improved residential property sold in just a few days and was remodeled after the purchase. This information is contained in County notes and in sales verification questionnaire.
R0022659	1112	970	✓ More than 1 improvement, house and cottage, special financing, seller concessions
R0011922	1112	68	✓ Remodel after purchase and an addition of garage, Not on open market, sale price reflected a non-realty membership.
R0005791	1112	103	✓ This sale was determined to be Qualified and has been moved to the Qualified list.
R0053443	1112	68	✓ Incomplete construction of home at time of sale. Extensive remodeling and new construction after purchase.
R0013961	1112	68	✓ Included non-realty membership, remodeled after sale
R0055808	1112	53	✓ Sold by Habitat for Humanity, requires special low income to be able to purchase property.
R0019940	1112	57	✓ Major remodeling after purchase, purchased from grandparents.
R0055745	1112	68	✓ Extensive remodeling after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0022316	1112	57	<input checked="" type="checkbox"/> Records indicate this is a sale between family members. The buyer rented the property for several years prior and purchased it directly from the owner. Not open market.
R0020840	1112	103	<input checked="" type="checkbox"/> The property was discovered on Craig's List and not thru normal marketing.
R0052393	1112	64	<input checked="" type="checkbox"/> This sale included three parcels with separate schedule numbers.
R0039263	1112	68	<input checked="" type="checkbox"/> At time of sale there were multiple residences on the property. After purchase a new building was constructed on the property.
R0023059	1112	103	<input checked="" type="checkbox"/> Residential property was purchased by tenant and not exposed to the open market.
R0014728	1112	681	<input checked="" type="checkbox"/> Estate sale, not on open market, improvements are in poor condition
R0019217	1112	68	<input checked="" type="checkbox"/> Major remodel after purchase from Fannie Mae., first sale after foreclosure
R0012599	1112	64	<input checked="" type="checkbox"/> This is a multiple parcel sale as determined by the Teller County staff.
R0000292	2112	68	<input checked="" type="checkbox"/> Change in use from mixed -use commercial to residential.
R0053220	2112	17	<input checked="" type="checkbox"/> Multiple sale in time period, sale back to the previous owner, not open market, special financing.
R0051821	2112	103	<input checked="" type="checkbox"/> Not open market, not available to open market buyers. In-company transaction
R0017708	2112	57	<input checked="" type="checkbox"/> Multiple uses, Quit claim deed, divorce, related parties.
R0000102	2115	970	<input checked="" type="checkbox"/> The improvements underwent repairs and major remodeling after purchase. Seller financing, sold for health reasons.
R0010038	2115	68	<input checked="" type="checkbox"/> Change in use from mixed -use commercial to residential. Major repairs including floors, boiler.
R0000105	2115	64	<input checked="" type="checkbox"/> Multiple parcels as indicated on deed and in county notes
<b>Accounts Audited: 34      Auditor Agrees: -34      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	<b>61</b>	<b>Washington</b>	
92002012008	1112	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92001002012	1112	03 NOT TYPICAL SF RES	<input checked="" type="checkbox"/> multiple properties
05418000147	1112	56 MIXED USE	<input checked="" type="checkbox"/> MIXED USE
07101000055	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> Owns adjacent property
92011001008	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92071001001	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
92034003003	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> NON ARM'S LENGTH;ADJACENT PROP
92032002003	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92027002015	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> Owns adjacent property
92027001005	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
94754017012	1112	03 NOT TYPICAL SF RES	<input checked="" type="checkbox"/> NOT TYPICAL SF RES
98041007009	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92023001013	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
92002011007	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92016004020	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92006004005	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> Owns adjacent property
92002018007	1112	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> Owns adjacent property
92002011012	1112	25 DISTRESS SALE	<input checked="" type="checkbox"/> below mkt by comps, estate sale by word of mouth
01531100070	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
01520400297	1112	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INVOLVES MULTIPLE PROPERTIES
92019001002	1112	01 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
03103000230	1112	30 NO DOC FEE, REASON UNKNOWN	<input type="checkbox"/> No Doc Fee
92001014002	1120	15 NON ARM'S LENGTH;ADJACENT PROP	<input checked="" type="checkbox"/> Owns adjacent property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92036500002	1125	75 DOUBTFUL TITLE/QUIT CLAIM	<input checked="" type="checkbox"/> Quit Claim Deed
<hr/>			
Accounts Audited:	24	Auditor Agrees: -23	Auditor Disagrees: -1
			Auditor Disagrees: -4.17%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R1127502	0100	Business interests in sale	✓ Parcel used to access adjoining oil well, grantor/grantee are the same entity
R1500202	0100	Business interests in sale	✓ Seller received lots as a settlement of a debt, not exposed to open market
R1500402	0100	Business interests in sale	✓ Seller received lots as a settlement of a debt, not exposed to open market
R2463303	0100	PRD	✓ Two PRd sales on the same day, not exposed to the open market
R3368405	0200	Acquaintance	✓ Last lot in the development was sold at a discount to an existing owner of two lots
R0885401	1112	Business interests in sale	✓ Inter-corporate Transaction
R5774786	1112	Multiple Use	✓ Parcel has dual zonings: residential and commercial in Downtown Erie
R3966786	1212	PRD	✓ Inter-corporate Transaction
R0676886	1212	Multiple Use	✓ Town required this to be a live/work, multiple-use parcel.
R3019704	1212	Family/Related Parties	✓ Per TD, sale between related parties
R3117586	1212	Family/Related Parties	✓ Per TD, sale between related parties
R3135786	1212	Sale in lieu of foreclosure	✓ Fixed and flipped on 8-11-16, poor condition
R3147286	1212	Family/Related Parties	✓ Per TD, sale between related parties
R3200986	1212	Sale in lieu of foreclosure	✓ Buyer took over payments of seller
R3204986	1212	More than 1 residence	✓ Two residences side by side
R3575486	1212	PRD	✓ Not exposed to market, price based on market less fee less repairs
R3601286	1212	Acquaintance	✓ Sold to an acquaintance
R3851505	1212	Property Changed After Sale	✓ Two car detached garage added after sale
R0357501	1212	Sale in lieu of foreclosure	✓ Was actually qualified in April of 2017
R6944597	1212	Property Changed After Sale	✓ Equipment building (2600 sf) added after sale
R5652086	1212	Partial Interest Only	✓ Partial interest per deed
R0129090	1212	Property Changed After Sale	✓ Residential house and garage removed after sale and is now commercial
R6300786	1212	PRD	✓ No MLS, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6777852	1212	PRD	✓ Poor condition per TD, atypical condition
R6778532	1212	Multiple Use	✓ home and oil well and separate abandoned one-time residential building
R6787754	1212	Property Changed After Sale	✓ Basement finished after sale
R6854097	1212	Property Changed After Sale	✓ 1900 sf pole barn added after sale
R6868497	1212	Property Changed After Sale	✓ Basement finished after sale
R6919797	1212	Property Changed After Sale	✓ Equipment building (13,600 sf) added after sale
R3828805	1212	Property Changed After Sale	✓ Permit for additional living area
R6966798	1212	Property Changed After Sale	✓ Basement finished after sale
R7011098	1212	Property Changed After Sale	✓ Basement finished after sale
R7168398	1212	Property Changed After Sale	✓ Basement finished after sale
R7251798	1212	Property Changed After Sale	✓ Basement finished after sale
R7390998	1212	Property Changed After Sale	✓ Basement finished after sale
R8239100	1212	Seller is financial institution	✓ No MLS, not exposed to the open market
R8563700	1212	Seller is financial institution	✓ No MLS, not exposed to the open market
R1024796	1212	separate deeds	✓ Multi-parcel transaction, this is a detached garage
R0235594	1212	Property Changed After Sale	✓ Addition of a two car garage (1200 sf)
R4726586	1220	Multiple Use	✓ Multiple use: Apartment and post office
R0176188	1277	Ag land - with Water	✓ Ag land not integral, sold as ag land
R2813486	2212	Acquaintance	✓ Sold to a long-term tenant , major tenant finish after sale
R0751486	2212	Property Changed After Sale	✓ Changed from liquor store to residence
R0239094	2212	Property Changed After Sale	✓ Part of an assemblage, improvement removed for future apartment housing
R3268986	2215	Property Changed After Sale	✓ Building is uninhabitable, being held for redevelopment, now vacant land
R2826086	2220	Property Changed After Sale	✓ Demolition of improvement for a parking lot behind existing business
R8075200	2220	Multiple Use	✓ Residential and commercial use

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0179189	2225	Property Changed After Sale	<input checked="" type="checkbox"/> Improvement removed and held for future development
R0134292	2230	WOL	<input checked="" type="checkbox"/> Three parcel sale
R2816586	2235	Property Changed After Sale	<input checked="" type="checkbox"/> Purchased commercial building as a personal use and storage
R6779565	2235	Family/Related Parties	<input checked="" type="checkbox"/> Family-related transaction that involved a radio tower
R6787724	2235	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Inter-corporate Transaction
R2591186	3212	Property Changed After Sale	<input checked="" type="checkbox"/> Building was gutted after sale, shell sale of 56,000 sf office/warehouse
R6290586	3215	Multiple Use	<input checked="" type="checkbox"/> Purchase price included four mobile home and one modular home

**Accounts Audited:** 54     
**Auditor Agrees:** -54     
**Auditor Disagrees:** 0     
**Auditor Disagrees:** 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	Yuma	
W000017	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003330	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000942	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000907	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000890	1112		<input checked="" type="checkbox"/> Q Sale, OK
W001361	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003396	1112		<input checked="" type="checkbox"/> Q Sale, OK
R114280	1112		<input checked="" type="checkbox"/> Q Sale, OK
R215127	1112		<input checked="" type="checkbox"/> Q Sale, OK
R218153	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000462	1112		<input checked="" type="checkbox"/> Q Sale, OK
W001067	1112		<input checked="" type="checkbox"/> Q Sale, OK
W001311	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y004045	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y004066	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y004708	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003557	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000697	1112		<input checked="" type="checkbox"/> Q Sale, OK
T007189	1112		<input checked="" type="checkbox"/> Q Sale, OK
W001108	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003158	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003507	1112		<input checked="" type="checkbox"/> Q Sale, OK
Y003629	1112		<input checked="" type="checkbox"/> Q Sale, OK



Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Y004733	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000583	1112		<input checked="" type="checkbox"/> Q Sale, OK
W000919	1112		<input checked="" type="checkbox"/> Q Sale, OK
R114210	1112		<input checked="" type="checkbox"/> Q Sale, OK
R218175	1112	New Construction	<input checked="" type="checkbox"/> New Construction/Partial Completion
R516142	1112		<input checked="" type="checkbox"/> Q Sale, OK
T007063	1112		<input checked="" type="checkbox"/> Q Sale, OK
T007094	1112		<input checked="" type="checkbox"/> Q Sale, OK
R114300	1112		<input checked="" type="checkbox"/> Q Sale, OK
<b>Accounts Audited: 32      Auditor Agrees: -32      Auditor Disagrees: 0      Auditor Disagrees: 0.00%</b>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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