



2019
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**





2019 County Sales Verification Report

According to Colorado Revised Statutes:

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

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

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

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

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

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

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



In 2019 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

There was an additional sales verification analysis per the 2019 RFP:

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

Thirty-four counties qualified for this additional analysis. This resulted in 3,741 unqualified sales being examined for 2019 - compared to 2,534 sales analyzed for 2018.

Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	01	ADAMS	
R0139562	0100	70 Other	<input checked="" type="checkbox"/> Taken off present worth discounting
R0156424	0100	70 Other	<input checked="" type="checkbox"/> Taken off present worth discounting
R0157648	0100	70 Other	<input checked="" type="checkbox"/> Taken off present worth discounting
R0151179	0100	100 Field Check	<input type="checkbox"/> No justification for disqualification
R0181744	0200	70 Other	<input checked="" type="checkbox"/> Taken off present worth discounting
R0178208	0200	75 Bank/Lendor Grantor	<input checked="" type="checkbox"/> Seller was under duress
R0179091	0200	70 Other	<input checked="" type="checkbox"/> Sale included 33% of lot as a detention pond
R0180526	0200	70 Other	<input checked="" type="checkbox"/> Contract was dated in 2011, split into two parcels
R0069577	1212	80 No MLS	<input checked="" type="checkbox"/> LLC sold to another LLC
R0069787	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0071041	1212	80 No MLS	<input checked="" type="checkbox"/> LLC sold to another LLC
R0071429	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0071710	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0072017	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0057724	1212	70 Other	<input checked="" type="checkbox"/> Fixed and flipped in the base year
R0074391	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0012544	1212	82 Cash Sale	<input checked="" type="checkbox"/> Fix and flip, resold in base year
R0073543	1212	70 Other	<input checked="" type="checkbox"/> Divorce settlement
R0055637	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Garage added
R0054484	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Foundation repaired after sale
R0074780	1212	57 Related Parties	<input checked="" type="checkbox"/> Inter-familial

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0014514	1212	68 Remodel or Addition	✓ Addition after sale
R0015174	1212	68 Remodel or Addition	✓ Permit taken out to remodel interior
R0012377	1212	70 Other	✓ No MLS, not listed on open market
R0011890	1212	70 Other	✓ No MLS, not listed on open market
R0010052	1212	70 Other	✓ No MLS, not listed on open market
R0001403	1212	70 Other	✓ Resold later in base year
R0018885	1212	81 Short Sale	✓ Has been validated
R0014472	1212	68 Remodel or Addition	✓ Garage converted to living area
R0080388	1212	80 No MLS	✓ LLC sold to another LLC
R0085764	1212	70 Other	✓ Residence used as a business (kennel)
R0090874	1212	81 Short Sale	✓ No MLS, not listed on open market
R0121085	1212	68 Remodel or Addition	✓ Basement finish after sale
R0121541	1212	68 Remodel or Addition	✓ Added new garage
R0121558	1212	68 Remodel or Addition	✓ New agricultural outbuildings after sale
R0136143	1212	60 Estate Settlement	✓ No MLS, not listed on open market
R0140023	1212	81 Short Sale	✓ No MLS, not listed on open market
R0166777	1212	72 Duplicate Deed	✓ Resold later in base year
R0166796	1212	72 Duplicate Deed	✓ Resold later in base year
R0167533	1212	72 Duplicate Deed	✓ Resold later in base year
R0076380	1212	57 Related Parties	✓ Inter-familial
R0075458	1214	80 No MLS	✓ LLC sold to another LLC
R0087955	1215	80 No MLS	✓ LLC sold to another LLC
R0079102	1215	57 Related Parties	✓ Inter-familial
R0071196	1217	80 No MLS	✓ House demolished after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0103056	1225	81 Short Sale	<input type="checkbox"/> No justification for disqualification
R0081984	1230	80 No MLS	<input checked="" type="checkbox"/> No MLS, not listed on open market
R0100444	2212	70 Other	<input checked="" type="checkbox"/> No COSTAR, unable to verify, used by adjacent owner
R0165639	2212	75 Bank/Lendor Grantor	<input checked="" type="checkbox"/> Partially constructed fast food, change of use from bank
R0178320	2212	70 Other	<input checked="" type="checkbox"/> Change of use from a restaurant to a dispensary
R0181688	2212	70 Other	<input checked="" type="checkbox"/> Portfolio sale of four Cabela stores
R0100738	2220	70 Other	<input checked="" type="checkbox"/> Auto dealership, multi-building, sold to a tenant
R0164715	2220	76 Refinace	<input checked="" type="checkbox"/> Daycare center converted to a dental office with remodel
R0139025	2230	75 Bank/Lendor Grantor	<input checked="" type="checkbox"/> Inter-corporate and improvement only
R0050051	2235	97 Mixed Use	<input checked="" type="checkbox"/> Three unit office building and industrial storage
R0113635	2235	70 Other	<input checked="" type="checkbox"/> Multi-building warehouses, sold to tenants
Accounts Audited: 56 Auditor Agrees: -54 Auditor Disagrees: -2 Auditor Disagrees: -3.57%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
528532413012	0100	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential after purchase, permit on file
514506104065	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541309026019	0200	20 OTHER	✓ Seller financed @ 5% for 8 years
541310115003	0510	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541307300077	0550	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541314100174	0550	20 OTHER	✓ Paid this price due to river frontage and adjacent wildlife refuge
528532412002	1112	68 REMODEL/NC BEFORE INSPECTION	✓ This property changed in character from vacant to improved residential after purchase.
528531301005	1112	64 MULTIPLE PROPERTIES	✓ This was a transfer of three properties
528523300029	1112	71 MULTIPLE BUILDINGS	✓ One property, two homes on property
528532412003	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Extensive remodeling after purchase, permit on file
541310216010	1112	71 MULTIPLE BUILDINGS	✓ 1 property: 2 houses on property
541303102010	1112	20 OTHER	✓ Seller financed, not all terms or amounts disclosed in documentation
541309013003	1112	60 SETTLE AN ESTATE	✓ Related parties, transferred by Personal Representative's Deed, not open market
541315215032	1112	62 DOUBTFUL TITLE E.G. QC DEED	✓ Transferred by quit claim deed, loan assumption
513517000005	1112	57 RELATED PARTIES	✓ The grantors are the mother and father of the grantee
528532413002	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential after purchase, permit on file
528532411005	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential after purchase, permit on file
528735104002	1112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
528532412001	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential after purchase, permit on file
541303102015	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential after purchase, permit on file
541315203044	1112	20 OTHER	✓ Change from exempt to non-exempt, Habitat for humanity grantor, carried loan
541310104005	2000	16 MIXED USE	✓ First sale after foreclosure, mixed use
541309017003	2000	16 MIXED USE	✓ Mixed use, commercial and residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541312100004	2000	16 MIXED USE	✓ Mixed use, commercial and residential
541310222007	2000	16 MIXED USE	✓ Mixed use, commercial and residential, multiple buildings on property
541310308004	2000	64 MULTIPLE PROPERTIES	✓ Multiple properties of mixed use property was transferred
541310103002	2000	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred, financed by seller, mixed use
541310212013	2000	62 DOUBTFUL TITLE E.G. QC DEED	✓ Transferred by Quit Claim deed, related parties, seller financed
541310223008	2112	64 MULTIPLE PROPERTIES	✓ Transfer included one property in Rio Grande County and an adjacent property in Alamosa County
541310112012	2112	57 RELATED PARTIES	✓ Related parties, father to son
541311210002	2112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541305000010	2112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541310227005	2112	75 CHANGE POST SALE	✓ A number of existing buildings were demolished after purchase
541309426004	2115	24 COMBINATION/SPLIT OF PARCELS	✓ This was a split of larger property into 3 smaller properties
541311205004	2120	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541302317006	2120	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541309018002	2120	68 REMODEL/NC BEFORE INSPECTION	✓ Extensive remodeling after purchase, permit on file
513502400175	2125	58 BETWEEN BUSINESS AFFILIATES	✓ Mixed use of commercial and vacant land
541306000003	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
500704133014	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541310226009	2130	64 MULTIPLE PROPERTIES	✓ Transfer includes multiple properties.
541310303002	2130	57 RELATED PARTIES	✓ Related family members transferred by Quit claim Deed
541310230002	2130	68 REMODEL/NC BEFORE INSPECTION	✓ Extensive remodeling after purchase, permit on file
541304324008	2130	58 BETWEEN BUSINESS AFFILIATES	✓ Between business affiliates
541305400020	2130	58 BETWEEN BUSINESS AFFILIATES	✓ Transfer between friends/business affiliates, not open market
513730103001	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541305400035	2130	24 COMBINATION/SPLIT OF PARCELS	✓ Correction deed for a property split, seller financed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541310109009	2130	58 BETWEEN BUSINESS AFFILIATES	✓ Not open market, transfer between business affiliates
541315500007	2130	62 DOUBTFUL TITLE E.G. QC DEED	✓ This was a transfer of only rights in the existing improvements, no land
541305000089	2130	24 COMBINATION/SPLIT OF PARCELS	✓ Properties combined to a larger parcel
541304318006	2130	17 USE CHANGE	✓ Use change from exempt to non-exempt, extensive remodeling after purchase
541310111003	2130	68 REMODEL/NC BEFORE INSPECTION	✓ First sale after foreclosure, extensive remodeling after purchase with permit in file
541315301037	2130	64 MULTIPLE PROPERTIES	✓ Trade involved, multiple properties
528735400007	2135	75 CHANGE POST SALE	✓ Four buildings and extensive fencing added after purchase
541310302001	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541315301002	2135	64 MULTIPLE PROPERTIES	✓ Two adjacent properties transferred, 1 vacant 1 improved
541311206009	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541315209001	2140	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541311301002	3115	66 PER. PROP. UNDETERMINABLE VAL.	✓ Sale of concrete batch plant included all equipment and buildings
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Accounts Audited:	59	Auditor Agrees: -59	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
2073-30-2-12-003	0200	Agricultural Sale	✓ Former ag use parcel that is zoned commercial
1973-34-2-04-001	0400	Disqualified Sale. Non-arms length or non-market.	✓ Not listed, not exposed to the open market, premium paid
2075-24-3-31-003	0400	Multi-Deed Sale	✓ Multi-parcel sale
2077-01-4-04-012	1212	Physical changes after the sale	✓ Remodeled after sale
2077-21-2-01-004	1212	Disqualified Sale. Non-arms length or non-market.	✓ No MLS, not exposed to the open market
2077-13-1-07-002	1212	Agricultural Sale	✓ Improvements demolished after sale
2077-14-2-05-007	1212	Significant physical changes to property after assessment date	✓ Improvements demolished after sale
2077-18-2-06-005	1212	Significant physical changes to property after assessment date	✓ Improvements demolished after sale
2077-18-4-07-005	1212	Significant physical changes to property after assessment date	✓ Improvements demolished after sale
2077-19-2-02-146	1212	Disqualified Sale. Non-arms length or non-market.	✓ No MLS, later qualified
2075-14-4-25-028	1212	Disqualified Sale. Non-arms length or non-market.	✓ Never listed on the open market
2077-21-1-13-027	1212	Disqualified Post-Foreclosure Sale	✓ No plumbing, poor condition
2077-04-4-01-016	1212	Trade (Not IRS 1031) involved in sale	✓ Not exposed to the open market with trade of unknown value
2077-23-4-09-009	1212	Disqualified Sale. Non-arms length or non-market.	✓ Second sale in the base year with non-market terms
2077-25-1-06-012	1212	Disqualified Atypical Financing	✓ Gift of equity, atypical financing
2077-27-2-03-007	1212	Disqualified Sale. Non-arms length or non-market.	✓ Inter-corporate
2077-30-3-00-023	1212	Disqualified Post-Foreclosure Sale	✓ Poor condition per TD
2077-30-3-18-001	1212	Physical changes after the sale	✓ Improvement sold in mid-construction stage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-32-1-05-058	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold in a rent to own scheme
2077-20-3-03-009	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to current tenants, not exposed to the open market
2073-29-4-08-012	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold to tenant with a Rent to Own company as grantor
1971-35-3-27-014	1212	Change of use intended	<input checked="" type="checkbox"/> 35 apartments are going to be built on this single family site
1973-01-2-03-008	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Atypical financing and excessive deferred maintenance
1973-01-2-04-012	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Atypical financing and excessive deferred maintenance
1973-21-4-26-002	1212	Change of use intended	<input checked="" type="checkbox"/> Sold for land value, change in use contemplated
1975-20-2-39-016	1212	Excessive personal property, other than R.E. in sale.	<input checked="" type="checkbox"/> Excessive personal property in an unverified amount
1979-00-0-00-167	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Poor condition per TD
2077-12-2-04-003	1212	Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Improvements demolished after sale
2073-14-1-06-006	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related parties per TD
2077-11-2-06-011	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Poor condition per TD
2073-34-2-03-017	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Has been subsequently qualified
2075-06-2-10-005	1212	Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> Improvements demolished after sale
2075-17-1-03-024	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Remodeled after sale
1973-14-4-29-049	1212	Excessive personal property, other than R.E. in sale.	<input checked="" type="checkbox"/> Excessive personal property in an unverified amount
2077-03-2-28-011	1212	Change of use intended	<input checked="" type="checkbox"/> Purchased to convert from single family to commercial use
1971-34-3-11-007	1212	Trade (Not IRS 1031) involved in sale	<input checked="" type="checkbox"/> Trade was involved with no disclosure of the other amount
2073-01-3-30-007	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sales price affected by lack of broker commission

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1975-16-3-19-088	1212	Excessive personal property, other than R.E. in sale.	<input checked="" type="checkbox"/> Excessive personal property in an unverified amount
1975-26-3-06-016	1212	Disqualified Post-Foreclosure Sale	<input type="checkbox"/> Justification for disqualification was not convincing
1971-33-4-06-001	1225	Unqualified Multi-Parcel Sale	<input checked="" type="checkbox"/> Mixed use and a Multi-parcel sale
1973-25-2-19-001	1225	Unqualified Multi-Parcel Sale	<input checked="" type="checkbox"/> Multi-parcel sale
1975-27-2-16-007	1225	Unqualified Multi-Parcel Sale	<input checked="" type="checkbox"/> Multi-parcel sale
2077-03-1-28-001	1225	Physical changes after the sale	<input checked="" type="checkbox"/> office building demolished and a retirement community built
1973-25-4-12-026	1230	Excessive personal property, other than R.E. in sale.	<input checked="" type="checkbox"/> Excessive personal property in an unverified amount
2075-19-4-41-002	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
2075-34-1-26-003	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Grantee/agent had sales price reduced to reflect no commission
2075-23-4-41-003	2212	Not Qualified	<input checked="" type="checkbox"/> Long-term lease with Starbucks,
2077-08-1-00-005	2212	Not Qualified	<input checked="" type="checkbox"/> Change in use from office flex to retail marijuana dispensary
1973-35-2-13-002	2220	Not Qualified	<input checked="" type="checkbox"/> Not listed, not exposed to the open market
2075-21-1-23-002	2220	Not Qualified	<input checked="" type="checkbox"/> This is a subsequent sale for the same amount
1973-28-3-01-004	2220	Not Qualified	<input checked="" type="checkbox"/> Tenant purchased, not exposed to open market
2077-17-4-05-008	2230	Change of use intended	<input checked="" type="checkbox"/> Bank converted to Jackass Brewery
2077-03-3-01-018	2230	Not Qualified	<input checked="" type="checkbox"/> More of a land sale, small car sales lot with a frame house
1971-34-4-00-022	2230	Change of use intended	<input checked="" type="checkbox"/> Gutted to the studs after sale, over \$100K in remodel
2073-19-3-22-003	2230	Not Qualified	<input checked="" type="checkbox"/> Long-term lease with Good Times Burger and Custard
2077-05-4-01-004	2230	Disqualified Atypical Financing	<input checked="" type="checkbox"/> 100% seller financing, not listed, tenant purchased
2077-16-2-01-008	2230	Not Qualified	<input checked="" type="checkbox"/> Owner financing, not exposed to open market
2077-34-1-10-002	2230	Not Qualified	<input checked="" type="checkbox"/> Medical office building split into land and improvement parcels
1973-21-4-22-003	2230	Change of use intended	<input checked="" type="checkbox"/> County purchased adult daycare to put in sheriff substation

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-22-4-22-002	2230	Not Qualified	<input checked="" type="checkbox"/> A leased parking lot was sold to the adjacent dealership
1975-18-2-09-005	2245	Excessive personal property, other than R.E. in sale.	<input checked="" type="checkbox"/> Seller financed, sale of a dental practice, \$71,000 of PP
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Accounts Audited:	61	Auditor Agrees: -60	Auditor Disagrees: -1
		Auditor Disagrees: -1.64%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	04 ARCHULETA		
R005582	1212	REO SALE RESALE OF FORECLOSURE	☑ also multiple properties, res impls vacant for 5 years, poor condition
R011642	1212	OLD SALE-RESOLD LATER	☑ old sale
R019290	1212	SALE INVOLVES MULTI PROPERTIES	☑
R011445	1212	SALE INVOLVES MULTI PROPERTIES	☑ includes four town homes
R002181	1212	SALE INVOLVES MULTI PROPERTIES	☑ not listed on open mkt, sold for health reasons, property has dead mice and feces.
R011631	1212	SALE INVOLVES MULTI PROPERTIES	☑ multiple properties
R003925	1212	NOT AVAILABLE ON OPEN MARKET	☑ not listed on open mkt, included 15000 PP, owner lived out of state
R013189	1212	FAMILY TRANSACTIONS	☑ settle divorce
R011841	1212	SALE INVOLVES MULTI PROPERTIES	☑ multiple properties
R003288	1212	SALE OF A CONSOLIDATED LOT	☑ included 5000 personal property, property adj 5000 for new roof
R018474	1230	SALE OF A PARTIAL INTEREST	☑ partial interest
R006352	2212	SALE OF A PARTIAL INTEREST	☑ sold 1/2 int
R006842	2212	MIXED USE	☑ multiple buildings
R011165	2212	NOT AVAILABLE ON OPEN MARKET	☑ PP declared no value give, father died and 3 kids continued business
R006979	2212	MIXED USE	☑ Res/comm
R006878	2212	SALE INVOLVES MULTI PROPERTIES	☑ multiple properties
R006669	2212	CHANGE IN USE	☑ res to comm
R006655	2212	CHANGE AFTER SALE	☑ res changed to comm
R006957	2215	MIXED USE	☑ mixed use
R014530	2215	MULTIPLE BLDGS	☑ change of use
R012930	2215	UNKNOWN PERSONAL PROP INCL	☑ td1000, list of PP with no value
R013169	2215	SALE INVOLVES MULTI PROPERTIES	☑ multiple properties
R006371	2220	NOT AVAILABLE ON OPEN MARKET	☑ owns adj property,

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006636	2220	MIXED USE	✓ res and comm
R007065	2220	SALE IS TO SETTLE AN ESTATE	✓ estate sale
R006650	2220	NOT AVAILABLE ON OPEN MARKET	✓ renter purchased property
R006964	2220	CHANGE IN USE	✓ use change
R007051	2225	CHANGE AFTER SALE	✓ PP of unknown value
R006686	2225	ABNORMAL PHYSICAL PROBLEMS	✓ major remodel
R011164	2230	CHANGE IN USE	✓ adj property
R007370	2230	IMP ONLY/HANGAR	✓ ground lease for hangar plane
R007375	2230	IMP ONLY/HANGAR	✓ ground lease for hangar plane
R006694	2230	MIXED USE	✓ mixed use
R007090	2235	SALE INVOLVES MULTI PROPERTIES	✓
R010372	2235	ADJACENT PROPERTY VERIFIED	✓ mixed use
R005932	2235	NOT AVAILABLE ON OPEN MARKET	✓ current lessee purchaser, seller financed
R019076	2235	CHANGE AFTER SALE	✓ multiple properties
R011042	2240	MIXED USE	✓ mixed use
R010491	2245	SALE INVOLVES MULTI PROPERTIES	✓ multiple properties
R010425	2245	SALE INVOLVES MULTI PROPERTIES	✓ multiple properties
R006944	2245	COMPANY TRANSACTION	✓ internal company transaction
R018127	2245	SALE INVOLVES MULTI PROPERTIES	✓ multiple properties
R011054	3212	NOT AVAILABLE ON OPEN MARKET	✓ closed sale per questionnaire
R005930	3215	NOT AVAILABLE ON OPEN MARKET	✓ no mls listing, new const purchase

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	Baca	
R014607	0100	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R006722	0100	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R013238	0100	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/> MULTIPLE USE
R008165	1000	72 OTHER-UNINFORMED BUYERS	<input checked="" type="checkbox"/> unknowledgeable buyer by comps
R009540	1000	70 OTHER-AUCTION	<input checked="" type="checkbox"/> auction for medical problems
R008085	1000	72 OTHER-UNINFORMED BUYERS	<input checked="" type="checkbox"/> by comps
R014808	1000	73 OTHER-USE CHANGE	<input checked="" type="checkbox"/> OTHER-USE CHANGE
R013370	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R003721	1000	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/> ULTIPLE USE
R014350	1000	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R012212	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R008026	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R006848	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R008026	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R011598	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R013454	1000	78 OTHER-MULTIPLE USE	<input checked="" type="checkbox"/> MULTIPLE USE
R013611	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R008025	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R007509	1000	74 OTHER-FORCED SALE	<input checked="" type="checkbox"/> by comps low
R007969	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R008029	1000	63 SALE- PROPERTY TRADES	<input checked="" type="checkbox"/> PROPERTY TRADES
R007791	1000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R007440	1000	72 OTHER-UNINFORMED BUYERS	<input type="checkbox"/> change to qualified then I concurred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007182	2000	66 SALE- PERS PROP VALUE UNK	✓ MULTIPLE PROPERTIES
R008936	2000	52 SALE- PUBLIC UTIL	✓ SALE- PUBLIC UTIL
R008086	2000	74 OTHER-FORCED SALE	✓ closing out quilt store now bank
R014625	2000	68 SALE- REMOD AFTER SALE BEF REV	✓ REMOD AFTER SALE BEF REV
R001947	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R008173	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R013445	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R007519	2000	59 SALE- OWNER FINANCED	✓ OWNER FINANCED
R008677	2000	73 OTHER-USE CHANGE	✓ USE CHANGE
R002610	2000	58 SALE- BUSINESS AFFIL	✓ SALE- BUSINESS AFFIL
R006351	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R008289	2000	59 SALE- OWNER FINANCED	✓ SALE- OWNER FINANCED
R012550	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R014593	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R007822	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R011409	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R007297	2000	64 SALE- MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
Accounts Audited: 40 Auditor Agrees: -39 Auditor Disagrees: -1 Auditor Disagrees: -2.50%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06	Bent	
1002625	1112	56 FINANCIAL INSTITUTION	✓
1009420	1112	57 RELATED PARTIES	✓
1001340	1112	07 CORRECTION DEED	✓
1007270	1112	0	✓ Qualified by Cty after sent in
1009410	1112	0	✓ Qualified by Cty after sent in
1000400	1112	60 ESTATE	✓
1003900	1112	60 ESTATE	✓
1004090	1112	60 ESTATE	✓
1004760	1112	60 ESTATE	✓
1006830	1112	60 ESTATE	✓
1009700	1112	70 OTHER	✓ Low by comps
1004490	1112	56 FINANCIAL INSTITUTION	✓
1005737	1112	56 FINANCIAL INSTITUTION	✓
1005760	1112	56 FINANCIAL INSTITUTION	✓
1008190	1112	56 FINANCIAL INSTITUTION	✓
1008340	1112	64 MULTIPLE PROPERTIES	✓
1004270	1112	70 OTHER	✓ cty value 37K no good reason why so low. Low by comps
1007830	1112	22 QUIT CLAIM DEED	✓
1009330	1112	22 QUIT CLAIM DEED	✓
1007340	1112	57 RELATED PARTIES	✓
1009040	1112	70 OTHER	✓ Low by comps
1008080	1112	57 RELATED PARTIES	✓
1007120	1112	70 OTHER	✓ Low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1008110	1112	68 REMODEL OR ADDITION OR DEMO	☑
1007390	1112	57 RELATED PARTIES	☑
1001830	1112	00 CONF. GOOD	☑ Qualified by Cty after sent in
1003135	1112	00 CONF. GOOD	☑ Qualified by Cty
1002630	1112	60 ESTATE	☑ Estate sale
1002460	1112	70 OTHER	☑ High by comps
1008820	1112	00 CONF. GOOD	☑ Qualified by Cty
1002380	1112	60 ESTATE	☑ Estate sale
1003360	1112	00 CONF. GOOD	☑ Qualified by Cty
1001910	1112	64 MULTIPLE PROPERTIES	☑ multiple properties
1002440	1112	00 CONF. GOOD	☑ Qualified by Cty after sent in
1001820	1112	60 ESTATE	☑ death/estate/not listed/private sale
1001800	1112	22 QUIT CLAIM DEED	☑ fire damage/quit claim/not exposed to mky
1000600	1112	22 QUIT CLAIM DEED	☑ Quit claim deed/never listed sold by yard sign-poor condition
1000460	1112	60 ESTATE	☑ Liquidation estate sale/ not exposed to mkt-private sale
1003120	1112	16 A TYPICAL PROPERTY	☑ Change of Use/Res-food service-storage
1007160	1112	65 ESTATE	☑
1008660	1112	70 OTHER	☑ High by comps
1006960	1112	00 CONF. GOOD	☑ Qualified by Cty
1004010	1112	70 OTHER	☑ High by comps
1005170	1112	00 CONF. GOOD	☑ Qualified by Cty
1005260	1112	70 OTHER	☑ Uninformed buyer high by comps
1005420	1112	64 MULTIPLE PROPERTIES	☑ multiple parcels
1007140	1112	00 CONF. GOOD	☑ Qualified by Cty

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1005735	1112	00 CONF. GOOD	<input checked="" type="checkbox"/> sold twice in sales period
1006730	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multi parcel
1003560	1112	00 CONF. GOOD	<input checked="" type="checkbox"/> Qualified by Cty
1009790	1112	16 A TYPICAL PROPERTY	<input type="checkbox"/> This one is a qualified sale
1004310	1120	60 ESTATE	<input checked="" type="checkbox"/>
1000217	1140	60 ESTATE	<input checked="" type="checkbox"/>
1005690	2112	70 OTHER	<input checked="" type="checkbox"/> Quit claim deed/never listed sold by yard sign-poor condition
1006950	2112	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/> undetermined amount of PP/c-store
1002995	2112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Bent Fort Inn and laundry in town
1007190	2112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
1007465	2112	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/> hardware store including PP and blue sky
1005040	2130	00 CONF. GOOD	<input checked="" type="checkbox"/> Qualified by Cty
1006095	2130	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
1007285	2130	22 QUIT CLAIM DEED	<input checked="" type="checkbox"/>
1007275	2130	0	<input type="checkbox"/> This one is a qualified sale
1001385	2135	58 BUSINESS PARTNERS	<input checked="" type="checkbox"/> family sale
Accounts Audited: 63 Auditor Agrees: -61 Auditor Disagrees: -2 Auditor Disagrees: -3.17%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	07 BOULDER		
R0602500	0100	40 AG CLASSIFICATION ON PROPERTY	✓ Subject was classified as ag at the time of sale with a value of \$83, reclassified residential
R0601044	0530	12 ABERRANT	✓ Purchased to grow organic produce, does not yet qualify as ag, 6.8 acres
R0607106	0550	25 REO-FINANCIAL INSTITUTION AS BUYER	✓ Assemblage parcel, purchased by the adjacent homeowner to resolve encroachment issues
R0080799	0550	12 ABERRANT	✓ Marketed at \$975K with a second parcel, the two parcels sold separately with same parties
R0045319	1212	12 ABERRANT	✓ Condemned by City of Longmont, windows and door have been boarded up
R0034038	1212	65 DEMOLITION AFTER SALE	✓ Full demolition two years after sale
R0004365	1212	9 REMODEL AFTER CONFIRMATION	✓ Updated kitchen and baths, \$192,245 permit value, complete interior/exterior renovation
R0055186	1212	60 ESTATE SALE	✓ No MLS, poor condition per TD, cash sale, minor remodeling after sale
R0052851	1212	12 ABERRANT	✓ No MLS, not exposed to open market, buyer approached seller, seller under duress
R0050691	1212	60 ESTATE SALE	✓ Fair condition per TD, unregistered well for irrigation
R0041823	1212	12 ABERRANT	✓ No MLS, not exposed to the open market, paid cash, to be demolished, fair condition per TD
R0069572	1212	12 ABERRANT	✓ Poor condition per TD, abandoned, financed for more than sales price
R0028508	1212	9 REMODEL AFTER CONFIRMATION	✓ Multiple property sale including improvement and a non-contiguous vacant mining claim, remodeled
R0069683	1212	12 ABERRANT	✓ No MLS, not exposed to open market, buyer would not discuss sale with appraiser
R0022894	1212	12 ABERRANT	✓ Average to poor condition, not listed in MLS, buyer agreed to seller's price
R0013168	1212	65 DEMOLITION AFTER SALE	✓ Structure entirely demolished after sale
R0010184	1212	60 ESTATE SALE	✓ Listed for \$344,900 in 2011. Sold from an estate, motivated seller. Not listed in MLS
R0008180	1212	9 REMODEL AFTER CONFIRMATION	✓ Remodel of all bathrooms and bedrooms, kitchen remodel
R0006906	1212	7 BETWEEN RELATED PARTIES	✓ Inter familial sale
R0006056	1212	12 ABERRANT	✓ No MLS, sale from LLC to attorney, not exposed to open market, poor condition per TD
R0033395	1212	65 DEMOLITION AFTER SALE	✓ Deconstruction of existing residence, recycle materials after the demolition
R0143970	1212	12 ABERRANT	✓ Marital issues caused a duress sale, fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0602667	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> 1200 sf basement remodel to an office, family room and 3/4 bath
R0601699	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Elevator added and interior remodeling
R0505495	1212	25 REO-FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Auction sale, fair condition per TD, built from salvaged and recycled materials
R0503376	1212	12 ABERRANT	<input checked="" type="checkbox"/> Seller had to sell in a week, vacant for two years, sold within real estate office, no exposure
R0148504	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Upper level addition for two new bathrooms, complete interior remodeling, fair condition per TD
R0060726	1212	25 REO-FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Fair per TD,
R0146528	1212	12 ABERRANT	<input checked="" type="checkbox"/> Property was going to auction, sold before auction for cash, seller under duress to leave Colorado
R0022214	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> No MLS, not exposed to the open market, fair condition per TD, excessive deferred maintenance
R0142164	1212	12 ABERRANT	<input checked="" type="checkbox"/> No TD 1000, excessive deferred maintenance, plumbing issues
R0129261	1212	12 ABERRANT	<input checked="" type="checkbox"/> Marital issues caused a duress sale
R0119800	1212	12 ABERRANT	<input checked="" type="checkbox"/> Health problems caused seller under duress
R0111163	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Basement finish (2 BR, 1 Bath) as well as a new gas line
R0108593	1212	25 REO-FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Water damage, burst pipes, boiler and water lines needed to be replaced, flooring and drywall
R0105812	1212	12 ABERRANT	<input checked="" type="checkbox"/> No MLS, TD says the contract was 2014, purchased on ILC
R0147666	1212	18 DOC FEE ERROR	<input checked="" type="checkbox"/> This is a duplicate deed to correct a doc fee error, the other sale is valid
R0000545	1212	12 ABERRANT	<input checked="" type="checkbox"/> Seller duress
R0004047	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Entire structure demolished after sale
R0001846	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Partial demolished, new addition being completed
R0025146	1212	25 REO-FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Poor condition per TD, reinforced by photos
R0004250	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> \$320k in stated remodeling costs after sale
R0000727	1212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Two story addition being completed after sale
R0000075	1212	9 REMODEL AFTER CONFIRMATION	<input type="checkbox"/> The justification for disqualification was not convincing
R0088892	1212	9 REMODEL AFTER CONFIRMATION	<input type="checkbox"/> The justification for disqualification was not convincing

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0105824	1212	9 REMODEL AFTER CONFIRMATION	<input type="checkbox"/> The justification for disqualification was not convincing
R0510082	1212	9 REMODEL AFTER CONFIRMATION	<input type="checkbox"/> The justification for disqualification was not convincing
R0006958	1225	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Full commercial demolition and built apartments
R0104228	1230	60 ESTATE SALE	<input checked="" type="checkbox"/> No MLS, fair per TD 1000, not exposed to open market
R0513758	1230	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Structural alterations
R0504018	1230	9 REMODEL AFTER CONFIRMATION	<input type="checkbox"/> The justification for disqualification was not convincing
R0512450	2212	12 ABERRANT	<input checked="" type="checkbox"/> Walgreens, purchased long-term lease and business value
R0048603	2212	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Former KMART building vacant since 2010, cash sale, \$1M interior demo after sale
R0603379	2215	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Interior remodeling of a Marriot hotel, multiple parcel sale with a restaurant
R0029121	2215	12 ABERRANT	<input checked="" type="checkbox"/> A legal, non-conforming use that was declared invalid after sale, excessive deferred maintenance
R0009349	2220	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Mixed use: office and a tavern, extensive remodeling
R0500533	2220	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Complete interior remodeling of an office building with interior walls demolished
R0019174	2234	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Sale of the Blue Parrot in Louisville with excessive deferred maintenance: \$2.5 M remodel
R0129089	2234	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Remodel of a Beau Jo's pizza including rooftop seating
R0042541	2237	12 ABERRANT	<input checked="" type="checkbox"/> No brokers involved, price set on a three year old appraisal with a three percent appreciation rate
R0600772	2245	25 REO-FINANCIAL INSTITUTION AS BUYER	<input checked="" type="checkbox"/> Relocation sale out of a bankruptcy, personal property, included construction loan
R0141944	2245	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> \$244k permit for interior remodeling into a bank from a Kinko's.
R0604054	3215	12 ABERRANT	<input checked="" type="checkbox"/> Purchased a long-term lease with below market rent, unable to determine cap rate
Accounts Audited: 63 Auditor Agrees: -58 Auditor Disagrees: -5 Auditor Disagrees: -7.94%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	64	BROOMFIELD	
R1148359	0100	MULTI SALES BASE PERIOD	✓ No MLS, not exposed to the open market
R1018537	0100	MULTI SALES BASE PERIOD	✓ Parcel was replatted and deactivated
R1084378	0100	MULTI PROPERTIES SALE	✓ Unbuildable, circular outlet in a cul-de-sac
R8866384	0200	MULTI PROPERTIES SALE	✓ Parcel was replatted and deactivated
R8867569	0200	MULTI PROPERTIES SALE	✓ Purchased by adjacent property owner
R8873856	0200	MULTI PROPERTIES SALE	✓ Multi-parcel sale
R8873211	0200	MULTI PROPERTIES SALE	✓ Multi-parcel sale that included a hospital
R8870289	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 2000 sf basement finished after sale
R1062235	1212	SALE OF PARTIAL INTEREST	✓ 50% partial interest
R0020473	1212	FSBO	✓ Cash sale, no MLS, not listed on open market, 1031 exchange
R0022168	1212	SALE NOT ON OPEN MARKET	✓ Inter-related, not on open market
R0022261	1212	SALE NOT ON OPEN MARKET	✓ No MLS, not exposed to the open market
R0022451	1212	OTHER	✓ Sold to tenant, not exposed to the open market
R0111633	1212	FSBO	✓ Extensive water damage, not listed in MLS
R0130784	1212	SALE NOT ON OPEN MARKET	✓ MLS stated the transaction was not arms-length
R1015847	1212	SALE OF PARTIAL INTEREST	✓ 50% partial interest
R1016513	1212	SALE NOT ON OPEN MARKET	✓ Subject was fixed and flipped, no MLS on the fix sale
R8872195	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1223 sf basement added after sale
R1016554	1212	SALE NOT ON OPEN MARKET	✓ Fixed and flipped, \$100k remodeling before the flip sale
R1076737	1212	SALE NOT ON OPEN MARKET	✓ No MLS, not exposed to the open market
R8862625	1212	OTHER	✓ 346 days on market, structural damage from water and settling
R8865428	1212	OTHER	✓ Purchased by broker, sales price adjusted to reflect no commission
R8867162	1212	REMODEL OR ADDITION/CHANGE IN USE	✓ 1750 sf basement finish added after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8869246	1212	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Partial interest sale
R8872192	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 1600 sf basement finished after sale
R0110931	1212	SHORT SALE	<input type="checkbox"/> The justification for disqualification was not convincing
R8863312	1230	DEED RESTRICTED SALE	<input checked="" type="checkbox"/> Deed-restricted, free standing condo- not typical improvement
R0129328	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% partial interest
R1016941	1230	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Buyer/seller were friends, not listed on the open market
R1129624	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% partial interest
R8873443	2212	AG LAND SALE	<input checked="" type="checkbox"/> Former ag parcel that sold for \$20 per sf, change in use
R8873441	2212	AG LAND SALE	<input checked="" type="checkbox"/> Former ag parcel that sold for \$20 per sf, change in use
R1016627	2212	OTHER	<input checked="" type="checkbox"/> New Starbucks with a long-term lease and business value
R2167959	2212	OTHER	<input checked="" type="checkbox"/> Long-term lease with franchise value and blue sky
R1065967	2230	OTHER	<input checked="" type="checkbox"/> New multi-tenant with a long-term lease and business value
R1110076	2230	OTHER	<input checked="" type="checkbox"/> Sale and leaseback, portfolio sale
Accounts Audited: 36 Auditor Agrees: -35 Auditor Disagrees: -1 Auditor Disagrees: -2.78%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R368131400172	0100		✓ Multiple property transfer
R327108300343	0100		✓ Multiple property transfer
R327118400576	0100		✓ Multiple property transfer
R327118300046	0100		✓ Multiple property transfer
R327107200136	1112		✓ Extensive renovation and remodel after purchase
R368325400068	1112		✓ Mixed use
R327108200120	1112		✓ Multiple residences located on one property
R342117200240	1112		✓ Extensive renovation after purchase
R368132404078	1112		✓ Mixed use
R327127200041	1112		✓ Extensive renovation after purchase
R342123300379	1112		✓ Partially completed residence at time of sale. Added detached garage after transfer
R342120300014	1112		✓ Transfer between family members, not open market
R368131220048	1112		✓ Multiple property transfer
R327118400333	1112		✓ Extensive renovation after purchase, added breezeway from house to garage
R327117100210	1120		✓ Mixed use
R327122300055	1140		✓ Multiple property transfer
R380510100106	2112		✓ Mixed use of commercial and industrial
R327109344171	2112		✓ Transfer between family members, not open market
R327108402368	2112		✓ Change is use from barber shop to retail
R380510311217	2112		✓ Change in use from lumber yard to vacant after demolition of buildings which were in poor condition
R327117100215	2112		✓ Change in use, major renovations and remodeling
R368132421230	2112		✓ Mixed use, retail and rental apartments, seller concessions

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368132404085	2112		✓ Multiple properties, mixed use
R368132404092	2112		✓ Extensive renovation after purchase, mixed use
R380705149102	2112		✓ Multiple property transfer
R327108446090	2112		✓ Extensive renovation and remodeling after purchase
R368132407135	2112		✓ Change in use from beauty salon to single family home
R368132432275	2112		✓ Change in use from barber shop to condos
R368132421436	2112		✓ Major repair and remodel before and after purchase
R327108401360	2112		✓ Mixed use
R380705300183	2112		✓ Change in use and total replacement of kitchen equipment
R327108449133	2112		✓ Major remodel after purchase
R327117105246	2112		✓ Property split after purchase to two parcels
R327108449140	2112		✓ Major remodeling after purchase
R368132421437	2112		✓ Condemned property, rebuilt after purchase
R368132421438	2112		✓ Mixed use, complete renovation and remodeling for condo use.
R327117123295	2115		✓ Extensive renovation after purchase
R368720400880	2115		✓ Not available on open market, seasonal use
R368535303013	2115		✓ Mixed use, change in use after purchase
R342114400001	2115		✓ Many non-realty items included in transfer, undeterminable value of same, mixed use
R327108444410	2115		✓ Change in use from motel to long-term employee housing
R380706400048	2115		✓ Multiple improvements included in transfer
R380706400047	2115		✓ Transfer between related parties
R368534402073	2115		✓ Multiple property transfer
R380704300173	2115		✓ Mixed use multiple improvements, purchased by the adjacent property owner
R327108400354	2115		✓ Purchased lock, stock and barrel, undeterminable value for these items

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R380706400042	2115		✓ Multiple buildings, multiple uses, remodel after purchase
R342324300096	2115		✓ Multiple property transfer, personal property undeterminable amount
R368132342006	2115		✓ Mixed use and multiple improvements
R380705320114	2115		✓ Mixed use of residential, residential long-term stay, and motel
R380706400039	2115		✓ Land purchase, two buildings exist in poor condition
R380706300018	2120		✓ Mixed use commercial, no MLS, personal property of undeterminable value was included
R368132448347	2120		✓ Extensive renovations after purchase
R380705310192	2120		✓ Change in use from office/garage to retail
R327108466279	2120		✓ Multiple property transfer
R380706400163	2120		✓ Extensive renovation after purchase, change in use
R380706400121	2120		✓ Multiple property transfer
R380706400164	2120		✓ Made an addition to the improvement after purchase
R380705300185	2120		✓ Purchased by adjacent property owner
R327108200107	2120		✓ Purchased by adjacent property owner
R327116300144	2125		✓ Multiple improvements and mixed use
R327108401361	2125		✓ Mixed use, commercial and storage
R327116400001	2130		✓ Multiple improvements included in transfer
R368132432377	2130		✓ Purchased by adjacent property owner
R327108402428	2130		✓ Major remodel and repair on the exterior and interior
R380705200387	2130		✓ Multiple property transfer
R368132405095	2130		✓ The meeting of the minds to construct the sale was done years before the filing of the deed
R326929100235	2130		✓ Multiple property transfer
R368734110138	2130		✓ Multiple property transfer
R368132432340	2130		✓ Sale of a portion of a bank property.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R380705309039	2130		<input checked="" type="checkbox"/> Not made available to open market
R380706300111	2130		<input checked="" type="checkbox"/> Purchased by adjacent property owner, contract for purchase was negotiated seven years before transfer
R368132432376	2130		<input checked="" type="checkbox"/> Transfer included going business equipment, and other personal property
R327108447364	2130		<input checked="" type="checkbox"/> Multiple property transfer
R327108401002	2130		<input checked="" type="checkbox"/> Mixed use
R380704300016	2130		<input checked="" type="checkbox"/> Extensive renovation after purchase, change in use after purchase
R327105300115	2130		<input checked="" type="checkbox"/> Mixed use ,multiple improvements
R327122300021	2130		<input checked="" type="checkbox"/> Extensive renovation after purchase
R380705124013	2130		<input checked="" type="checkbox"/> Transferred between related parties, extensive remodeling after purchase
R380510200125	2130		<input checked="" type="checkbox"/> Purchaser owns the adjacent property
R380510200102	2130		<input checked="" type="checkbox"/> Multiple improvements included in transfer
R327122300027	2130		<input checked="" type="checkbox"/> Change of use from gas station to convenience store
R380705400109	2130		<input checked="" type="checkbox"/> Extensive renovation after purchase, change is use after purchase to retail
R368132422246	2130		<input checked="" type="checkbox"/> Change is use from retail/residential to condos
R327108404222	2130		<input checked="" type="checkbox"/> Change in use from single family unit to a rental unit
R380705425059	2130		<input checked="" type="checkbox"/> Change in use from fast food to Bank
R380510200081	2130		<input checked="" type="checkbox"/> Gas station sale included equipment and goodwill
R368132200025	2130		<input checked="" type="checkbox"/> Purchased by adjacent property owner
R368132448392	2130		<input checked="" type="checkbox"/> Purchased by adjacent property owner
R368132404086	2130		<input checked="" type="checkbox"/> Split into condos after purchase
R327120100153	2135		<input checked="" type="checkbox"/> Property purchased by long-term lessee, Habitat for Humanity
R327128200062	2135		<input checked="" type="checkbox"/> Multiple property transfer
R327122300079	2135		<input checked="" type="checkbox"/> Change of use
R380510100175	2135		<input checked="" type="checkbox"/> Purchased by tenant, multiple improvements

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368132419222	2135		<input checked="" type="checkbox"/> Purchased by adjacent property owner
R327108404448	2140		<input checked="" type="checkbox"/> Change in use to theater, extensive remodeling after purchase
R368132421435	2212		<input checked="" type="checkbox"/> Multiple property transfer
R327108400395	2245		<input checked="" type="checkbox"/> Multiple property transfer
R368534300142	2245		<input checked="" type="checkbox"/> Multiple property transfer
R368132431406	2245		<input checked="" type="checkbox"/> Change in use
R368132405008	2245		<input checked="" type="checkbox"/> Mixed use followed by a property split after transfer
R368132421429	2245		<input checked="" type="checkbox"/> Seller financing, with a short term balloon payment due in three years
R380705149001	2245		<input checked="" type="checkbox"/> Combined parcels after purchase
R327117400136	3112		<input checked="" type="checkbox"/> Purchased by adjacent property owner
R327117300132	3112		<input checked="" type="checkbox"/> Transfer between family members, not open market, seller financed, multiple properties
R327105300143	3112		<input checked="" type="checkbox"/> Mixed use, transfer to related parties
R327117400003	3112		<input checked="" type="checkbox"/> Transfer between family members, not open market
R380705149099	3115		<input checked="" type="checkbox"/> Extensive renovation after purchase of multiple properties
R368130304075	3120		<input checked="" type="checkbox"/> Purchased by adjacent property owner
<hr/>			
Accounts Audited: 109	Auditor Agrees: -109	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	CHEYENNE	
334112212003	0100	Includes Minor Imps	<input checked="" type="checkbox"/> Includes Minor Imps
336108110001	0200	Public Utility Involved	<input checked="" type="checkbox"/> Public Utility Involved
336105407017	1112	Distress Sale-Estate needed to liquidate quick	<input checked="" type="checkbox"/> Distress Sale-Estate needed to liquidate quick
333920116002	1112	Extensive Remodel	<input checked="" type="checkbox"/> Extensive Remodel
333929400125	1112	Ag Property-QC deed for correction	<input checked="" type="checkbox"/> Ag Property-QC deed for correction
333920127001	1112	Lease to purchase	<input checked="" type="checkbox"/> Lease to purchase
334117200102	1112	Distress sale New Job Colorado Springs had to leave	<input checked="" type="checkbox"/> Distress sale New Job Colorado Springs had to leave
333920102007	1112	Divorce and had to sell quickly	<input checked="" type="checkbox"/> Divorce and had to sell quickly
333921205002	1112	Unknowledgeable buyer three comps to show this	<input checked="" type="checkbox"/> Unknowledgeable buyer three comps to show this
333920130001	1112	Sold Twice in sale period	<input checked="" type="checkbox"/> Sold Twice in sale period
333331300049	1112	Foreclosure-sold for bal due	<input checked="" type="checkbox"/> Foreclosure-sold for bal due
333920160002	1112	Distress Sale-Running from Law	<input checked="" type="checkbox"/> Distress Sale-Running from Law
333920436007	1112	Extensive Remodel	<input checked="" type="checkbox"/> Extensive Remodel
334334100004	1112	Ag Property + Trades	<input checked="" type="checkbox"/> Ag Property + Trades
333921208004	1112	Related Parties	<input checked="" type="checkbox"/> Related Parties
333921211004	1112	Extensive Remodel	<input checked="" type="checkbox"/> Extensive Remodel
336104302001	1112	Charitable Inst Involved	<input checked="" type="checkbox"/> Charitable Inst Involved
333921216009	1112	Foreclosure-sold for bal due	<input checked="" type="checkbox"/> Foreclosure-sold for bal due
333921215002	1115	Multiple Properties	<input checked="" type="checkbox"/> Multiple Properties
953920300001	1212	Mobile Home	<input checked="" type="checkbox"/> Mobile Home
333921190020	2112	Sold Vacant land from Parcel	<input checked="" type="checkbox"/> Sold Vacant land from Parcel
333921225012	2112	Property Trades Involved	<input checked="" type="checkbox"/> Property Trades Involved

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921190018	2130	Sold Vacant land from Parcel	<input checked="" type="checkbox"/> Sold Vacant land from Parcel
336109203009	2130	Multiple Properties	<input checked="" type="checkbox"/> Multiple Properties
333921216008	2130	Demolished	<input checked="" type="checkbox"/> Demolished
333921332008	2130	Related Parties	<input checked="" type="checkbox"/> Related Parties
333921383005	2130	Non Reality Items of Unknown Value	<input checked="" type="checkbox"/> Non Reality Items of Unknown Value
333921324008	2130	Business Affiliates	<input checked="" type="checkbox"/> Business Affiliates
333921383005	2130	Non-Realty Items of Unknown Value	<input checked="" type="checkbox"/> Non-Realty Items of Unknown Value
333921299015	2235		<input checked="" type="checkbox"/>
333921496192	3115	Multiple Properties	<input checked="" type="checkbox"/> Multiple Properties
Accounts Audited: 31 Auditor Agrees: -31 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	Clear Creek	
R013516	0100	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R016730	0100	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Coded incorrectly, actually a quit-claim deed for eight parcels
R007792	1212	14-CONFLICTING INFO FROM TD1000 & DEED	<input checked="" type="checkbox"/> Improvement only sale, a cabin on forest land, sold via quit-claim
R004504	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Non-permitted addition added after sale
R004633	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two houses purchased by city and demolished for parking
R005999	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Improvement was flooded & gutted, excessive deferred maintenance
R013887	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive remodeling done after sale: 3 permits
R003737	1212	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R001055	1212	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input type="checkbox"/> Bed and breakfast with \$30k declared personal property on TD
R016381	1212	10-OTHER - STATE REASON IN REMARKS	<input type="checkbox"/> No justification for disqualification
R004456	1215	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> 1898 Victorian converted to a tri-plex, atypical improvement
R004523	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Two building sale that was extensively remodeled to mixed use
R004525	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former doggie daycare converted to a restaurant
R004527	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Two building sale that was extensively remodeled to mixed use
R004605	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Purchased by an adjacent owner, use changed from office to restaurant
R009463	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> 512 sf outdoor gear building converted to restaurant
R009515	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former 7-11 converted to a restaurant
R010199	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former shop converted to a brewery
R017492	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Restaurant converted to an auto parts store
R001240	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Former tenant purchased, not on open market
R001239	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Starbucks and Subway on a long-term lease, franchise and blue sky value
R162022	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Sale of the former Empire School

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R016498	2230	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Remodeled Pot shop sale of two parcels
R010186	2230	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Sale of 1528 sf restaurant for \$477.75 per sf with land, not typical for restaurant
R006666	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Burger King converted to a Taco Bell
R004813	2230	02-SALE IS BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Former A&W that was sold to a tenant and converted to BBQ joint
R004799	2230	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Convenience store/service station sold to Conoco with franchise and blue sky
R004667	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Jiggy's Café converted to a bicycle shop
R164361	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former warehouse converted to a dispensary and grow operation
R004637	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Seller financed \$375k on a \$275k sale of a 960 sf bar, no food service
R004530	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Five branch banks acquired on a portfolio sale
R004807	2230	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two building, mixed use: commercial and residential
Accounts Audited: 32 Auditor Agrees: -30 Auditor Disagrees: -2 Auditor Disagrees: -6.25%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
587517241026	0100	19 O T H E R S A L E	✓ Unknowledgeable buyer, multiple [properties transferred
572114321003	0200	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572114400018	1135	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572114400018	1135	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598127102128	1212	19 O T H E R S A L E	✓ Distress sale due to a death of owner, sold to close then estate by out of state children
598329400019	1212	43 PERSONAL REPRESENTATIVE	✓ Correction deed from Personal Rep's deed, tear-down condition
598106205005	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572320438088	1212	07 RELATED PARTIES	✓ Related parties from parent to son
555929300049	1212	07 RELATED PARTIES	✓ Brother to brother, not exposed to open market
614103201014	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572310100148	1212	37 DOC FEE EXEMPT	✓ On-line auction
586724226072	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Property split after purchase, from father to daughter
571907100008	1212	19 O T H E R S A L E	✓ Owner financed at high rate, promise of future items
571917100021	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572320213002	1212	25 CORRECTION DEED	✓ Correction deed, related parties, price was based existing mortgage
598720321015	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598106201103	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598720321015	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598729140150	1212	19 O T H E R S A L E	✓ In-family transfer from step dad to daughter
572112300010	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
613524400007	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572515300015	1212	19 O T H E R S A L E	✓ Foreclosure sale from Alamosa bank
598729300022	1212	07 RELATED PARTIES	✓ Father deceased purchased by son, no open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
598106201103	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Multiple properties transferred
000000053450	1235	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> MH included with multiple properties, motivated seller
000000052264	1235	07 RELATED PARTIES	<input checked="" type="checkbox"/> Brother to brother, not exposed to open market
000000050041	1235	07 RELATED PARTIES	<input checked="" type="checkbox"/> Father to daughter
572114315035	2120	48 ASSEMBLAGE	<input checked="" type="checkbox"/> Adjoining property owner, motivation to create a buffer
586724129084	2125	25 CORRECTION DEED	<input checked="" type="checkbox"/> Correction deed to correct an invalid deed
613318100020	2130	19 O T H E R S A L E	<input checked="" type="checkbox"/> Change in use from church(exempt) to commercial
598729107903	2130	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> Extensive remodel after purchase.
572114315037	2135	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Multiple properties transferred
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Accounts Audited: 32	Auditor Agrees: -32	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
R047326	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Business affiliates, multiple properties transferred
R013546	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R008094	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R010892	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Business affiliates, multiple properties transferred
R006406	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R013538	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R006982	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R019372	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R026243	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R015538	0100	QI MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R046784	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R012114	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R047137	0100	UV SEE COMMENT	☑ Not open market, sale between related parties
R013547	0100	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R016290	0100	UV SEE COMMENT	☑ Multiple properties transferred
R001927	0550	UV SEE COMMENT	☑ Multiple properties transferred
R007828	1112	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R015935	1112	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R007200	1112	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R007578	1112	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred by Quit Claim deed
R024229	1135	UV MULTIPLE PROPERTIES (O.P.I.)	☑ Mobile home included in Multiple property transfer, Quit Claim deed
R008911	1212	UI SEE COMMENT	☑ This was merely a correction deed to remove water rights and ditch rights
R013327	1212	UV LAND + MOBILE HOME	☑ Mobile home included in purchase price

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006210	1212	UV SEE COMMENT	✓ Multiple residences on property
R017378	1212	QI SEE COMMENT	✓ Atypical financing 6% for 8 yrs., balloon payment in 2018
R009431	1212	QI MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple property transferred between family members, Quit Claim Deed
R044798	1277	UV LAND IN AGRICULTURAL CLASSIFIC	✓ Agricultural land with residential improvements, each must be valued separately, this sale is a sale of both classifications. Transferred by Personal Rep's deed
R044641	1277	UV LAND IN AGRICULTURAL CLASSIFIC	✓ Agricultural land with residential improvements, each must be valued separately, this sale is a sale of both classifications. Transferred by Personal Rep's deed
R006808	2215	UV COMM-IND IMPROVED (AUDIT)	✓ Improvements were in poor condition unable to estimate value
R006387	2230	QI SEE COMMENT	✓ Seller financing at 7.5% for \$95,000, mixed use
R005527	2235	UV COMM-IND IMPROVED (AUDIT)	✓ Extensive remodeling after purchase
R005533	2235	UV COMM-IND IMPROVED (AUDIT)	✓ Multiple properties transferred?
R006820	2240	UV COMM-IND IMPROVED (AUDIT)	✓ Mixed use, gas station and business rentals
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Accounts Audited:	33	Auditor Agrees: -33	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	Crowley	
10802169	0120	72 mobile home included	☑ mobile home included
10802109	0890	51 govt agency	☑ govt agency
10300182	1212	60 Estate low by comps	☑ Estate low by comps
10100042	1212	68 Remodel or new const	☑ Remodel or new const
10100007	1212	68 Remodel or new const	☑ Remodel or new const
10100446	1212	68 Remodel or new const	☑ Remodel or new const
10200007	1212	64 Multiple Properties	☑ Multiple Properties
10100438	1212	64 Multiple Properties	☑ Multiple Properties
10200223	1212	60 Estate low by comps	☑ Estate low by comps
10400291	1212	64 Multiple Properties	☑ Multiple Properties
10100064	1212	60 Related to complete Estate	☑ Estate Sale to related parties
10300378	1212	68 Remodel or new const	☑ Remodel or new const
10200127	1212	64 Multiple Properties	☑ Multiple Properties
10100367	1212	64 Multiple Properties	☑ Multiple Properties
10100367	1212	64 Multiple Properties	☑ Multiple Properties
10300250	1212	64 Multiple Properties	☑ Multiple Properties
10100756	1212	64 Multiple Properties	☑ Multiple Properties
10300254	1212	69 Partial Int	☑ Partial Int
10300087	1212	78 Poor condition low by comps	☑ Poor condition low by comps
10100446	1212	78 Poor condition low by comps	☑ Poor condition low by comps
10100387	1212	78 Poor condition low by comps	☑ Poor condition low by comps
10100511	1212	78 Poor condition low by comps	☑ Poor condition low by comps
10200071	1212	78 Poor condition low by comps	☑ Poor condition low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10200186	1212	72 Foreclosure	<input checked="" type="checkbox"/> Foreclosure
10100542	1212	72 Foreclosure	<input checked="" type="checkbox"/> Foreclosure
10300122	1212	71 Foreclosure	<input checked="" type="checkbox"/> Foreclosure
10300395	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100462	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10100197	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100031	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10100130	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100130	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100130	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100369	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100298	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10300254	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10100714	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10100943	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10300218	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10100149	1212	68 Remodel or new const	<input checked="" type="checkbox"/> Remodel or new const
10300395	1212	69 Partial Int	<input checked="" type="checkbox"/> Partial Int
10300093	1212	90 included multiple buildings	<input checked="" type="checkbox"/> included multiple buildings
10100227	1212	78 Poor condition low by comps	<input checked="" type="checkbox"/> Poor condition low by comps
10300293	1212	89 includes two residence	<input checked="" type="checkbox"/> includes two residence
10200075	1212	89 includes two residence	<input checked="" type="checkbox"/> includes two residence
10200229	1212	78 Poor condition low by comps	<input checked="" type="checkbox"/> Poor condition low by comps
10400009	1212	60 Estate low by comps	<input checked="" type="checkbox"/> Estate low by comps

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10100592	1212	78 Poor condition low by comps	✓ Poor condition low by comps
10300131	1212	60 Estate low by comps	✓ Estate low by comps
10300312	1212	78 Poor condition low by comps	✓ Poor condition low by comps
10300376	1212	78 Poor condition low by comps	✓ Poor condition low by comps
10300043	1212	86 Private sale no mkt exposure	✓ Private sale no mkt exposure
10400049	1212	60 Estate low by comps	✓ Estate low by comps
10100061	1212	60 Estate low by comps	✓ Estate low by comps
10100082	1212	86 Private sale no mkt exposure	✓ Private sale no mkt exposure
10100007	1212	86 Private sale no mkt exposure	✓ Private sale no mkt exposure
10100462	1212	78 Poor condition low by comps	✓ Poor condition low by comps
10300166	1212	83 REO Sale	✓ REO Sale
10200190	1212	88 no market exposure low by comps sold for 65,000 prior sale	✓ no market exposure low by comps sold for 65,000 prior sale
10700004	2130	74 ag property	✓ ag property
10700084	2130	74 ag property	✓ ag property
10700084	2130	74 ag property	✓ ag property
10100049	2135	50 change of use	✓ change of use
10100308	2212	78 poor condition	✓ poor condition
10400116	2212	87 imps on leased land	✓ imps on leased land
10100653	2212	57 related parties	✓ related parties
10800856	2212	66 Undetermined PP	✓ Undetermined PP
10400018	2212	88 low by comps	✓ low by comps
10802147	2230	85 split	✓ split
10400197	2230	87 imps on leased land	✓ imps on leased land
10800160	2230	74 ag property	✓ ag property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10100620	2230	75 multiple use	<input checked="" type="checkbox"/> multiple use
10100104	2230	68 remodel	<input checked="" type="checkbox"/> remodel
10801780	2235	74 ag property	<input checked="" type="checkbox"/> ag property
10100973	2235	50 change of use vacant land sale	<input checked="" type="checkbox"/> change of use vacant land sale
10400306	2235	64 multiple properties	<input checked="" type="checkbox"/> multiple properties
Accounts Audited: 76 Auditor Agrees: -76 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
0010090153	0100	57 RELATED PARTIES	☑ Transferred between related parties via a Trustee's deed
0010195951	0100	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010198250	0100	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010142150	0100	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010176576	0520	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010159811	1112	51 GOVERNMENT AGENCY	☑ First sale after foreclosure from HUD
0010232896	1112	69 PARTIAL INTEREST	☑ Quit claim deed transferred this property between related parties
0010035550	1112	64 MULTIPLE PROPERTIES	☑ Transfer of mixed used multiple properties
0010203201	1112	56 FINANCIAL	☑ First sale after foreclosure.
0010183950	1112	58 BUSINESS AFFILIATES	☑ Quit Claim between business affiliates
0010010350	1112	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred, along with personal property, advertising signs, etc....
0010011900	1112	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010182561	1112	56 FINANCIAL	☑ First sale after foreclosure
0010088701	1112	56 FINANCIAL	☑ First sale after foreclosure from Wells Fargo bank
0010090850	1112	57 RELATED PARTIES	☑ Related parties according to TD 1000
0010004451	1112	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010041716	1112	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
0010187277	1112	68 REMODEL-NEW CONSTRUCTION	☑ New construction after sale
0010190752	1112	56 FINANCIAL	☑ Transfer from Veterans Affairs
0010219220	1112	73 AG CLASS AT TIME OF SALE	☑ This property was classified ag land at the time of transfer
0010026750	1112	57 RELATED PARTIES	☑ Related parties
0010089500	1112	68 REMODEL-NEW CONSTRUCTION	☑ Improvements were not complete. Completed after sale
0010132150	1112	57 RELATED PARTIES	☑ Related parties according to names on deed an on TD 1000

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0010083557	1120	56 FINANCIAL	✓ First sale after foreclosure from First State Bank of Colorado
0010158150	1135	57 RELATED PARTIES	✓ Related parties transferred 2/3 interest
0010083605	2112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
0010183801	2120	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
0010100552	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010115089	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010115103	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010100534	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010034761	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010100532	4147	73 AG CLASS AT TIME OF SALE	✓ This property was classified ag land at the time of transfer
0010103061	4147	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R009209	0100	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R019907	0100	70 OTHER	✓ Not made available to the open market, motivated buyer for adjoining property
R012016	0200	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R023913	0200	64 INVOLVES MULTIPLE PROPERTIES	✓ Foreclosure sale, Sheriff's Deed, multiple properties
R007670	0520	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R001920	0520	3 AG LAND	✓ Multiple properties of AG land
R024605	0530	71 AG LAND	✓ AG land with water shares
R017202	0550	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R018045	0550	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties, by Personal Reps. Deed
R011731	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties, transferred by Personal Rep. Deed
R008825	1112	58 BETWEEN BUSINESS AFFILIATES	✓ Mixed use property sold between relatives, not on open market
R024226	1112	70 OTHER	✓ Not open market, Airpark sale, closed market at Airpark.
R003574	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R004548	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R008362	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R009466	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R017194	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R019688	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties transferred from Bank of the West to Veterans Affairs
R019039	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R019395	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties sold along with some water rights
R024142	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R011044	1112	64 INVOLVES MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R008552	1212	70 OTHER	✓ Forced sale thru Bankruptcy court

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008575	1212	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R019850	1212	3 AG LAND	☑ Ag land
R011144	1212	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R011010	1212	70 OTHER	☑ Remodeling needed due to rodent infestation and termite damage, unknowledgeable buyer.
R015982	1212	70 OTHER	☑ Sale between related parties, not open market
R012342	1212	70 OTHER	☑ Business affiliates, not open market
R014952	1212	70 OTHER	☑ Three houses are located on this property.
R013296	1212	70 OTHER	☑ Two dilapidated houses and two MH's included in purchase price.
R014480	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Seller financed, not open market, building permit for extensive remodel
R008991	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Transferred by Quit Claim Deed, result of a Bankruptcy
R009058	2212	70 OTHER	☑ Mixed use property
R020913	2212	64 INVOLVES MULTIPLE PROPERTIES	☑ Multiple properties transferred, not on the open market
R008990	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Mixed use, major remodel after purchase
R010457	2212	64 INVOLVES MULTIPLE PROPERTIES	☑ Multiple properties transferred
R003278	2212	70 OTHER	☑ Sold to tenant not open market, mixed use
R024439	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Seller financing, property split by tax district, addition planned for improvements
R014339	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodeling after purchase
R019384	2212	70 OTHER	☑ Mixed use property residential and multi-family
R014733	2212	64 INVOLVES MULTIPLE PROPERTIES	☑ Multiple properties transferred from Paonia State Bank
R018392	2212	64 INVOLVES MULTIPLE PROPERTIES	☑ Multiple properties transferred
R008745	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Large addition added after purchase
R011655	2212	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002777	2212	70	✓ Mixed use property, coffee bar, and SF Residence
R014731	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ Seller financed @ 7.5% for 3 years, multiple properties
R014759	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Extensive remodeling after purchase
R008212	2212	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties, not offered on the open market
R015988	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Extensive remodel after purchase
R001056	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Major remodeling after purchase, included water shares
R009094	2212	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Mixed use and included a lease-back agreement for long term
R008958	2215	70 OTHER	✓ There are two residences on this parcel, also commercial use, mixed use
R014046	2215	64 INVOLVES MULTIPLE PROPERTIES	✓ Mixed use, MH's included in purchase price
R003619	2215	70 OTHER	✓ Mixed use property, included a MH
R009068	2215	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Major remodeling and repair after purchase, some foundation work on up.to the roof
R000299	2215	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Sold to tenant, major remodeling after purchase
R007857	2220	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Major remodel and change in use
R002763	2220	70 OTHER	✓ Purchased by tenant, not open market, mixed use property
R012179	2220	70 OTHER	✓ Mixed use property
R008985	2220	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Extensive remodel after purchase
R015370	2220	70 OTHER	✓ Transfer of multiple properties
R021970	2225	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	✓ Extensive remodeling after purchase.
R014053	2230	70 OTHER	✓ Purchased by tenant after a long term lease
R005176	2230	64 INVOLVES MULTIPLE PROPERTIES	✓ Multiple properties transferred, sold to tenant

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014437	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after sale
R023418	2230	64 INVOLVES MULTIPLE PROPERTIES	☑ Sold at auction , not open market, multiple properties
R007135	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Major remodeling after purchase
R024280	2230	70 OTHER	☑ Mixed use residential and commercial, mechanic shop
R014974	2230	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R023197	2230	70 OTHER	☑ Mixed use property, commercial and residential
R023243	2230	70 OTHER	☑ Atypical financing by seller, mixed use property
R023670	2230	64 INVOLVES MULTIPLE PROPERTIES	☑ Multiple properties of mixed use properties
R014488	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodeling after purchase
R008850	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Change in use from gymnasium to restaurant, major remodeling after purchase
R002820	2230	66 INVOLVES P.P. OF UNDETERMINED VALUE	☑ Seller financing at atypical rates, Sale price set 2 years earlier.
R011645	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Between related parties, major work and remodeling after purchase, sewer lines, electrical
R011662	2230	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties, extensive remodel after purchase
R002760	2230	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Major remodeling after purchase
R015562	2230	70 OTHER	☑ Estimated 15% for equipment in purchase price.
R022022	3212	70 OTHER	☑ Extensive remodeling after purchase
R015222	3212	64 INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R007659	3212	64 INVOLVES MULTIPLE PROPERTIES	☑ Sale included water rights, not typical, not open market
R020214	3215	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Not offered on the open market, extensive remodeling after purchase, sale price negotiated over a 3 year period
R021182	3215	66 INVOLVES P.P. OF UNDETERMINED VALUE	☑ Transfer included no-realty items, Extensive remodel after purchase.
R022023	3215	68 EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodeling after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R015141	3215	70 OTHER	<input checked="" type="checkbox"/> Multiple properties, included overhead cranes, seller under duress
Accounts Audited: 87 Auditor Agrees: -87 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
06084-31-002-000	0100		✓ Lowry Redevelopment to a developer, not arms length
06084-31-004-000	0100		✓ Lowry Redevelopment to a developer, not arms length
06083-05-013-000	0100		✓ Land sale included single-family demolition and site preparation
02262-31-028-000	0100		✓ 3250 sf lot, irregular lot size.
06084-29-013-000	0100		✓ Lowry Redevelopment to a developer, not arms length
06084-21-001-000	0200		✓ Sale from economic development to an LLC, artificial market
05044-04-041-000	0200		✓ Denver Housing Authority to the builder for low income housing
05112-19-008-000	1112		✓ Fair condition per TD, functionally under adequate
05016-23-013-000	1112		✓ Fair condition per TD, deferred maintenance
05351-20-003-000	1112		✓ Permits taken out for repairs subsequent to sale
05134-12-026-000	1112		✓ Poor condition per TD, seller related to purchaser
05263-08-004-000	1112		✓ Resold for \$439,500 later that same month, qualified
05211-12-019-000	1112		✓ Home burned down, purchased as land value
05241-15-049-000	1112		✓ Poor condition per TD
05241-13-047-000	1112		✓ Fair condition per TD
05156-04-014-000	1112		✓ Remodeling after sale, fixed and flipped
06042-08-023-000	1112		✓ Fair condition per TD, ceiling missing, remodeled, flipped
02302-03-011-000	1112		✓ Two story addition in 2015 attached to a 1926 bungalow
00141-21-015-000	1112		✓ Deed restricted, appreciation determined by calculation
05241-15-056-000	1112		✓ In-fill, patio homes, 1980's, fair condition per TD
05102-26-055-000	1112		✓ Residence connected to a commercial property
05066-20-022-000	1112		✓ Fair condition per TD, atypical improvement
01334-04-016-000	1112		✓ Former detached garages, attached and finished, atypical

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
00232-03-034-000	1112		<input checked="" type="checkbox"/> Fixed and flipped, poor condition, flipped 10/18 for \$345k
05104-33-051-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
02341-03-013-000	1112		<input checked="" type="checkbox"/> Fixed and rented, interior updated
00223-18-024-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
01132-16-001-000	1112		<input checked="" type="checkbox"/> Fixed and flipped, remodeled, flipped in 2018
00221-19-001-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
00223-19-006-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
00141-24-003-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
00141-23-009-000	1112		<input checked="" type="checkbox"/> Deed restricted, appreciation determined by calculation
06081-04-008-000	1112		<input checked="" type="checkbox"/> Poor condition per TD, fixed halfway and listed for \$730k
05121-06-009-000	1112		<input checked="" type="checkbox"/> Two feet concrete walls, poor per TD, to be demolished
06054-40-020-000	1112		<input type="checkbox"/> Justification for disqualification was not persuasive
05362-17-001-000	1112		<input type="checkbox"/> Justification for disqualification was not persuasive
02341-06-053-000	1114		<input checked="" type="checkbox"/> FSBO, not exposed to open market
07091-01-050-000	1114		<input checked="" type="checkbox"/> Poor condition per TD, excessive deferred maintenance
06064-12-042-000	1114		<input checked="" type="checkbox"/> Detached garage on a row house sale, qualified overall sale
02321-17-042-000	1114		<input checked="" type="checkbox"/> No MLS, buyer approached seller, no exposure
02331-16-199-199	1130		<input checked="" type="checkbox"/> \$250k in repairs made after sale, FSBO, no exposure
02345-38-416-416	1130		<input checked="" type="checkbox"/> Special assessments for repairs have depressed market value
02345-38-602-602	1130		<input checked="" type="checkbox"/> Special assessments for repairs have depressed market value
02345-38-395-395	1130		<input checked="" type="checkbox"/> Special assessments for repairs have depressed market value
05021-25-082-082	1130		<input checked="" type="checkbox"/> Poor condition per sales verification letter
02345-38-325-325	1130		<input checked="" type="checkbox"/> Special assessments for repairs have depressed market value
02345-38-916-916	1130		<input checked="" type="checkbox"/> Special assessments for repairs have depressed market value

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
01322-17-026-026	1130		<input checked="" type="checkbox"/> Buyer approached seller directly, \$30k in remodeling after
06064-08-277-277	1130		<input checked="" type="checkbox"/> FSBO, fair per TD, remodeled after sale
06201-16-001-001	1130		<input checked="" type="checkbox"/> Related party sale, \$45k gift of equity in sale
07032-04-167-167	1130		<input checked="" type="checkbox"/> No MLS, buyer approached seller, no exposure
07052-02-022-022	1130		<input checked="" type="checkbox"/> No MLS, no exposure
00211-00-053-000	2112		<input checked="" type="checkbox"/> Sherwin-Williams sale, purchased income stream, \$600 per SF
05039-10-003-000	2112		<input checked="" type="checkbox"/> Mixed use, assemblage sale, purchased for parking
02282-16-012-000	2130		<input checked="" type="checkbox"/> Vacant "Carriage" lot property, alley access only, assemblage
01193-00-022-000	2130		<input checked="" type="checkbox"/> Multi-parcel sale: includes part of a parking lot
02212-24-009-000	2135		<input checked="" type="checkbox"/> Post office and a warehouse, multiple uses, not listed
06302-05-020-000	2140		<input checked="" type="checkbox"/> Assemblage parcel, marketed for redevelopment, former motel
01201-21-008-000	2140		<input checked="" type="checkbox"/> Motel with personal property, business value, 50% occupancy
02192-06-041-000	2140		<input checked="" type="checkbox"/> Mixed use: office and residential
05125-08-034-000	2140		<input checked="" type="checkbox"/> \$600k per apartment unit, mixed use
06041-05-003-000	2140		<input checked="" type="checkbox"/> Illegal personal behavior was conducted, city closed, poor condition
05081-07-022-000	3115		<input checked="" type="checkbox"/> Robinson Dairy sale that was part of a portfolio sale, allocated
<hr/>			
Accounts Audited:	63	Auditor Agrees: -61	Auditor Disagrees: -2
		Auditor Disagrees: -3.17%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
504530100040	010000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504530100036	010000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
506121400150	010010	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
505917200100	010010	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> AGRICULTURAL PROPERTY
480536404014	010010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
506136300333	010010	19 FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
009500001571	010010	65 M.H. LAND	<input checked="" type="checkbox"/> M.H. LAND
508502101005	010010	26 JOINED WITH OTHER PROPERTY	<input checked="" type="checkbox"/> JOINED WITH OTHER PROPERTY
480536403002	010010	19 FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
506103200410	010010	11 STRESS SALE	<input checked="" type="checkbox"/> STRESS SALE LOW BY COMPS
507111200021	010010	77 AGREEMENT	<input checked="" type="checkbox"/> AGREEMENT
481727100108	010010	42 IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> IMPROVEMENTS ONLY
480536301005	010010	09 INCLUDED M.H.	<input checked="" type="checkbox"/> INCLUDED M.H.
481708300055	010010	79 CASH SALE NO DEED OF TRUST	<input type="checkbox"/> CASH SALE NO DEED OF TRUST
504531200007	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504736100604	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504531100019	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504531300006	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504531300017	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504725300030	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504725300050	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504725400008	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS
504725400019	050000	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> MULTI PROPERTY/BUILDINGS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
504725400042	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504531200016	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100602	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504531200002	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100611	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100623	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100630	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100632	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100645	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736100649	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736400636	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504736400643	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504725400043	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530200023	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530100013	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530100033	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530100039	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530100043	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530200042	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530200044	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530200048	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530400001	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530400017	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS
504530400027	050000	22 MULTI PROPERTY/BUILDINGS	☑ MULTI PROPERTY/BUILDINGS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
504530400030	050000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
504530400031	050000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
504531100001	050000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
504530100041	050000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
504530100019	10000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
480731304004	10010	02 BETWEEN RELATED PARTIES	✓ BETWEEN RELATED PARTIES
504530100009	50000	22 MULTI PROPERTY/BUILDINGS	✓ MULTI PROPERTY/BUILDINGS
480536423017	90000	02 BETWEEN RELATED PARTIES	✓ BETWEEN RELATED PARTIES
Accounts Audited: 55 Auditor Agrees: -54 Auditor Disagrees: -1 Auditor Disagrees: -1.82%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0467293	0100	Other	✓ Duplicate recording of another reception number, identical
R0475781	0100	Related Parties	✓ Inter-corporate
R0445720	0100	Related Parties	✓ Two sales on the same day, the other sale was qualified
R0498016	0130	Related Parties	✓ Inter-personal, will be split into four parcels, platted into condos
R0351848	1212	Other	✓ No MLS, no market exposure, severe structural issues
R0454048	1212	Business Affiliates	✓ Relocation sale, two deeds on same day, prior sale verified
R0447695	1212	Correct Defect in Title	✓ Corrected the order of deeds, making the deed of trust after the sale
R0442100	1212	Related Parties	✓ Inter-familial, Fair condition, no MLS, no market exposure
R0438913	1212	Other	✓ Duplicate recording , earlier sale validated
R0438787	1212	Other	✓ Same street, sale sales date, divorce, ex-husband financed loan
R0438783	1212	Other	✓ Same street, sale sales date, divorce, wife did property switch
R0429678	1212	Other	✓ Structural issues, HVAC issues, no MLS, lawsuits after purchase
R0354193	1212	Other	✓ Poor condition per TD, gutted to studs, mold issues, flooded
R0495948	1212	Verified Multiple Parcels	✓ Included a vacant parcel along with an improved parcel
R0290335	1212	Related Parties	✓ Gift of equity and closing costs, inter-personal
R0255791	1212	Other	✓ Fair condition per TD,no working septic, cash sale, fix and flip
R0161453	1212	Other	✓ Poor condition per TD, septic tank required replacing
R0131289	1212	Other	✓ Massive woodpecker infestation, 16-18 nests, structural damage
R0124530	1212	Settle an Estate	✓ Poor condition per TD, some interior remodeling before sale
R0011113	1212	Verified Multiple Parcels	✓ Included a vacant parcel along with an improved parcel
R0437819	1212	Business Affiliates	✓ Relocation sale, two deeds on same day, second sale verified
R0388843	1212	Other	✓ Two sales on the same day, the other sale was qualified
R0428864	1212	Related Parties	✓ Inter-familial, not exposed to open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0002111	1212	Other	<input checked="" type="checkbox"/> Salvage value, built in 1908, demolished, new improvement
R0398825	1212	Settle an Estate	<input checked="" type="checkbox"/> Poor condition per TD, no MLS, no market exposure
R0397288	1212	Related Parties	<input checked="" type="checkbox"/> Inter-personal, no market exposure
R0397286	1212	Related Parties	<input checked="" type="checkbox"/> Inter-familial, resold in \$11-28-18 for \$756,00
R0465264	1212	Correct Defect in Title	<input checked="" type="checkbox"/> Duplicate recording, prior sale validated
R0391348	1212	Other	<input checked="" type="checkbox"/> DOM: 0 days, sellers were motivated, no listing, no appraisals
R0471480	1212	Related Parties	<input checked="" type="checkbox"/> Inter-familial, no MLS, no market exposure
R0380973	1212	Other	<input checked="" type="checkbox"/> No MLS, no market exposure, possible related parties
R0370647	1212	Other	<input checked="" type="checkbox"/> Poor condition per TD, water damage throughout, mold issues
R0415429	1212	Other	<input checked="" type="checkbox"/> Excessive deferred maintenance, water damage on second floor
R0393059	1212	Verified Multiple Parcels	<input checked="" type="checkbox"/> Included a vacant parcel along with an improved parcel
R0407708	1212	Other	<input type="checkbox"/> The justification for disqualification is not convincing
R0480124	1213	Other	<input checked="" type="checkbox"/> No MLS, no market exposure, buyer was a tenant
R0314528	1213	Settle an Estate	<input checked="" type="checkbox"/> Related parties, per condition per TD
R0474982	1230	Related Parties	<input checked="" type="checkbox"/> Transfer of a stalled condo project, inter-corporate, result of litigation
R0461199	1230	Correct Defect in Title	<input checked="" type="checkbox"/> Recorded to correct deed, remove the trustee
R0229833	1279	Other	<input checked="" type="checkbox"/> Fair condition per TD, no market exposure, got loans for \$555k
R0046324	1279	Other	<input checked="" type="checkbox"/> Poor condition per TD, sold from an estate, active roof leak,
R0277317	1279	Business Affiliates	<input checked="" type="checkbox"/> Relocation deal, earlier transaction verified
R0494803	1279	Other	<input checked="" type="checkbox"/> Purchased five acres from a church, improved with a residential outbuilding
R0091213	1279	Correct Defect in Title	<input checked="" type="checkbox"/> Re-recoded to collect the doc fee
R0451138	2212	Other	<input checked="" type="checkbox"/> Business enterprise value of undetermined value
R0459207	2212	Other	<input checked="" type="checkbox"/> Poor condition per TD, 543 sf of retail improvement with a leased parking lot
R0460111	2212	Other	<input checked="" type="checkbox"/> Auction sale, limited market exposure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0479862	2220	Other	✓ Fair condition per TD, improvements demolished, land sale, new dental office
R0458913	2225	Non-Realty Items Included	✓ Business enterprise value of undetermined value
R0404372	2230	Other	✓ Poor condition per TD, no market exposure, price set by county value
R0354094	2230	Non-Realty Items Included	✓ Fair condition per TD, turn-key business, gun shop, business value
R0369999	2230	Non-Realty Items Included	✓ Conoco gas and convenience store, business value
R0388237	2230	Other	✓ Sale and leaseback, 47 CVS stores nationwide, portfolio sale,
R0401112	2230	Other	✓ Forty-four other properties across the country
R0472347	2230	Non-Realty Items Included	✓ \$2.9M in personal property, the sales amount is for real estate
R0494690	2230	Other	✓ 15 year triple-net ground lease with a national bank
R0061049	2230	Other	✓ Fair condition per TD, part of a portfolio sale, assigned value
R0475218	2230	Non-Realty Items Included	✓ Business enterprise value of undetermined value
R0213639	2235	Settle an Estate	✓ Fair condition per TD, no market exposure, liquidated estate of deceased
R0459863	3212	Other	✓ ILC, buyer would not disclose, confidentiality issues
Accounts Audited: 60 Auditor Agrees: -59 Auditor Disagrees: -1 Auditor Disagrees: -1.67%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	19	EAGLE	
R050322	100	SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> change in use from vacant to improved residential
R058151	100	DEVELOPER DISTRESS SALE	<input checked="" type="checkbox"/> No MLS, included non-realty items.
R053600	1212	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> change in use from vacant to improved residential
R016297	1212	TEARDOWN SALE	<input checked="" type="checkbox"/> multiple property sale, improvements in teardown condition
R014827	1212	SEE REMARKS	<input checked="" type="checkbox"/> improvements were completely remodeled after purchase, records indicate.
R031505	1212	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R046483	1212	SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> building permit in file showing intent to remodel after purchase
R045742	1212		<input checked="" type="checkbox"/> no MLS, value of personal property is unknown, stress sale
R066806	1212	SEE REMARKS	<input checked="" type="checkbox"/> this is merely a re-recording of a prior deed which involved two deeds, incorrectly filed
R059575	1212	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> changed in use from vacant to improved residential
R040117	1212	SEE REMARKS	<input checked="" type="checkbox"/> transferred by PR deed, notes indicate major remodeling after purchase, not MLS listed.
R028855	1212	SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> building permit in file showing intent to remodel after purchase
R031257	1212	AUCTION	<input checked="" type="checkbox"/> medical issues caused this property to sell quickly at auction
R052175	1212	AUCTION	<input checked="" type="checkbox"/> records indicate this property was acquired thru auction
R009706	1212	SALE OF PARTIAL INTEREST IN PROPERTY	<input checked="" type="checkbox"/> 66% partial interest transferred, Quit Claim Deed
R066189	1212		<input checked="" type="checkbox"/> the transfer was between business affiliates, not open market.
R066184	1212	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> pre-construction sale between developers, not open market
R066183	1212		<input checked="" type="checkbox"/> sale between related development parties. Improvements not complete at the time of purchase
R044568	1212	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R057091	1212	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> pre-construction sale purchased from developer
R012462	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009191	1230	SALE INVOLVES PROP REMODELED AFTER SALE	<input checked="" type="checkbox"/> property sold fully furnished, unable to determine value of personal property.
R011115	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R032541	1230		<input checked="" type="checkbox"/> first sale of this property in the collection period
R012462	1230	SEE REMARKS	<input checked="" type="checkbox"/> second of three sales of this property in the collection period
R063192	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R063128	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R016264	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R049109	1230	SEE REMARKS	<input checked="" type="checkbox"/> first of two sales in collection period, not open market
R047992	1230	SEE REMARKS	<input checked="" type="checkbox"/> first sale of this property in the collection period
R031327	1230		<input checked="" type="checkbox"/> first sale of this property in the collection period
R005673	1230	SEE REMARKS	<input checked="" type="checkbox"/> transferred by Quit claim deed
R044500	200	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> records indicate a multiple property sale
R003670	2212	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred in sale
R064768	2215	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> records indicate a multiple property sale
R025136	2215	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> multiple properties as shown in file
R058512	2245	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> records indicate a multiple property sale
R041627	2245	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> records indicate a multiple property sale
R060013	2245	SALE INVOLVES MULTI-PROPERTIES	<input checked="" type="checkbox"/> records indicate a multiple property sale
R049494	2245	related parties	<input checked="" type="checkbox"/> business partners
R059931	400	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> discounted land in unfinished subdivision
R058770	400	SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> discounted land in unfinished subdivision
R058072	400		<input checked="" type="checkbox"/> multiple properties shown in notes
Accounts Audited: 43 Auditor Agrees: -43 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
6129110001	0100	CK RELATED PARTIES	✓ Multiple lots sold to builder at different times
6221303001	0200	JK TRADE/EXCHANGE	✓ No money exchanged, assigned value, bankruptcy
6419106053	0200	JK TRADE/EXCHANGE	✓ Listed as an exchange, but is a sale and leaseback
6127000037	0540	CK RELATED PARTIES	✓ Interfamilial sale
5200000264	0550	JK TRADE/EXCHANGE	✓ Business name change with a \$550k trade value
6129107019	1112	CK RELATED PARTIES	✓ Multiple lots sold to builder at different times
6129107007	1112	CK RELATED PARTIES	✓ Multiple lots sold to builder at different times
6129109019	1112	CK RELATED PARTIES	✓ Multiple lots sold to builder at different times
4400000241	1135	JK TRADE/EXCHANGE	✓ Mobile home on site and outbuilding, added outbuilding
6317204061	1212	W BELOW AV COND	✓ Sold to a fix and flip, financed for one year
6321216027	1212	W BELOW AV COND	✓ Fair per TD, photos indicated deferred maintenance
6102004002	1212	E ESTATE SALE	✓ No MLS, not on open market, cash deal
6507407004	1212	W BELOW AV COND	✓ Involved in a landslide post sale, foreclosed on
6312416034	1212	E ESTATE SALE	✓ No MLS, not exposed to open market
7102114010	1212	GW REO OR GOVERNMENT	✓ Fair per TD, poor condition per office
4126002019	1212	W BELOW AV COND	✓ Fair per TD, MLS indicated deferred maintenance
7324103003	1212	Z OTHER	✓ This is a correction deed, earlier sale qualified
7422108010	1212	W BELOW AV COND	✓ Fair per TD, No MLS, not offered on open market, cash
7423303053	1212	W BELOW AV COND	✓ Earlier sale (2015) was in below ad condition, no change
7436206017	1212	D FORECLOSURE	✓ Deed in lieu, several judgments, cured liens, no MLS
7513403017	1212	D FORECLOSURE	✓ Poor condition per TD, sold prior to foreclosure
6507408029	1212	G REO OR GOVERNMENT	✓ Excessive days on market, sold in 2009 for \$990k
6308019005	1212	E ESTATE SALE	✓ No TD, No MLS, no return of sales letter, no qualify

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
8322102002	1212	G REO OR GOVERNMENT	✓ No MLS, not on open market, FMNA is grantor
4313008017	1212	W BELOW AV COND	✓ Destroyed by fire immediately after sale
3200000722	1212	I OTHER NON-REALTY	✓ Split from 80 to 40 acre parcels, from ag to residential
1200000178	1212	I OTHER NON-REALTY	✓ No MLS, not on open market, fair condition per TD
5609107039	1212	E ESTATE SALE	✓ No MLS, not on open market
5608105026	1212	E ESTATE SALE	✓ No MLS, not on open market
6324305021	1212	J TRADE/EXCHANGE	✓ No MLS, not on open market, included business
6123004012	1212	J TRADE/EXCHANGE	✓ Builder sale, purchaser used 1031 exchange, no MLS
2300000350	1212	E ESTATE SALE	✓ No MLS, buyer was either a tenant or LLC
6406414009	1212	W BELOW AV COND	✓ Fair per TD, sold partially rehabbed
6507204081	1212	W BELOW AV COND	✓ No MLS, sold to a fix and flip, resold 12-20-18
6217401164	1212	Z OTHER	✓ Deed and TD 1000 are \$85k under the sales price
7336103024	1220	Z OTHER	✓ Two parcel portfolio sale with two deeds
6513311002	1220	Z OTHER	✓ No MLS, taxes delinquent for four years,
7325209042	1220	Z OTHER	✓ Two parcel portfolio sale with two deeds
6322305018	1225	Z OTHER	✓ Seven property portfolio sale
6414102005	1225	Z OTHER	✓ Seven property portfolio sale
6217401024	1225	Z OTHER	✓ Six property portfolio sale in five states
6418417004	2212	GJ REO OR GOVERNMENT	✓ 1031 exchange, near the end of the exchange period,
6319306017	2215	JT TRADE/EXCHANGE	✓ Hotel, blue sky, goodwill, undetermined personal property
6322219025	2220	Z OTHER	✓ No COSTAR listings, not on open market
6419209004	2220	E ESTATE SALE	✓ Personal property undetermined, on market 10 months
6428300046	2220	GW REO OR GOVERNMENT	✓ Higher than market vacancy, financing greater then sale
6432307002	2220	G REO OR GOVERNMENT	✓ Not on open market, vacant at time of sale, private sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
7411418009	2230	Z OTHER	<input checked="" type="checkbox"/> Former DQ, seller financed, not listed on open market
6502001019	2230	I OTHER NON-REALTY	<input checked="" type="checkbox"/> Included sale of the vet business: FFE, client lists
6433102060	2230	E ESTATE SALE	<input checked="" type="checkbox"/> COSTAR not listed, grantor deceased, 1966 service garage
6416205016	2230	Z OTHER	<input checked="" type="checkbox"/> Demolished former strip shopette, built Starbucks
5406304048	2230	J TRADE/EXCHANGE	<input checked="" type="checkbox"/> Service garage, exchange, multi-tenant building
2202121004	2230	GW REO OR GOVERNMENT	<input checked="" type="checkbox"/> Daycare center in former SFR, fair condition per TD
6321209010	2230	Z OTHER	<input checked="" type="checkbox"/> Tenant purchase, related parties, change in use
6434202016	2230	I OTHER NON-REALTY	<input checked="" type="checkbox"/> Car wash, undisclosed personal property, no name change
7105114004	2235	GX REO OR GOVERNMENT	<input checked="" type="checkbox"/> State assessed property
6435320023	2235	JP TRADE/EXCHANGE	<input checked="" type="checkbox"/> Partial interest (26.42%)
6419205003	2235	Z OTHER	<input checked="" type="checkbox"/> Not offered on market
6330401004	2235	Z OTHER	<input checked="" type="checkbox"/> Not offered on market
6206403113	2245	Z OTHER	<input checked="" type="checkbox"/> Office condo not on open market, sold to a tenant
5418001008	3215	Z OTHER	<input checked="" type="checkbox"/> Not offered on market, included undetermined PP
Accounts Audited: 61 Auditor Agrees: -61 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R117959	0100	LAND CLASSED AG-UNIMPROVED	<input checked="" type="checkbox"/> Agricultural parcel that sold and lost classification
R118753	0200	COMMERCIAL/IND/VACANT LAND SALE	<input checked="" type="checkbox"/> No MLS, Qualified sale
R113212	0530	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Quit-claim deed, inter-related
R119460	0540	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> Previous owner came back and bought from ex-husband
R117060	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Detached garage (2400 sf) and basement remodeled after sale
R119485	1212	BANK RESALE FOR \$ OWED	<input checked="" type="checkbox"/> Bank received in tax sale, sold for remaining balance, auction sale
R100366	1212	USE SECOND SALE IN PERIOD	<input checked="" type="checkbox"/> Previous sale in the base year was disqualified
R100658	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Finished 1600 sf of basement after sale
R117449	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Detached garage (2000 sf) built after sale
R116986	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Detached garage (1440 sf) built after sale
R104353	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Added 2500 sf of living area after the sale
R105853	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Added 1100 sf of living area and 1000 sf garage after the sale
R106279	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-related parties per TD as well as a mobile home included
R110321	1212	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Two parcel sale, improved property and adjacent vacant site
R119441	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD, no listing, no exposure to open market
R107312	1212	DEED IS FULFILLMENT OF CONTRACT SALE	<input checked="" type="checkbox"/> Property transferred thirty-two months after the sale, gift of equity
R112469	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Purchased from wife's best friends mother, total interior remodeling
R114913	1212	NON-TYPICAL FINANCING	<input checked="" type="checkbox"/> Financed 24% over the sales price, not hooked up to public utilities
R116716	1212	LAND SOLD AS VACANT BUT IS NOW IMPROVED	<input checked="" type="checkbox"/> Two parcel sale, improved property and sold adjacent vacant site

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R113107	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Sold in the middle of a remodel, subsequently remodeled
R109066	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two parcel sale, improved property and adjacent vacant site
R108943	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R108916	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD, no listing, \$90,800 gift funding in deal
R108512	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Converted detached garage into living area (896 sf)
R114559	2212	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Three parcel sale, one was improved with house, one with feed store
R107476	2212	SALE OF MIXED USE PROPERTY	<input checked="" type="checkbox"/> Agricultural parcel that opened up an auto shop on site
R107387	2212	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Mobile home included in sale, value not specified
R107411	2230	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two parcel sale, adjacent, one used for residential, one for commercial
R117606	2235	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Two parcel sale, one improved with commercial and one vacant
R119148	2240	LAND CLASSED AS AG-IMPROVED AT SALE	<input checked="" type="checkbox"/> Mixed use: commercial and agricultural
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R036599	0100	ARMSLENGTH	✓ ARMSLENGTH
R034358	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R025856	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R024597	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R019911	0100	MULTIPLE PROPERTY SALES	✓ multiple properties, two at the same time
R021387	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R038664	0100	DISCOUNTED SUBDIVISION	✓ DISCOUNTED SUBDIVISION
R033819	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R023738	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R042760	0100	INVOLVES PUBLIC UTILITY	✓ INVOLVES PUBLIC UTILITY
R039933	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R039807	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R039722	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R038528	0100	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R038664	0100	DISCOUNTED SUBDIVISION	✓ DISCOUNTED SUBDIVISION
R040825	0300	BANKRUPTCY INVOLVED	✓ BANKRUPTCY INVOLVED
R027784	0530	UNCLEAR	✓ multiple properties, purchase property and easement at same time from two parties
R034478	0550	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R030403	0550	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R014112	0600	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R033857	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R018445	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R017868	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R017578	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R027537	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R028003	0600	QUESTIONABLE SELLER TERMS	✓ sold and is leasing back bldg for grow facility
R037024	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R037366	0600	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R039705	0600	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R037028	0600	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R038874	1112	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R029671	1112	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R025204	1135	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R023012	1135	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R037794	1212	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R037035	1212	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R016615	1212	AGRICULTURAL SALE	✓ AGRICULTURAL SALE
R033004	1212	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R028763	1212	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R039992	1212	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R031747	1212	UNCLEAR	✓ included PP of unkwn value, sold for loan bal to avoid foreclosure
R035781	1212	MOBILE INCLUDED IN SALE	✓ MOBILE INCLUDED IN SALE
R040415	1212	MULTIPLE PROPERTY SALES	✓ MULTIPLE PROPERTY SALES
R035129	1212	UNCLEAR	✓ purchased unseen, property decencies not reported, High by comps
R039982	1212	MINOR STRUCTURE ON VACANT LAND	✓ MINOR STRUCTURE ON VACANT LAND
R014800	1212	UNCLEAR	✓ High by comps, never on the open mkt but pd over appraisal value
R016747	1212	MOBILE HOME PARK SALE	✓ MOBILE HOME PARK SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R017966	1212	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R017987	1212	MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R019895	1212	UNCLEAR	<input checked="" type="checkbox"/> PP est 2000, Buyers from Pennsylvania and admitted property was over priced-High by comps
R022512	1212	MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R022600	1212	MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R027297	1212	UNCLEAR	<input checked="" type="checkbox"/> includes well permit, also augmentation certificate #11 for water
R028130	1212	MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R016063	1225	UNCLEAR	<input checked="" type="checkbox"/> Income property, also includes water share of the Hydraulic Ditch, and PP including 16 A/C units, 17 refrigerators, 17 range -oven units, commercial washers and dryers, lawn equipment
R042763	2212	SALE BETWEEN BUSINESS AFFILIAT	<input checked="" type="checkbox"/> personal knowledge of business association
R031668	2230	QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> old school with asbestos problems est 2.5 mil cleanup
R042744	2235	AGRICULTURAL SALE	<input checked="" type="checkbox"/> AGRICULTURAL SALE
<hr/>			
Accounts Audited:	58	Auditor Agrees: -58	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R042446	0100	OTHER 70	<input checked="" type="checkbox"/> No MLS, not made available to the open market
R007145	0100	OTHER 70	<input checked="" type="checkbox"/> REO sale, price paid determined to be out of normal range after analysis of this market.
R009211	0200	OTHER 70	<input checked="" type="checkbox"/> The purchase was for part of an assemblage and was not made available to the open market.
R006270	0400	OTHER 70	<input checked="" type="checkbox"/> Forced sale due to foreclosure, transfer by Public Trustees Deed
R270047	0520	OTHER 70	<input checked="" type="checkbox"/> Motivated buyer, paid more to be in that exact location.
R460068	0530	OTHER 70	<input checked="" type="checkbox"/> Buyer approached owner and made an offer which was accepted. Buildings on the property did not contribute due to their condition.
R311967	1112	OTHER 70	<input checked="" type="checkbox"/> Multiple properties, transferred to Valley View Hospital. Errors found in deeds, invalid transfer.
R820045	1112	OTHER 70	<input checked="" type="checkbox"/> Stress sale as owner was going to be charged with a Ponzi scheme and was liquidating his assets.
R490231	1212	OTHER 70	<input checked="" type="checkbox"/> First sale after foreclosure, by Deutsche Bank to individuals.
R510054	1212	RELATED PARTIES 57	<input checked="" type="checkbox"/> Sold to friends of the Grantor, no MLS, no open market
R200756	1212	OTHER 70	<input checked="" type="checkbox"/> Not made available thru MLS, no listings. Related parties
R080184	1212	OTHER 70	<input checked="" type="checkbox"/> Atypical financing, loan assumption, no rates or amounts given. First sale in collection period.
R150266	1212	OTHER 70	<input checked="" type="checkbox"/> Price was agreed to 13 months before closing, changing market. No MLS found
R200709	1212	OTHER 70	<input checked="" type="checkbox"/> Stress sale due to the death of one of the owners. No MLS
R150189	1212	OTHER 70	<input checked="" type="checkbox"/> Financing 12% for an unknown term, after final sales analysis the sale was outside of the normal range when compared to other similar property sales.
R040954	1212	OTHER 70	<input checked="" type="checkbox"/> County appraisers could not locate any evidence of this property being MLS listed, not made available to the open market.
R041453	1212	OTHER 70	<input checked="" type="checkbox"/> First sale after foreclosure from the Federal Home Loan Mortgage.
R084084	1212	OTHER 70	<input checked="" type="checkbox"/> After final sales analysis the sale was in the lower portion of similar properties.
R084022	1212	OTHER 70	<input checked="" type="checkbox"/> Purchased land and negotiated with builder for improvements, not made available to the market.
R083800	1212	OTHER 70	<input checked="" type="checkbox"/> Purchased land and negotiated with builder for improvements, not made available to the market.
R008107	1212	OTHER 70	<input checked="" type="checkbox"/> NO MLS, found property for sale on a website.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R200764	1212	OTHER 70	☑ Improvements were not completed on the day of sale. Low value based on county market comparison
R363675	1212	OTHER 70	☑ Transferred by Public Trustees Deed, after Foreclosure sale.
R361264	1212	OTHER 70	☑ First sale after foreclosure.
R350676	1212	OTHER 70	☑ Purchased at tax sale, not open market. Sold by Garfield County
R360739	1212	OTHER 70	☑ First sale after foreclosure from Wells Fargo to an Individual. No MLS
R340032	1212	OTHER 70	☑ Potential stress sale, No MLS, sale price was way below similar properties after analysis by the county.
R300084	1212	OTHER 70	☑ The owner needed to move to Denver due to health and hospital reasons,. The low price shows the need to sell quickly.
R006292	1212	BUSINESS AFFILIATES 58	☑ Related parties as Business Affiliates, not open market
R247314	1212	OTHER 70	☑ The property was represented to have a reliable water well, it went dry, and stayed dry. Unknowledgeable buyer. .
R210922	1212	SALE BEFORE REMODELING 68	☑ A mother-in-law apartment was added after purchase., No MLS
R210322	1212	OTHER 70	☑ Transfer included water rights,, which is atypical in this market.
R360965	1212	OTHER 70	☑ Not listed in MLS or any other listing company.
R210239	1212	OTHER 70	☑ Not openly marketed, NO MLS
R311966	1212	OTHER 70	☑ Multiple properties, transferred to Valley View Hospital. Errors found in deeds, invalid transfer. Transferred by Personal Representative deed.
R041362	1230	OTHER 70	☑ Result of a Foreclosure sale, transfer by Public Trustees Deed
R770491	1235	FINANCIAL INSTITUTION AS BUYER 56	☑ Foreclosure sale, The United States life Insurance Company, current holder of debt.
R040221	1240	OTHER 70	☑ No MLS located, mobile home included in sale, mixed use of residential and commercial. \$11000 adjustment for MH.
R380382	2212	SALE BEFORE REMODELING 68	☑ The improvements were remodeled after purchase Bldg., Permit in file.
R340855	2212	BUSINESS AFFILIATES 58	☑ The property was purchased by the longtime tenant. No open market.
R270229	2215	FINANCIAL INSTITUTION AS BUYER 56	☑ Multiple property transfer, not on open market, part of a larger foreclosure.
R480038	2220	RELATED PARTIES 57	☑ Transferred by Quit Claim Deed. Transfer was between related parties.
R361961	2230	SALE BEFORE REMODELING 68	☑ No MLS, major remodel after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R363444	2235	MULTIPLE PROPERTIES 54	<input checked="" type="checkbox"/> Multiple property sale as indicated in records. Seller carried loan, no MLS
R083849	2235	OTHER 70	<input checked="" type="checkbox"/> No MLS, sold after Foreclosure, transferred by Public Trustee's Deed.
R200508	2235	SALE BEFORE REMODELING 68	<input checked="" type="checkbox"/> Remodeled extensively after purchase, Mixed use property, No MLS found.
R083739	2245	MULTIPLE PROPERTIES 64	<input checked="" type="checkbox"/> Multiple properties, not on open market
R006033	2245	PROPERTY RESALE (1ST SALE) 74	<input checked="" type="checkbox"/> This was the first sale of several sales of this property during the collection period
<hr/>			
Accounts Audited:	48	Auditor Agrees: -48	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	24	GILPIN	
R004699	0100	INVOLVES MULTIPLE PROPERTIES	☑ One improved and three vacant parcels
R011754	0100	INVOLVES MULTIPLE PROPERTIES	☑ Two vacant parcels
R011731	0100	INVOLVES MULTIPLE PROPERTIES	☑ Four vacant parcels
R011675	0100	INVOLVES MULTIPLE PROPERTIES	☑ Three vacant parcels
R008648	0100	INVOLVES MULTIPLE PROPERTIES	☑ Five vacant parcels
R005833	0100	INVOLVES MULTIPLE PROPERTIES	☑ One improved and one vacant parcel
R005858	0100	OTHER	☑ Well and septic placed on site before sale: \$50k m/l
R002830	0200	NOT ARMS LENGTH	☑ Eight vacant parcels
R011113	0200	INVOLVES MULTIPLE PROPERTIES	☑ Three vacant parcels
R011220	0550	OTHER	☑ Classified agricultural at time of sale
R114740	0600	OTHER	☑ Classified agricultural at time of sale and had misc. imps
R002086	1212	NOT ARMS LENGTH	☑ Inter-familial
R000825	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	☑ Non-permitted remodeling done prior to sale, not picked up
R001519	1212	OTHER	☑ Sold as agricultural with 33 acres and a house
R004892	1212	NOT ARMS LENGTH	☑ Not exposed to the open market
R002004	1212	NOT ARMS LENGTH	☑ Co-worker purchased home
R000822	1212	OTHER	☑ Quit-claim correction deed
R002665	1212	NOT ARMS LENGTH	☑ Renter purchased property
R003210	1212	SALE NOT ON OPEN MARKET	☑ Renter purchased property
R004054	1212	DURESS SALE	☑ Fair condition per TD, grantor was a lender
R005014	1212	NOT ARMS LENGTH	☑ Among related parties
R005056	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	☑ Addition was built without a permit before sale
R005670	1212	DURESS SALE	☑ Fair condition per TD, vacant for five years, field inspected

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006131	1212	DURESS SALE	<input checked="" type="checkbox"/> Fair condition per TD
R006358	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD
R114792	1212	CHANGE IN PROPERTY AFTER SALE	<input checked="" type="checkbox"/> 50% complete at the time of sale
R003566	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Renter purchased property
R002456	2212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two building transaction
R003899	2227	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Casino sale with fourteen parcels
R004186	2227	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Casino sale with fourteen parcels

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R085560	0100	OTHER DOCUMENT EXTENSIVELY	✓ The warranty deed had no signatures, had to be re-recorded
R310065	0200	SALE IS BETWEEN BUSINESS AFFILIATES	✓ Inter-corporate, based on an option from 2008 with many stipulations
R179500	0530	GOVERNMENT AGENCY AS BUYER	✓ Federal Government purchased private land within Rocky Mountain National Park
R008200	0550	AG LAND	✓ Acreage re-classified as agricultural
R113040	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Detached garage added after sale (\$22k)
R043695	1212	SALE IS BETWEEN RELATED PARTIES	✓ Inter-personal, from a family trust to a family member, used county value
R129580	1212	MULTIPLE PROPERTIES	✓ Sale included a vacant parcel next to an improved parcel, combined after sale
R144550	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Taken down to the studs and remodeled after sale
R164500	1212	TRANSFER TITLE DUE TO DEATH OF OWNER	✓ Inter-familial sale on a PRD
R175500	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Addition for bedroom and bath (24' x 16') and (10' x 12') made after sale
R201990	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Interior gutted with no permits and 3 BR/3 Bath addition on permits
R305338	1212	CORRECTION DEED	✓ This deed was to prove that the City of Winter Park transfer fee was paid
R308620	1212	SALE IS BETWEEN RELATED PARTIES	✓ Inter-familial
R308705	1212	SALE IS BETWEEN RELATED PARTIES	✓ Buyer is co-trustee of the seller's estate
R308925	1212	MULTIPLE PROPERTIES	✓ Improved parcel sold with three other lots, demolished building, built new home
R004820	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Garage (\$32k) added after sale, 720 sf
R304186	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Addition made after sale (\$84k per permit)

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R029460	1220	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improved parcel sold with one other improved lot
R309007	1230	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial per TD
R124304	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Undeveloped multiple lots in Wintersage condo project
R308258	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Four parcel sale
R037828	1230	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial per TD
R306692	1721	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> New interior finish in a restaurant after sale
R309170	2140	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Prior business arrangement, unusual financing of \$1.3M for one year, new build
R087500	2212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Liquor store sale, buyer was the liquor distributor
R310004	2230	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Former bowling alley, partial (1/3) interest sale of building, future change of use
R108630	2230	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> 2400 sf shop/warehouse added subsequent to sale
R310163	2235	AG LAND	<input checked="" type="checkbox"/> Five year rent to own contract completed on a commercial building plus 9 acres of ag)
R108980	2235	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> A permit of \$300k was taken out after sale for a separate building (75' x 70')
R108908	3254	AG LAND	<input checked="" type="checkbox"/> Multiple uses, ag (10 acres) with a residence and a commercial doggie daycare
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R014667	0100	70	✓ Improvements including utilities, driveway, added after sale. Improved aftersales.
R040587	0100	58	✓ Between business affiliates
R041046	0100	70	✓ Property improved after sale, change in use to residential.
R041071	0100	70	✓ Property improved after sale, change in use to residential.
R071366	0100	70	✓ Property improved after sale, change in use to residential.
R041106	0100	70	✓ Property improved after sale, change in use to residential.
R002117	0100	70	✓ Atypical buyer motivation to clear title, not open market
R013102	1112	77	✓ Improvements were remodeled after sale, permit in file
R003066	1112	77	✓ Property improved after sale, change in use to residential. Permit in file.
R003265	1112	74	✓ Multiple residences on parcel.
R072847	1112	70	✓ Transfer for property line adjustment, not open market
R072848	1112	70	✓ Transfer for property line adjustment, not open market
R009348	1112	77	✓ Property improved after sale, change in use to residential. Permit pulled.
R001958	1112	68	✓ Poor condition of buildings, remodel after sale.
R011631	1112	74	✓ Multiple residences on parcel (2)
R026689	1112	74	✓ Multiple residences on parcel (2)
R027252	1112	74	✓ Multiple residences on parcel (2) sold fully furnished, lock, stock and barrel
R003111	1112	71	✓ Not open market, buyer made offer and it and it was accepted.
R001526	1112	74	✓ Multiple residences on parcel.
R001639	1230	71	✓ Not open market, buyer made offer and it and it was accepted.
R002275	2112	71	✓ Business affiliates, sold to tenant
R002075	2112	57	✓ Related parties, father to son, on TD and names on deed
R042044	2112	76	✓ Property has been reconfigured, land subdivided after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R071217	2112	70	☑ Sold based on income for thirty years.
R003401	2112	58	☑ Business affiliates, sold to tenant
R001822	2112	77	☑ Addition to improvements after sale, permit in place.
R001663	2112	58	☑ Business affiliates, mixed use property, not available to the open market
R013396	2112	70	☑ Mixed use property, residential and industrial, 3 structures, remodeled, permit pulled
R005481	2112	71	☑ Not on open market, permit for new building.
R001671	2112	71	☑ Not on open market, sold to tenant
R002201	2112	76	☑ Property has been reconfigured, land subdivided after purchase
R072265	2112	73	☑ Mixed use, res, commercial 2 improvements
R027463	2115	64	☑ Multiple properties transferred
R010078	2115	66	☑ Personal property value was unknown, motivated buyer
R030859	2115	70	☑ Not open market, a donation
R001612	2115	73	☑ Mixed use, residential and commercial
R002362	2115	73	☑ Mixed use, residential and commercial, sold to City
R016120	2115	74	☑ Multiple residences on parcel
R071236	2115	64	☑ Multiple properties, mixed use vacant and commercial
R002824	2115	73	☑ Mixed use, residential and commercial
R004196	2115	51	☑ Sold to Colorado, multiple properties, mixed use
R017241	2115	73	☑ Mixed use, residential and commercial
R010500	2115	73	☑ Mixed use, similar to KOA and a SFR on property
R071987	2115	73	☑ First sale of this property during the collection period. Mixed use, residential and commercial
R001757	2120	58	☑ Business affiliates, sold to an employee
R001758	2120	71	☑ Not open market, approached owner, accepted offer
R002067	2120	77	☑ Remodeled after sale, extensively, permit pulled

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001829	2120	68	☑ Remodeled after sale
R001533	2120	80	☑ Change in use after sale, an addition of a residential unit permit in place
R001523	2120	71	☑ Not open market, approached owner, accepted offer
R003530	2120	73	☑ Mixed use, residential and commercial
R002182	2120	71	☑ Not open market, remodeled after sale.
R040247	2120	71	☑ Not open market, related parties
R001615	2120	73	☑ Mixed use, residential and exempt
R015606	2125	62	☑ Related entities, Quit Claim deed, business affiliates
R001596	2130	71	☑ Not open market, buyer approached seller, business included
R001591	2130	71	☑ Not open market, buyer approached seller, employee buyer
R001348	2130	71	☑ Not open market, business affiliates
R032027	2130	73	☑ Mixed use, residential and commercial
R030733	2130	77	☑ Remodeled after sale, extensive, permit pulled
R001965	2130	70	☑ Demolished the improvements, changed to vacant
R001539	2130	77	☑ Remodeled after sale, extensive, permit pulled
R002258	2130	71	☑ Not open market, buyer approached seller
R004060	2135	71	☑ Not open market, approached owner, accepted offer
R002264	2135	71	☑ Not open market, approached owner, accepted offer
R070750	2135	70	☑ Addition built after purchase, permit in place
R002179	2135	73	☑ Mixed use, residential and commercial
R030869	2135	64	☑ Mixed use, reconfigured the property, multiple properties at time of sale
R010269	2135	73	☑ Mixed use, residential and commercial
R002208	2135	71	☑ Not open market, approached owner, accepted offer
R015234	2135	77	☑ Mixed use, reconfigured the property, some improvements in place

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002271	2135	71	✓ Purchased by long term tenant
R001700	2140	77	✓ Demolished the above ground improvements, building constructed after purchase
R001683	2140	57	✓ Related parties
R005745	2245	64	✓ Multiple properties were transferred
R032098	2245	64	✓ Multiple properties were transferred
R041599	2245	73	✓ Mixed use industrial and residential
R003599	2245	71	✓ Not on open market, purchased from a friend
R045200	2245	64	✓ Multiple properties were transferred
R043912	2245	64	✓ Multiple properties were transferred
R033903	2245	64	✓ Multiple properties were transferred
R042852	2245	71	✓ Purchased by long term tenant
R005970	2245	64	✓ Multiple properties were transferred
R002315	2245	57	✓ Related parties
R044492	2245	70	✓ Quit Claim, no interest transferred
R042173	2245	64	✓ Multiple properties were transferred
R032093	2245	64	✓ Multiple properties were transferred
R072568	2245	77	✓ Remodeled after purchase, permit in place
R003604	2245	64	✓ Multiple properties were transferred
R030884	2245	71	✓ Not on open market
R031327	2245	77	✓ Remodeled after purchase
R005261	2245	64	✓ Multiple properties were transferred, 1031 exchange included
R032029	3112	71	✓ Not on open market, sold to a individual
R002283	3115	51	✓ Based on a lease/purchase deal
R032022	3115	73	✓ Mixed use industrial and residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R033812	3115	73	<input checked="" type="checkbox"/> Mixed use industrial and residential
R041543	3230	64	<input checked="" type="checkbox"/> Multiple properties purchased
<hr/>			
Accounts Audited:	97	Auditor Agrees: -97	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R003181	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000174	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000256	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R002269	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000775	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ County records state a multiple property transfer.
R002897	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Seller financed at atypical rates, multiple properties
R001194	0200	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R002278	0520	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R002515	0530	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R003048	0540	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R003057	0540	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Split by tax districts, multiple properties transferred.
R002391	0540	70 OTHER	✓ Quit Claim deed, seller financing, vacant mine
R000175	0540	57 SALE IS BETWEEN RELATED PARTIES	✓ Related parties shown on TD and the last names of buyer/seller are the same
R002339	0550	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000125	0550	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer, also only partial interest in several of the parcels
R000038	0550	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R003113	0550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ Deed in file states 1/3 interest transferred
R002283	0550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ Deed in file states 1/3 interest transferred
R002821	0550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ Deed shows 33% interest transferred
R003245	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R002573	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002915	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R001282	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000355	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000578	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R001814	1212	50 IMPROVEMENTS ONLY	✓ The transfer included the improvements, only, no land, and a membership to a fishing club
R002992	1212	57 SALE IS BETWEEN RELATED PARTIES	✓ Related parties, business affiliates
R003247	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R003261	1212	70 OTHER	✓ Improvements only, includes membership, non-realty
R000094	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R001153	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer
R000403	1212	70 OTHER	✓ Not open market as one roommate sold to the other roommate.
R001898	1212	70 OTHER	✓ Improvements only, completely furnished, no known value for personal property
R000620	1212	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ Deed states 1/2 undivided interest transferred
R000263	1212	NON-TYPICAL MARKET SALE	✓ Not exposed to market as the long term tenant made an offer and purchased the property.
R001600	1212	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	✓ Deed states 2/3 interest transferred
R000013	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Split by two tax districts, Hinsdale and Gunnison
R002730	1230	70 OTHER	✓ First sale after foreclosure from Fannie Mae to an individual, not open market
R001135	2212	57 SALE IS BETWEEN RELATED PARTIES	✓ Related parties shown on TD and the last names of buyer/seller on the deed are the same
R001219	2212	70 OTHER	✓ Mixed use, commercial and residential
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
39097	0100	77 UNKNOWNLEGEABLE BUYER	☑ Seller financing at atypical rate and short term pay back
2182210	0100	23 AG @ SALE	☑ Transfer of vacant agricultural land
16235	0100	23 AG @ SALE	☑ Agricultural land transfer financed by the seller at atypical rate and balloon payment
26716	0100	83 OWNS ADJ PROPERTY	☑ Purchased by adjacent property owner
10015	0100	83 OWNS ADJ PROPERTY	☑ Purchased by adjacent property owner
33587	0100	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
41138	0100	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
39134	0100	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
10578	0100	18 MULTIPLE PROPERTIES	☑ Multiple property transfer, seller financing
163011	0100	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
25954	0200	18 MULTIPLE PROPERTIES	☑ Multiple property transfer to adjacent owner
474739	0200	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to improved residential
391239	0200	69 2 BLDGS/ MULTI USE PROP	☑ Multiple property transfer
39845	0500	36 UNFULFILLED AGREEMENTS	☑ Multiple properties, buyer was lead astray and bought property he thought had a much different use.
429284	0500	70 NON-TYPICAL	☑ Domestic water well included in transfer
14689	1112	18 MULTIPLE PROPERTIES	☑ Mixed use transferred by Personal Representative's deed
46677	1112	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
36282	1212	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
402993	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
21934	1212	25 PARTIAL INTEREST	☑ Partial interest transfer thru two deeds for one property
353925	1212	25 PARTIAL INTEREST	☑ Partial interest transfer thru two deeds for one property
19001	1212	25 PARTIAL INTEREST	☑ Partial interest transfer thru two deeds for one property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
46969	1212	25 PARTIAL INTEREST	✓ Partial interest transfer thru two deeds for one property
332241	1212	23 AG @ SALE	✓ Multiple property transfer
249959	1212	23 AG @ SALE	✓ Transfer of vacant agricultural land
25791	1212	22 REMODEL OR ADDITION AFTER SALE	✓ Extensive remodeling after purchase
14065	1212	22 REMODEL OR ADDITION AFTER SALE	✓ Extensive remodeling after purchase
123457	1212	25 PARTIAL INTEREST	✓ Partial interest transfer, transfer in two deeds for one property
33395151	1212	20 DURESS	✓ The owner found a good job in Texas, she had to relocate immediately
46880	1212	27 ESTATE	✓ Transfer of property to settle estate
42765	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
32726	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
20054	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
258001	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
5249901	1212	83 OWNS ADJ PROPERTY	✓ Purchased by adjacent property owner
33130	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
27548	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
26250	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
18304	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
37502	1212	22 REMODEL OR ADDITION AFTER SALE	✓ Extensive remodeling after purchase
16097	1212	22 REMODEL OR ADDITION AFTER SALE	✓ Extensive remodeling after purchase
411965	1212	34 UNDETERMINABLE VAL OF PERS PR	✓ Transferred with a domestic water well, atypical in this market
24355	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
33446	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple property transfer
39230	1212	64 1ST SALE IN TIME FRAME	✓ First transfer in valuation period, first sale after foreclosure by Bank USA
46464	1212	64 1ST SALE IN TIME FRAME	✓ First transfer in valuation period

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
22075	1212	62 GOVERNMENT AGENCY AS SELLER	✓ First transfer after foreclosure from Fannie Mae
14526	1212	38 CHANGE IN USE AFTER SALE	✓ Included personal property, change in use to AG after purchase
38855	1212	38 CHANGE IN USE AFTER SALE	✓ Purchased as mixed use, changed in use after purchase to all residential
355357	1212	38 CHANGE IN USE AFTER SALE	✓ Change in use after purchase from vacant to improved residential, partial interest transfer
24347	1212	38 CHANGE IN USE AFTER SALE	✓ Change in use from vacant to improved residential
42062	1212	25 PARTIAL INTEREST	✓ Mixed use, partial transfer thru two deeds for multiple properties
20446	1212	35 INVOLVES RELIGIOUS INST	✓ Transferred by United Church of Walsenburg, not open market
13401	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
18361	1212	33 SALES OF DOUBTFUL TITLE	✓ Errors on transfer deed, no transfer
182957	1212	33 SALES OF DOUBTFUL TITLE	✓ One owner's name needs to be removed from title after a death cert. is recorded
180314	1212	33 SALES OF DOUBTFUL TITLE	✓ Correction deed due to errors on original deed, mobile homes included in transfer
40211	1212	33 SALES OF DOUBTFUL TITLE	✓ No transfer due to errors on original deed
20220	1212	32 SALE BETWEEN BUSINESS AFFILIAT	✓ Transfer between related parties, not open market
45621	1212	28 MOBILE HOME INCLUDED IN SALE	✓ Mobile home included in transfer
533402	1212	28 MOBILE HOME INCLUDED IN SALE	✓ Mobile home included in transfer, multiple property transfer
23666	1212	27 ESTATE	✓ Transfer of property to settle estate
42745	1212	27 ESTATE	✓ Transfer of property to settle estate
10458	1212	27 ESTATE	✓ Seller financed transfer to settle estate
36377	1212	38 CHANGE IN USE AFTER SALE	✓ Change in use from vacant to improved residential
62516	1212	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use, related parties
3339481	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
24909	1212	70 NON-TYPICAL	✓ Irregular shaped property on a hillside, only foot access, drainage issues, topography
4748241	1212	70 NON-TYPICAL	✓ This was a property split into 3 parcels
32643	1212	70 NON-TYPICAL	✓ Seller financing, many pieces of large farm equipment included in transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
14687	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple buildings located on multiple properties with mixed uses
45587	1212	69 2 BLDGS/ MULTI USE PROP	✓ Two residences located on property
10579	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple properties, mixed use properties
333932	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple property transfer
11826	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple properties with multiple buildings on each property
31615	1212	70 NON-TYPICAL	✓ Atypical financing, short term
458991	1212	69 2 BLDGS/ MULTI USE PROP	✓ Multiple property transfer
1713757	1212	70 NON-TYPICAL	✓ Domestic water well included in transfer, remodeling project continues past transfer, not inspected
26222	1212	69 2 BLDGS/ MULTI USE PROP	✓ Two residences located on property
17963	1212	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use property
3571911	1212	69 2 BLDGS/ MULTI USE PROP	✓ Two residences located on property
2830711	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
3339327	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
37024	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
11684	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
13233	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
24526	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
382156	1212	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
474813	1212	69 2 BLDGS/ MULTI USE PROP	✓ Two residences located on property
181601	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
11668	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
398538	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
337941	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff
12781	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements remodeled after purchase before inspection by county staff

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
42540	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
333958	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
146942	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
20466	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
41527	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
4030115	1212	70 NON-TYPICAL	☑ Multiple buildings including large barn
24050	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
45831	1212	16 OTHER-NOTE	☑ Seller financing, no transfer due to errors on deed.
33393156	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
42800	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
29633	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
13925	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
35865	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
38310	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
46060	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
24000	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
34775100	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
29319	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
33393139	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
4656017	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements remodeled after purchase before inspection by county staff
23517	1215	38 CHANGE IN USE AFTER SALE	☑ Remodeled after purchase due to poor condition of the improvements
42650	1220	18 MULTIPLE PROPERTIES	☑ Multiple property transfer
40465	1225	16 OTHER-NOTE	☑ Transfer of property to settle estate
22625	1230	25 PARTIAL INTEREST	☑ Partial interest transfer, transfer in two deeds for one property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
20362	1240	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
32461	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
395782	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
134922	2000	18 MULTIPLE PROPERTIES	✓ Multiple buildings located on property
27819	2000	01 CONF RETRN	✓ Property was tax-exempt, changed in use to warehouse storage
13850	2000	16 OTHER-NOTE	✓ Mixed use, residential and commercial yarn shop
35880	2000	01 CONF RETRN	✓ Change in use from garage to a restaurant
28700	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
153063	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
121974	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
21001	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
144831	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
27713	2000	18 MULTIPLE PROPERTIES	✓ Mixed use, residential, commercial and vacant land
35330	2000	18 MULTIPLE PROPERTIES	✓ Multiple property transfer
47390	2000	22 REMODEL OR ADDITION AFTER SALE	✓ Extensive remodeling after purchase
20320	2000	23 AG @ SALE	✓ Transfer of vacant agricultural land
16900	2000	40 RENTER THAN BUYER	✓ Purchased by tenant, not open market., multiple properties
122453	2000	45 GOVERNMENT AGENCY AS BUYER	✓ Transfer to Huerfano County government
34705	2000	45 GOVERNMENT AGENCY AS BUYER	✓ Transfer to Huerfano County government
18938	2000	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use residential and commercial
37750	2000	69 2 BLDGS/ MULTI USE PROP	✓ Multi-use, multiple buildings on this property
282731	2000	69 2 BLDGS/ MULTI USE PROP	✓ Two residences located on property
18279	2000	18 MULTIPLE PROPERTIES	✓ Multiple buildings located on property
36025	3000	18 MULTIPLE PROPERTIES	✓ Mixed use

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 142	Auditor Agrees: -142	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29	JACKSON	
0011005600	1212	10 FRIENDS-SPECIAL SALE PRICE	<input checked="" type="checkbox"/> Related parties transferred one property
2100395700	1212	10 FRIENDS-SPECIAL SALE PRICE	<input checked="" type="checkbox"/> Not available on the open market
2101220900	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer between related parties, merely name change on deed.
0010917000	1212	15 MOBILE HOME INCLUDED IN SALE	<input checked="" type="checkbox"/> Mobile home in place and included in purchase price, Medicaid sold property after they seized property to pay for long term care.
0010533000	1212	59 CONDEMNED PROPERTY	<input checked="" type="checkbox"/> No MLS, checked all local realtor sites, improvements (salvage) were razed after sale, motivated to sale as threat of condemnation loomed
0010955102	1212	15 MOBILE HOME INCLUDED IN SALE	<input checked="" type="checkbox"/> Good sale, was improved with modular and garage, Qualified sale
9011687010	1212	10 FRIENDS-SPECIAL SALE PRICE	<input checked="" type="checkbox"/> Mixed use, pocket sale, first right of refusal, related parties
0090267200	1212	11 JOINED TO ANOTHER PARCEL	<input checked="" type="checkbox"/> Multiple property purchased by the adjoiner
0010671900	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer from father to daughter by Quit claim deed
0011184400	1235	15 MOBILE HOME INCLUDED IN SALE	<input checked="" type="checkbox"/> Mobile home on land included in price
2100318001	2215	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Action to put sisters name on Quit Claim deed.
Accounts Audited: 11 Auditor Agrees: -11 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	30	JEFFERSON	
300455759	0100	ChangeinUse	✓ Multiple parcels (23) replatted to townhomes
300504549	0100	NotQualified	✓ Allocated amount, resold for \$378k on same day
300090025	0300	DQForeclosSale	✓ Sold out of US Bankruptcy Court
300012429	1112	DQForeclosSale	✓ Fair condition per TD, cabin with deferred maintenance
300014270	1112	NotQualified	✓ Inter-familial sale
300014279	1112	NotQualified	✓ No MLS, NO TD, not exposed to open market
300015941	1112	ImpDemo	✓ Former Bow Mar improvement demolished
300000129	1112	NotQualified	✓ Below average improvement sold from an estate
300073784	1112	DQForeclosSale	✓ Poor condition per TD
300000132	1112	NotQualified	✓ Seller under duress, not arms-length
300074743	1112	DQSaleNonarms	✓ Fair condition per TD
300438778	1112	NotQualified	✓ Sold via a Quit-Claim deed
300421164	1112	ExcessppothrREsl	✓ \$125k of personal property declared on TD
300416226	1112	ExcessppothrREsl	✓ Excessive personal property declared on TD 1000
300138296	1112	DQSaleNonarms	✓ Fixed and flipped on 6-8-18 for \$for \$523k
300138238	1112	DQSaleNonarms	✓ Buyer was an agent and the price reflected the lack of commission
300101396	1112	DQSaleNonarms	✓ No TD, sold from an estate with multiple interests
300101063	1112	DQSaleNonarms	✓ Not listed in MLS and inter-familial
300099038	1112	DQForeclosSale	✓ Deferred maintenance, no MLS
300092281	1112	DQForeclosSale	✓ Poor condition per TD, buyer under duress, pre-foreclosure
300089447	1112	NotQualified	✓ Inter-personal sale
300085897	1112	DQForeclosSale	✓ Not in MLS, not listed in the open market
300067560	1112	NotQualified	✓ Not listed in MLS, resold later in the base year, qualified

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300074777	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Inter-familial sale
300027274	1112	NotQualified	<input checked="" type="checkbox"/> Not listed on the open market per sales verification letter
300038490	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Not in MLS, fair condition per TD
300067609	1112	NotQualified	<input checked="" type="checkbox"/> Resold later in the base year for \$300k more
300060184	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD
300060003	1112	NotQualified	<input checked="" type="checkbox"/> Not in MLS, fair condition per TD
300045920	1112	NotQualified	<input checked="" type="checkbox"/> Not listed in MLS, not exposed to open market
300045714	1112	NotQualified	<input checked="" type="checkbox"/> No sales letter returned, not in MLS
300040892	1112	NotQualified	<input checked="" type="checkbox"/> Not listed in MLS, sold to an investor
300038489	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Not on market and not habitable
300034631	1112	DQForeclosSale	<input checked="" type="checkbox"/> Poor condition per TD
300028411	1112	DQForeclosSale	<input checked="" type="checkbox"/> Fair condition per TD, improvement vacant for some years
300027541	1112	NotQualified	<input checked="" type="checkbox"/> Grantee owns adjacent parcel, not exposed to market
300077226	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD- sold from one investor to another
300040933	1112	NotQualified	<input checked="" type="checkbox"/> No sales letter returned, not in MLS
300014918	1112	DQSaleNonarms	<input type="checkbox"/> The basis for disqualification is unpersuasive
300077283	1112	NotQualified	<input type="checkbox"/> The basis for disqualification is unpersuasive
300085523	1112	DQForeclosSale	<input type="checkbox"/> The basis for disqualification is unpersuasive
300099081	1112	DQForeclosSale	<input type="checkbox"/> The basis for disqualification is unpersuasive
300014819	1112	DQSaleNonarms	<input type="checkbox"/> The basis for disqualification is unpersuasive
300089050	1115	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD 1000
300051055	1120	DQSaleNonarms	<input checked="" type="checkbox"/> Not exposed to the open market
300051339	1125	DQSaleNonarms	<input checked="" type="checkbox"/> Per the sales verification letter, buyer did not pay market value
300413703	1230	DQSaleNonarms	<input checked="" type="checkbox"/> Not listed in MLS, no return of the sales verification letter

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300439320	1230	DQSaleNonarms	<input checked="" type="checkbox"/> Not listed in MLS, no return of the sales verification letter
300442396	1230	DQSaleNonarms	<input checked="" type="checkbox"/> Related parties per TD
300413700	1230	DQSaleNonarms	<input checked="" type="checkbox"/> Not listed in MLS, no return of the sales verification letter
300005998	2112	DQSaleNonarms	<input checked="" type="checkbox"/> Owner carry with a negotiated sales price for retirement income stream
300431870	2112	DQForeclosSale	<input checked="" type="checkbox"/> Multiple parcels (4) sold at auction
300012178	2115	NotQualified	<input checked="" type="checkbox"/> Inter-personal sale
300462922	2115	ImpDemo	<input checked="" type="checkbox"/> Partial interest sale
300062134	2120	DQSaleNonarms	<input checked="" type="checkbox"/> No TD, REO sale, no confirmation
300420595	2120	Changeuseintend	<input checked="" type="checkbox"/> Change in use approved post base year (1-23-19)
300135921	2130	DQSaleNonarms	<input checked="" type="checkbox"/> Arbitrary allocation of a multi-parcel, multi-improvement sale
300034914	2130	NotQualified	<input checked="" type="checkbox"/> Resold later in the base year for \$1M more
300420552	2135	DQSaleNonarms	<input checked="" type="checkbox"/> Sale and leaseback
300009850	2135	DQSaleNonarms	<input checked="" type="checkbox"/> Purchaser was a tenant who bought at a reduced price
Accounts Audited: 60 Auditor Agrees: -55 Auditor Disagrees: -5 Auditor Disagrees: -8.33%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	Kiowa	
111213357	1112	72 DISCOUNTED/STRESS SALE	☑ not exposed to mkt- divorce sale pd wife 31000 for her half and sold for 31000 just to get out
111112829	1112	57 RELATED PARTIES	☑ RELATED PARTIES
111113177	1112	57 RELATED PARTIES	☑ RELATED PARTIES
111112680	1112	06 RELATED PARTIES	☑ RELATED PARTIES
111113851	1112	62 QUIT CLAIMS	☑ major remodel
111110738	1112	62 QUIT CLAIMS	☑ previous renter purchased
111113165	1112	70 OTHER	☑ change of use
111924018	1112	70 OTHER	☑ Mobile Home
111113667	1112	70 OTHER	☑ major remodel
111111771	1112	57 RELATED PARTIES	☑ RELATED PARTIES
111111724	1112	72 DISCOUNTED/STRESS SALE	☑ not exposed to mkt- private sale for loan
112310182	1112	64 MULTIPLE PROPERTIES	☑ MULTIPLE PROPERTIES
111113384	1112	62 QUIT CLAIMS	☑ major remodel
111112220	1112	62 QUIT CLAIMS	☑ not livable building
111113524	1112	57 RELATED PARTIES	☑
111112578	1112	72 DISCOUNTED/STRESS SALE	☑ not exposed to mkt- private sale for loan
111112187	1112	69 PARTIAL INTEREST	☑ PARTIAL INTEREST
111110138	1112	70 OTHER	☑ Other no TD1000 bldg demolished
112912892	1112	12 QUIT CLAIMS	☑ QC Deed
111111809	1112	57 RELATED PARTIES	☑ RELATED PARTIES
111110910	1112	70 OTHER	☑ house torn down-change of use
111113209	1112	68 REMODEL/ADDITION	☑ REMODEL/ADDITION
111923462	1112	68 REMODEL/ADDITION	☑ REMODEL/ADDITION

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111110940	1112	05 FINANCIAL/FORECLOSURE	<input checked="" type="checkbox"/> FINANCIAL/FORECLOSURE
111923811	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
111111076	1135	70 OTHER	<input checked="" type="checkbox"/> Mobile Home
111110545	2112	72 DISCOUNTED/STRESS SALE	<input checked="" type="checkbox"/> Sold for remainder of note to get rid of it
111111961	2112	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> restaurant,
111112330	2115	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> Motel sale
111111127	2130	68 REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODEL/ADDITION
111110355	2130	68 REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODEL/ADDITION
111112076	2130	70 OTHER	<input checked="" type="checkbox"/> auction sale only one bidder bidding on 35280 sq ft of land
111110021	2130	70 OTHER	<input checked="" type="checkbox"/> auction sale two buildings, Quonset and frame utility
111210992	2130	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> Haswell post office 584 sq ft blue sky
111921376	4147	62 QUIT CLAIMS	<input checked="" type="checkbox"/> multiple buildings on 15 acres
111922795	4147	70 OTHER	<input checked="" type="checkbox"/> Ag Land
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	Kit Carson	
R005292	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R005373	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R005584	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R006773	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R007438	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R006925	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R002291	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R009489	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R000404	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R000429	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R005598	1212	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> NOT LISTED OR ADVERTISED
R008177	1212	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> THIS WAS PART OF A MULTI PARCEL SALE
R004660	1212	OTHER	<input checked="" type="checkbox"/> NOT LISTED OR ADVERTISED
R000145	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R005037	1212	OTHER	<input checked="" type="checkbox"/> THIS PARCEL HAS 2 RESIDENCES
R000326	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R004219	1220	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R004502	2212	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> TENANT PURCHASED
R004228	2212	ASSEMBLAGE	<input checked="" type="checkbox"/> ASSEMBLAGE
R009836	2212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R009697	2212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL
R004909	2212	ESTATE	<input checked="" type="checkbox"/> ESTATE
R004291	2212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000325	2215	MULTI PARCEL	☑ MULTI PARCEL
R005705	2215	OTHER	☑ NOT LISTED OR ADVERTISED
R005681	2215	PARCEL SPLIT/COMBINE POST SALE	☑ PARCEL SPLIT/COMBINE POST SALE
R004682	2220	RELATED	☑ RELATED
R004494	2220	REMODEL/ADDITION	☑ REMODEL/ADDITION
R004916	2220	MULTI PARCEL	☑ MULTI PARCEL
R007288	2230	BUYER OWNS ADJACENT PROPERTY	☑ BUYER OWNS ADJACENT PROPERTY
R005191	2230	BUYER OWNS ADJACENT PROPERTY	☑ BUYER OWNS ADJACENT PROPERTY
R005835	2230	EARLIER SALE	☑ EARLIER SALE
R004482	2230	BUYER OWNS ADJACENT PROPERTY	☑ BUYER OWNS ADJACENT PROPERTY
R007728	2230	AGRI USE	☑ AGRI USE
R007526	2230	BUYER OWNS ADJACENT PROPERTY	☑ BUYER OWNS ADJACENT PROPERTY
R009284	2230	ESTATE	☑ ESTATE
R000950	2230	MULTI PARCEL	☑ MULTI PARCEL
R010853	2230	PARCEL SPLIT/COMBINE POST SALE	☑ PARCEL SPLIT/COMBINE POST SALE
R004488	2230	PP UNDETERMINED	☑ PP UNDETERMINED
R005710	2230	RELATED	☑ RELATED
R007576	2230	REMODEL/ADDITION	☑ REMODEL/ADDITION
R008071	2230	TRADES	☑ TRADES
R004465	2230	MULTI PARCEL	☑ MULTI PARCEL
R007295	2230	MULTI PARCEL	☑ MULTI PARCEL
R004689	2235	BUS AFFIL	☑ BUS AFFIL
R010679	2235	MULTI PARCEL	☑ MULTI PARCEL
R004477	2235	RELATED	☑ RELATED

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005794	2235	PP UNDETERMINED	<input checked="" type="checkbox"/> PP UNDETERMINED
R008121	2235	BUYER OWNS ADJACENT PROPERTY	<input checked="" type="checkbox"/> BUYER OWNS ADJACENT PROPERTY
R004130	2235	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> NOT LISTED OR ADVERTISED
R009698	2235	OTHER	<input checked="" type="checkbox"/> BUILDING BURNED DOWN AFTER SALE
<hr/>			
Accounts Audited:	51	Auditor Agrees: -51	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	34	LA PLATA	
R422802	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON OPEN MARKET. NOT MARKET SALE OR MARKET PRICE. MS -
R422294	1212	NOT MARKET SALE NOTES REQUIRED	✓ BANK SALE, TURNED AROUND AND LISTED IT FOR 340K. INSIDE NEEDS HELP. MS - GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE
R417256	1212	NOT MARKET SALE NOTES REQUIRED	✓ PROPERTY SOLD AT .40 PCT. BELOW MKT. VALUE -
R417031	1212	NOT MARKET SALE NOTES REQUIRED	✓ SALE BETWEEN NEIGHBORS NOT LISTED ON MLS. DDC -
R023527	1212	FINANCIAL INSTITUTION WAS SELLER - NOTES REQUIRED	✓ APPEARS SUBJ WAS USED FORMERLY AS A GROW OP, INTERIOR COMPLETELY TRASHED AND EXT HAS NUMEROUS DEFERRED MAINT. BUYER CURRENTLY REHABING PROPERTY ON DATE OF VISIT. SJ -
R021099	1212	NOT MARKET SALE NOTES REQUIRED	✓ OUT-OF-STATE BUYER PAID ASKING PRICE. THE SALE TRANSACTION IS NOT IN LINE WITH COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. (SEE COMPS TAB.) SJ - MLS #735108 DOM 35 LIST \$440,000 \$3,000 SALE CONCESSION TOWARD FURNISHINGS PER SELLER'S AGENT. SJ
R005944	1212	NOT MARKET SALE NOTES REQUIRED	✓ OWNER NEEDED TO UNLOAD PROPERTY BEING THAT HE OWNED A SECOND HOME IN GLACIER CLUB. DDC -
R003592	1212	NOT MARKET SALE NOTES REQUIRED	✓ NO DOC FEE RECORDED. LETTER SENT 2/5/2018 - TALKED TO MARK WILLIAMSON NEW OWNER, PROPERTY NOT LISTED, THE OWNER CONTACTED HIM, NO APPRAISAL DONE AT TIME OF PURCHASE. HOME TO BE DEMOLISHED TO PREPARE SITE FOR RE-DEVELOPMENT INTO TOWNHOMES. HE FELT HE PAID FAIR MARKET VALUE FOR THE LAND MINUS THE CO
R432467	1212	NOT MARKET SALE NOTES REQUIRED	✓ land only purchase. - THIS SALE REPRESENTS LAND PURCHASE ONLY. HO PURCHASED LAND FROM PRIOR OWNER AFTER RECENT SPLIT, AND AFTER BUYER'S NSFR WAS CONSTRUCTED ON SELLER'S LAND PER A PRIOR AGREEMENT. SJ
R431933	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON MLS. NO RESPONSE FROM OWNER REQUESTING INFORMATION ON SALE AND HOW PRICE WAS NEGOTIATED. DDC - JT
R431037	1212	NOT MARKET SALE NOTES REQUIRED	✓ EQUITY MEMBERSHIP AND FURNISHINGS NOT INCLUDED IN TRANSACTION PER HO. THE TRANSACTION IS NOT IN LINE WITH COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. ALSO, THE SELLER ACCEPTED A SALE PRICE \$175,000 BELOW ORIG ASKING PRICE. SJ - MLS #739795 LIST \$699,000 ORIG LIST \$755,000 DOM 184
R430025	1212	NOT MARKET SALE NOTES REQUIRED	✓ court order - SEE COURT DOCUMENTS AND CORRESPONDING PUBLIC RECORDS. SUIT FILED FOR FORECLOSURE AND SALE. LISTED AND SOLD BELOW MKT TO EVOKE QUICK SALE. MLS #732577, DOM 6, LIST \$525,000. SJ

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R019572	1212	NOT MARKET SALE NOTES REQUIRED	✓ below mkt for neighborhood. Not typical - MLS #732654 DOM 103 LIST \$215,000. UNQUALIFIED AS ATYPICAL OF NBHD AND NOT REFLECTIVE OF MKT. SUBJ IS A SMALL CABIN WITH A UDG IN A NBHD WITH AVG TO VERY GOOD QUALITY SFR'S. SJ
R008253	1212	NOT MARKET SALE NOTES REQUIRED	✓ FSBO ON MLS #745659. SUBJECT WAS PROFESSIONALLY LISTED ON MLS 3X'S IN THE PAST (2014) BETWEEN 345K & 350K WITH NO SALE GENERATED. THIS SALE TRANSACTION IS NOT IN LINE WITH COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. -
R009009	1212	NOT MARKET SALE NOTES REQUIRED	✓ ON THE MARKET FOR 228 DAYS (LONGER THAN AVG & INDICATOR OF OVER PRICED ASKING PRICE), THE TRANSACTION IS NOT IN LINE WITH SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. - MLS #737267 DOM 228 LIST \$619,000
R427579	1212	PROPERTY TRADES	✓ PER TD1000 AND CONVESRATION WITH BUYER, TD1000 QUESTION #5 WAS FOR \$75,000 IN FURNISHINGS; #6 WAS FOR EXCHANGE OF R432663. SJ -
R016577	1212	NOT MARKET SALE NOTES REQUIRED	✓ FL WATER, JE EMAILED, PF. SPOKE TO OWNER, HE PAID MORE THAN APPRAISAL BC HE WANTED THE NEIGHBORS HOUSE/SELLER WAS AN OLD FRIEND OF HIS. -
R014548	1212	NOT MARKET SALE NOTES REQUIRED	✓ Purchased below mkt, did not like country, sold below mkt to get t money back and move to town. - PER SELLER, HE PURCHASED THE PROPERTY BELOW MKT, DIDN'T LIKE COUNTRY LIVING, LISTED 30+/- DAYS LATER, SOLD AT PURCHASE PRICE TO EVOKE A QUICK SALE AND GET BACK COSTS TO MOVE INTO TOWN. MLS VERIFIES/STATES JUST 64 DOM (LOW AND NOT TYPICAL FOR RURAL); PRIO
R002393	1212	NOT MARKET SALE NOTES REQUIRED	✓ TD1000 STATES PP WAS INVOLVED IN THE TRANSACTION. HO STATES IT INCLUDED KITCHEN APPLIANCES AND WINDOW COVERS THAT ARE CONSIDERED TYPICAL OF MKT AND NO ADJ REQUIRED. SJ - THE SALE TRANSACTION IS NOT IN LINE WITH MANY NBHD COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. SJ
R009541	1215	NOT MARKET SALE NOTES REQUIRED	✓ BOYFRIEND/GIRLFRIEND COUPLE THAT PURCHASED PROPERTY TOGETHER IN 2016 BROKE UP AND THE 2017 PURCHASE PRICE WAS AMOUNT EQUAL TO 2016 PRICE PLUS \$4K FOR THE NEW CLOSING COSTS. ENOUGH ISSUES TO DQ SALE. RJ -
R005177	1215	NOT MARKET SALE NOTES REQUIRED	✓ NO MLS LISTING. NOT IN LINE WITH COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE IN THE AREA. MC -
R020620	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT SOLD ON THE OPEN MARKET SALE APPROX. 25% BELOW TYPICAL SALES SM -
R427237	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT MLS LISTED, NO MARKET EXPOSURE. SM - JT
R022338	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT LISTED ON OPEN MARKET SOLD FOR 10% ABOVE TYPICAL. SM -
R014930	1230	PP UNDETER VALUE	✓ NO DETAIL ON TD1000, NO RESPONSE FROM PURCHASER. PP IS TYPICAL IN THESE UNITS. SALE VALUE SEEMS TO REFLECT SOME PP INVOLVED IN TRANSACTION. CW -
R014481	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON OPEN MARKET, BELOW MARKET VALUE. MS -

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014467	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT SOLD ON THE OPEN MARKET SALE WAS 30% BELOW TYPICAL SALES. SM - JT
R431062	1230	NOT MARKET SALE NOTES REQUIRED	✓ NO MARKET EXPOSURE. SOLD FOR 25% LESS THAN OTHER SALES. NOT MLS LISTED. SM -
R004615	1230	NOT MARKET SALE NOTES REQUIRED	✓ WAS NOT LISTED ON THE OPEN MARKET SOLD 25% BELOW TYPICAL SM -
R019218	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON OPEN MARKET, NOT MARKET SALE, SEE COMP GRID. MS - NO TD1000 RECORDED. LTR & FORM SENT.
R427248	1230	NOT MARKET SALE NOTES REQUIRED	✓ NO MARKET EXPOSURE. NOT MLS LISTED. SM -
R014637	1230	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON OPEN MARKET, SOLD FOR APPROXIMATELY 40% BELOW OTHER SALES NOT MARKET PRICE. MS -
R000879	2212	MULTIPLE PROP	✓ TENANT WAS THE PURCHASER. CW - SEE R000861 & R000879
R429528	2215	MULTIPLE PROP	✓ TD1000 ON R009438. DOM 94 MLS# 737461. DDC - SEE R020247 FOR 2ND ACCOUNT
R019109	2215	MULTIPLE PROP	✓ DOC FEE FOR MULTIPLE ACCOUNTS. JJ - SEE R009877 FOR SECOND ACCOUNT
R430540	2215	MULTIPLE PROP	✓ DOC FEE FOR MULTIPLE ACCOUNTS. JJ -
R006295	2215	MULTIPLE PROP	✓ TALKED TO OWNER, HE DID NOT HAVE A VALUE FOR PP INCLUDED IN SALE. CALLED AGENT LEFT MULTIPLE MESSAGES. THIS WAS LISTED MLS APPRAISAL DONE AT PURCHASE, ARMS LENGTH SALE MULTIPLE PROPERTIES. CW - 2 PROPERTIES SOLD ALSO SEE R001667 FOR TD1000
R423221	2215	MULTIPLE PROP	✓ THIS IS A QUALIFIED MOTEL SALE FOR COMPS, BECAUSE IT INCLUDED A SMALL PARKING AREA ON A SEPARATE LOT THE SALE IS UQV PP DEDUCTION PER OWNERS ACCOUNTANT LEXINA COSE 970-945-8305. CW - SEE R422883 FOR TD1000
R006464	2230	NOT MARKET SALE NOTES REQUIRED	✓ TD 1000 RECORDED WITHOUT 2ND PAGE, REQUESTED 04-27-17 PHONE NUMBER FOR MR. JONES 858-459-5330 - TALKED TO ROBERT JONES THE ASSET MANAGER FOR MS JOHNSON, HE STATED THAT THIS SALE WAS THE PURCHASE OF THE INCOME STREAM OF THE LEASE TO STARBUCKS, IT WAS FOR RE ONLY, NO FRANCHISE FEE OR PP. HE ALSO STATED THAT THIS PURCHASE HAD A CAP RATE OF 4.5% WHICH C
R427736	2230	NOT MARKET SALE NOTES REQUIRED	✓ SALES PRICE WAS AN ALLOCATION FROM A REIT TRANSACTION. MS -
R434951	2230	MULTIPLE PROP	✓ -
R422752	2235	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	✓ THIS TRANSACTION BETWEEN BUYER AND EXCHANGE COMPANY. CLX HELD TITLE FOR BUYER UNTIL HE COULD SELL OTHER ASSETS, THIS ACCOUNTS FOR DIFFERENCE IN 2 SALES PRICES. ACTUAL VALUE OF REAL ESTATE IS INDICATED IN 1ST SALE PRICE. RJ -
R418516	2235	MULTIPLE PROP	✓ - DOC FEE FOR 2 PARCELS: R418511 & R418516

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R022595	2245	MULTIPLE PROP	✓ PROPERTY WAS MLS LISTED, ARMS LENGTH, PROPERTY NEEDED EXTENSIVE REMODELING INCLUDING ROOF REPAIR. CW - DOC FEE ON MULTIPLE PARCELS, SEE ALSO: R022592, R022593, R022594
R433005	2245	MULTIPLE PROP	✓ - DOC FEE FOR 3 PARCELS: R433001 R433003 R433005
R429764	2245	MULTIPLE PROP	✓ MULTIPLE UNIT SALE - DOC FEE ON TWO PARCELS, SEE ALSO R429817
R431904	2245	MULTIPLE PROP	✓ ARMS LENGTH 2 UNIT SALE. CW - SEE R431903 FOR TD1000
R418196	2245	MULTIPLE PROP	✓ - SEE R418192 FOR TD1000, ALSO R418193, R418194, R418195, R418196
R426184	2245	MULTIPLE PROP	✓ MULTIPLE UNITS PURCHASED. - SEE R426184 FOR TD1000
R001048	2245	COR TITLE DEFEC	✓ MLS LISTED DOM 27 - CLEAR TITLE?
R436044	2245	NOT MARKET SALE NOTES REQUIRED	✓ SW RETINA PURCHASED ADDITIONAL SPACE THAT WAS GCE FROM DEVELOPER. AMENDED PLAT FILED 8/31/16 NO CHANGE OF SIZE FROM PREVIOUS INVENTORY. CW - UNIT 101 BLDG A SIZE INCREASE
R429775	2245	MULTIPLE PROP	✓ SEE ACCTS R429771, R429772, R429774, R429775 -
Accounts Audited: 52 Auditor Agrees: -52 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
R008043	0100	MULTIPLE PROPERTIES	✓ Deed indicates multiple properties
R000383	0100	76 NOT ON MARKET	✓ Not listed, multiple properties
R003409	0100	76 NOT ON MARKET	✓ Not available to the open market.
R000194	0540	MULTIPLE PROPERTIES	✓ Multiple properties
R004821	1112	AGRICULTURAL CLASS	✓ Multiple properties, changing from AG to residential
R007838	1212	QUIT CLAIMS	✓ Quit Claim deed
R006015	1212	RELATED PARTIES	✓ Related parties
R005692	1212	MULTIPLE BUILDINGS ON PARCEL	✓ The tenant of the property made an offer to the owner. Not open market
R001777	1212	MULTIPLE BUILDINGS ON PARCEL	✓ Vacation rental with multiple buildings
R006026	1212	REMODEL-NEW CONST OR USE CHNG	✓ Vacant to residential use change
R006541	1212	21 STRESS SALE	✓ First sale after foreclosure from US Bank to an individual, improvements were previously ruined by water damage
R007134	1212	21 STRESS SALE	✓ Short sale due to mining claims, unable to clear title.
R006178	1212	76 NOT ON MARKET	✓ Tenant purchased, lived there for 11 years, not MLS listed.
R005805	1212	57 RELATED PARTIES	✓ Related parties shown on TD
R005735	1212	76 NOT ON MARKET	✓ Not on market, purchased by adjoiner
R001145	1212	RESALE IN DATA COLL PERIOD	✓ First sale in the collection period for this parcel
R003223	1212	66 UNDETERMINED NON-REALTY ITEM	✓ Property was furnished and included several snowmobiles
R000387	1212	76 NOT ON MARKET	✓ Related parties, not exposed to the open market
R006057	1212	GOVERNMENT SALE	✓ First sale of property in data collection period, public trustee's deed
R006213	1212	PROPERTY NOT FULLY COMPLETED	✓ Foundation in, other improvements, planned , but not in.
R005934	1212	76 NOT ON MARKET	✓ Purchased by tenant, not on open market
R003203	1212	76 NOT ON MARKET	✓ Not an open market conveyance

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006656	1212	RELATED PARTIES	<input checked="" type="checkbox"/> Quit Claim deed from Forest Service, not open market
R006317	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/> Multiple deeds, divorce situation, forced sale.
R007507	1212	21 STRESS SALE	<input checked="" type="checkbox"/> This was a stress sale due to the health of the owner who needed to move to Denver. The property is was not listed on the MLS
R006181	1212	NOT ON MARKET	<input checked="" type="checkbox"/> Not made available to open market, owner carried
R007850	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Not made available to the open market, bought from a friend
R006397	1212	SPECIAL FINANCING	<input checked="" type="checkbox"/> Not made available to open market, owner carried
R005283	1212	FINANCIAL	<input checked="" type="checkbox"/> Not listed on MLS, owner c carried at atypical rates.
R003792	1212	UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> Sale includes membership to trout club, unknown market value
R006181	1212	76 NOT ON MARKET	<input checked="" type="checkbox"/> Not made available to the open market
R007054	1230	85 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> File notes indicate multiple property sale of condominium units. Not listed on the market. Buyer made an offer directly which was accepted.
R006785	2130	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties and mixed use
R006478	2212	LEASE	<input checked="" type="checkbox"/> Tenant purchased
R006352	2212	CHANGE IN USE POST SALE	<input checked="" type="checkbox"/> Mixed use moving to all commercial use
R006381	2212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This transfer included blue sky, and business value
R005869	2212	CHANGE IN USE POST SALE	<input checked="" type="checkbox"/> Mixed use, residential and commercial
R000692	2215	MIXED USE	<input checked="" type="checkbox"/> Residential cabins
R007062	2220	76 NOT ON MARKET	<input checked="" type="checkbox"/> Not listed as tenant made an offer to purchase the property
R007195	2230	CHANGE IN USE POST SALE	<input checked="" type="checkbox"/> Vacant to auto repair
R006562	2230	CHANGE IN USE POST SALE	<input checked="" type="checkbox"/> Multiple properties stated on deed
R003698	2230	57 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties
R006362	2230	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Business affiliates according to records
R008181	2230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties are shown on deed
R003700	2235	MULTIPLE BUILDINGS ON PARCEL	<input checked="" type="checkbox"/> Multiple properties described in legal description

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 45	Auditor Agrees: -45	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1476351	0100	57B	✓ Inter-familial sale
R1632056	0100	58B	✓ LLC to LLC, inter-business
R1660859	0100	70G	✓ Between the developer and builder
R1289900	0100	66B	✓ Not a buildable site, in a flood plain
R1541200	0200	58B	✓ LLC to LLC, inter-business
R1657700	0200	70G	✓ Developer to builder and replatted
R1655923	0200	70G	✓ Present worth discounted site
R1631300	0200	58B	✓ LLC to LLC, inter-business
R1031651	0200	51A	✓ Purchased by Estes Park Sanitation
R0062090	0200	70K	✓ Assemblage parcel, replatted, redeveloped into hotel
R1641688	0200	64A	✓ Multiple parcel sale
R1316141	1212	63A	✓ No MLS, not exposed to open market
R1240471	1212	70D	✓ A dated ranch was demolished and a two story was rebuilt
R0049832	1212	66A	✓ Two sales on the same day, no MLS, not on open market
R0052019	1212	68D	✓ Came out of an estate, validated
R0056324	1212	68D	✓ Fixed and flipped
R0096113	1212	63A	✓ Sold before MLS, traded \$189,264 for property
R0528790	1212	66A	✓ Has been validated after a 1031 exchange
R0562912	1212	68D	✓ Timing issue: remodel or addition has not yet been picked up
R1639013	1212	66A	✓ Had an un-declared share in a water ditch
R0724467	1212	72A	✓ Fixed and flipped house after two months rehab
R1627947	1212	60	✓ Inter-familial sale
R0072982	1215	70D	✓ Multiple parcel sale that has been developed to student housing

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1640971	1230	63A	☑ Related parties in an exchange
R0200557	2112	70D	☑ Improvement demolished, replatted and developed into offices
R1657574	2120	64B	☑ Multiple parcel sale, assemblage
R1103407	2130	58B	☑ Church sold to another church, not on open market, easements
R0102407	2130	64B	☑ Gas station (Total) and converted to a Whole Foods store
R1622899	2212	58A	☑ Purchase by the corporation of a franchised restaurant
R1602458	2212	70C	☑ Personal property and goodwill, 7-11 store with gasoline
R1629101	2212	66A	☑ Walgreens with purchase of real estate and long-term lease
R0085154	2212	51B	☑ CSU purchased for a pedestrian underpass
R1621421	2212	66A	☑ Walgreens with purchase of real estate and long-term lease
R1582298	2212	52	☑ Purchased by an exempt entity
R1617733	2212	64B	☑ Multiple parcel, assemblage
R1617732	2212	71B	☑ Portfolio sale of 62 Safeways
R1613474	2212	62	☑ Change in use from a bar to a church to an office, two buildings
R1620781	2212	66A	☑ Multiple use, No MLS, not exposed to open market
R1605376	2212	64B	☑ Multiple parcel sale, remodeled after sale
R1590261	2212	64B	☑ Multiple parcel sale: one improved and one parking
R1602455	2212	66A	☑ PP, FFE and inventory of an undetermined amount- liquor store
R1601475	2212	66A	☑ Two parcels with two buildings
R1593365	2212	68C	☑ Multiple parcels, change in use from Drugstore to health club
R1663623	2212	66A	☑ Multiple parcels with retail, banking
R0483010	2212	68C	☑ Extensive remodeling after sale including addition
R1591524	2212	70C	☑ Dollar Store with blue sky and inventory, new construction
R1590822	2212	68C	☑ 423 DOM, former Office Max converted to health club

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1612778	2212	68C	✓ Purchased by an adjacent property owner, removed common wall
R0010570	2212	64B	✓ Multiple lot sale with a used car lot on it
R0105082	2212	63A	✓ Purchased by adjacent owner, scraped, redeveloped
R0044822	2212	66A	✓ Mixed use property
R0041084	2212	68C	✓ Subsequent remodeling from retail to a new grocery store
R0041033	2212	69B	✓ Partial interest, inter-corporate
R0038024	2212	68C	✓ Seller was allowed to operate the first floor business for free
R0038016	2212	70C	✓ Sold to tenant, seller financed, mixed use
R0053503	2212	70C	✓ OWC, subsequent remodel
R0037982	2212	68C	✓ Second floor remodeled from beauty salon to restaurant
R0062391	2212	68C	✓ Remodeled after sale, vacant for three years, change in use
R0009440	2212	64B	✓ Multiple parcels: parking lot and improvement
R0008753	2212	70C	✓ Dispensary in poor condition sold for mortgage balance
R0000230	2212	69B	✓ Partial interest, inter-corporate
R0526975	2212	68A	✓ Change in use from Laundromat to restaurant
R0519499	2212	59A	✓ Correction deed on a mixed use property
R0482978	2212	66A	✓ Excessive amount of inventory, PP for this liquor store
R0038008	2212	68C	✓ Remodeling done after sale in Old Town, mixed use
R0140473	2212	58A	✓ Multiple parcel sale
R0314102	2212	66A	✓ Hardware store that was remodeled after sale, PP, mixed use
R0238368	2212	64B	✓ Multiple parcels, building straddles property line
R0238317	2212	70C	✓ Owner financed, owner getting it back
R0235644	2212	66A	✓ Inter-familial sale
R0230081	2212	68A	✓ Change in use, multiple parcels, to be a car dealership

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0229245	2212	71B	✓ Multiple buildings, mixed use property
R0044849	2212	69B	✓ Partial interest, inter-corporate
R0154717	2212	58A	✓ Inter-corporate sale sold on a bargain and sale deed
R0335916	2212	66A	✓ Personal property and goodwill, 7-11 store with gasoline
R0131458	2212	68C	✓ Poor condition, change in use from Joanne's to Mitsubishi sales
R1638167	2212	69B	✓ Partial interest, inter-corporate
R0102555	2212	68A	✓ Demolished a bicycle shop built a Mattress Firm
R0068349	2212	64B	✓ Multiple parcels, minimal parking
R0064513	2212	68C	✓ Change in use from floral shop to dance studio
R0062405	2212	68C	✓ Mixed use property
R0175978	2212	72A	✓ Inter-corporate sale
R0377112	2212	64B	✓ Portfolio sale of Walgreen stores with allocated value
R1337351	2212	58A	✓ Change in use from Toys R Us to Conns, extensive remodeling
R1364090	2212	64B	✓ Multiple parcel sale
R1369024	2212	68C	✓ Video store is a pawn shop
R1443488	2212	68A	✓ Extensive remodeling after sale, change in use
R1500147	2212	64B	✓ Multiple parcel sale
R1501429	2212	54A	✓ Purchased by a church, impacted by the flood
R1501437	2212	70P	✓ Change in use from commercial to apartments
R1532570	2212	66A	✓ Sale included real estate and bought out the lease
R1542107	2212	68C	✓ Renovated from a Goodwill to a bar/restaurant/concert facility
R0435848	2212	70B	✓ Purchased by adjacent owner, assemblage parcel, drainage
R1665402	2212	70O	✓ Franchise dispensary with inventory, inter-corporate
R1337327	2212	68C	✓ Multiple parcels, replatted,

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0388769	2212	51B	☑ City of Loveland purchased the property and replatted
R1401122	2212	68A	☑ Extensive remodeling after sale, change in use
R0376671	2212	64B	☑ Multiple parcel sale, assemblage
R0376612	2212	70D	☑ Assemblage parcel, replatted, redeveloped into Sprouts
R0436038	2212	57A	☑ Inter-familial sale
R0364797	2212	66A	☑ Personal property and goodwill, 7-11 store with gasoline
R0444103	2212	58A	☑ Inter-corporate, tenant lease back, environmental issues
R0445142	2212	66C	☑ Excessive deferred maintenance, undetermined PP, no parking
R0445339	2212	70B	☑ Assemblage parcel, shell only, change in use
R0445363	2212	68C	☑ Remodeled after sale, makes meat snacks, change in use
R0445568	2212	68C	☑ Remodeled after sale, excessive deferred maintenance
R1593361	2212	68C	☑ Multiple parcels
R1639265	2212	68C	☑ Remodeled a church into three retail units
R0416495	2212	58A	☑ Inter-corporate sale
R0677183	2212	68C	☑ Multiple use property, multiple buildings
R1639266	2212	68C	☑ Change in use from print store to auto body, extensive remodeling
R1641697	2212	68C	☑ Major interior renovation after sale: bank to a liquor sale
R1647562	2212	66A	☑ Purchased by former owner, seller distressed, multiple buildings
R1654726	2212	68A	☑ Commercial property converted to commercial condos
R1654880	2212	70O	☑ Personal property and goodwill, 7-11 store with gasoline
R1657713	2212	70D	☑ Multiple parcel sale, demolished building
R1660270	2212	66A	☑ Sprouts store with atypical financing, unknown inventory and FFE
R1458086	2212	64B	☑ Parking lot parcel for a brewery, sealed bid,
R0635928	2212	68A	☑ Redevelopment property, change in use from retail to fitness

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1320645	2212	64B	✓ Demolished improvement on multiple parcels
R0701874	2212	66A	✓ FFE and personal property of undetermined value
R1160885	2212	58A	✓ Personal property and goodwill, 7-11 store with gasoline
R1201514	2212	68C	✓ Change in use and subsequently remodeled
R1660532	2212	64B	✓ Multiple parcels, some unbuildable, multiple buildings
R1291556	2212	70D	✓ Former store was demolished and redeveloped to a mall
R1228978	2212	71B	✓ Portfolio sale of five parcels with allocated values
R1246305	2212	68C	✓ Change in use to a fitness center, extensive remodeling
R0468495	2212	66A	✓ Includes four water taps, change in use from retail to multi-family
R1261363	2212	66A	✓ No MLS, not exposed to open market
R0473812	2212	66A	✓ Personal property and goodwill, 7-11 store with gasoline
R1272705	2212	68C	✓ Remodeling done after sale, mixed use, all commercial now
R1295551	2212	58A	✓ Multiple use property, inter-familial
R1301462	2212	70C	✓ Change of use from gas station to pizza store
R1303902	2212	64B	✓ Multiple buildings, multiple parcels
R1309234	2212	64B	✓ Three parcels, multiple buildings, cash sale
R1228951	2212	71B	✓ Portfolio sale of five parcels with allocated values
R0570770	2212	68A	✓ Multiple buildings, mixed use property
R1139509	2230	58A	✓ Inter-corporate, multiple uses,
R1042726	2230	64B	✓ Three parcel sale
R0066583	2230	58A	✓ Multiple parcel sale
R0062383	2230	68C	✓ Change in use from residential to massage store
R1041819	2230	71B	✓ Multiple parcels with mixed use
R1040111	2230	58A	✓ Inter-corporate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1034162	2230	68A	☑ Converted from a restaurant to home improvement store
R1658956	2230	68C	☑ Extensive remodeling after sale: feed store to restaurant
R1021583	2230	69B	☑ Partial interest, inter-corporate
R0791555	2230	66C	☑ Turnkey restaurant with goodwill, PP, FFE of unknown value
R1140019	2230	68A	☑ Converted from performing arts center to student housing
R0062154	2230	70P	☑ Change in use from residential to chiropractic office
R0087777	2230	68C	☑ Could not separate PP, FFE, scuba school with 8 ft deep pool
R1655104	2230	66A	☑ Buyer approached seller, not on open market
R1665446	2230	51B	☑ Four building sale purchased by City of Estes Park
R1664129	2230	68C	☑ Credit union converted to a fitness center
R1664047	2230	68C	☑ \$555k remodeling after sale, gutted restaurant
R0043273	2230	68C	☑ Excessive deferred maintenance, mixed use, 2nd floor apartment
R1657558	2230	64B	☑ Two building sale as well as five parcels
R0157198	2230	71A	☑ Multiple buildings, PP, FFE, No MLS, not exposed to open market
R0154709	2230	58A	☑ Inter-familial sale
R0149560	2230	68C	☑ Extensive remodeling after sale
R0148881	2230	58A	☑ Personal property and goodwill, 7-11 store with gasoline
R0187984	2230	68A	☑ Change in use from a strip club to a church
R0128333	2230	66A	☑ Allocated sales price from a nationwide portfolio sale
R1145002	2230	52	☑ Purchased by public utility with a cell phone tower
R0075370	2230	68B	☑ Improvement demolished for student housing
R1656904	2230	64B	☑ Twenty-three parcel sale, multi-family sale
R0071234	2230	71C	☑ Sale and leaseback
R1236377	2230	68A	☑ From daycare to a dentist office

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1230581	2230	66A	✓ Converted from a Grease Monkey into an "Inta Juice"
R1220373	2230	66A	✓ Car wash sale with goodwill, PP,
R1207962	2230	68C	✓ Remodeled after sale, change from daycare to office space
R1201522	2230	70D	✓ Improvements demolished after sale, gas station to self-storage
R1156403	2230	63A	✓ Down-payment and financing did not equal sales price, trade
R1152122	2230	66A	✓ Not on open market, Red Lobster with blue sky, FFE
R0145394	2230	58A	✓ Inter-corporate sale
R0443484	2230	70Q	✓ Inter-corporate sale, not on open market, OWC financing
R0024538	2230	66B	✓ Purchased by tenant, not on open market
R0580953	2230	70P	✓ Replatted and change in use
R0570915	2230	71B	✓ Multiple buildings and atypical financing
R0483036	2230	68C	✓ Poor condition: second floor inaccessible, mixed use
R0479829	2230	54A	✓ One church to another church
R0477176	2230	68C	✓ Change in use from restaurant/conference to adult daycare
R0473006	2230	66C	✓ Convenience store and gas station with undetermined PP,
R0449482	2230	66A	✓ Part of a multi-parcel concrete batch plant
R0445738	2230	70D	✓ Improvement demolished, change in use to office/retail
R0043648	2230	64B	✓ Mixed use property
R0445312	2230	68A	✓ Change in use and assemblage parcel
R0191892	2230	64B	✓ Multiple parcel sale
R0431176	2230	64B	✓ Multiple parcel sale
R0380504	2230	68C	✓ Remodeled day care center, poor condition
R0010871	2230	70C	✓ Purchased by an exempt entity
R0003298	2230	68C	✓ Parking garage and retail condos, incomplete improvements

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0380113	2230	68C	☑ Former high school converted to forensic office, five buildings
R0370851	2230	66A	☑ Sale included real estate, PP, inventory of unknown value
R0368849	2230	64B	☑ Multiple parcel sale, inter-corporate
R0343846	2230	70E	☑ Improvements only for a bank
R0328561	2230	71B	☑ Multiple buildings, no MLS, multiple use: bar and house
R0445495	2230	68C	☑ Extensive remodeling after sale into a tap house
R0043770	2230	66A	☑ Purchased former retail to convert to a restaurant, PP, FFE
R0785938	2230	70D	☑ Improvement demolished after flood affected access
R0764779	2230	69B	☑ Related parties: partial interest
R0741680	2230	68C	☑ Former hotel converted to health club and multi-tenant
R0617709	2230	70B	☑ Restaurant in poor condition, demolished, now a dental office
R0053481	2230	68C	☑ Change in use from restaurant to retail
R0048534	2230	71B	☑ Multiple buildings
R0048488	2230	58A	☑ House converted to an office
R0046388	2230	64B	☑ Multi-parcel, change in use, replatted into student housing
R0044792	2230	57A	☑ Inter-familial sale
R0601985	2230	68C	☑ Purchased by Moose Lodge and extensively remodeled
R0044580	2230	68B	☑ Plans to scrape improvement for a mixed use development
R0024821	2230	68A	☑ Inter-corporate sale
R0043672	2230	68C	☑ Change from co-working space to dedicated office use
R1653680	2230	64B	☑ Two parcel sale
R0043486	2230	66A	☑ Multiple parcel purchase
R1294059	2230	66A	☑ Poor condition, extensive remodeling
R0041602	2230	70C	☑ Purchased by tenant, not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0041599	2230	51B	☑ Purchased by City of Fort Collins
R0041572	2230	51B	☑ Purchased by City of Fort Collins
R0039675	2230	70C	☑ Major renovation: go from one to two stories
R0038059	2230	68A	☑ Change in use from restaurant to concert venue
R0787876	2230	58A	☑ Inter-corporate sale
R0044725	2230	64B	☑ Change in use from restaurant to retail, multiple parcel sale
R1280422	2230	68C	☑ Two parcels
R1644485	2230	58A	☑ Inter-corporate sale
R1645712	2230	66A	☑ No MLS, not exposed to open market
R1646352	2230	70O	☑ Sold was partially completed
R1646353	2230	66A	☑ Hyundai Motors sold with FFE, blue sky
R1646782	2230	58A	☑ Inter-corporate sale
R1582316	2230	53A	☑ Church replatted and converted to residential
R1591939	2230	57A	☑ Inter-familial sale
R1495747	2230	68C	☑ Remodeled mini-mart, demolished part of improvement
R1634456	2230	69B	☑ Partial interest, inter-corporate
R1492829	2230	66A	☑ Former Ruby Tuesdays to urgent care, remodeled
R1652172	2230	64B	☑ Bulk sale with an allocated price, 28 properties, inter-related
R1481258	2230	64B	☑ Portfolio sale
R1648082	2230	64B	☑ Two parcel sale
R1648103	2230	66A	☑ Bought a vet hospital with FFE and blue sky.
R1649951	2230	66A	☑ Starbucks, purchased with a long-standing lease
R1650285	2230	64B	☑ Assemblage parcel, removed house and built Sprouts
R1530682	2230	58A	☑ Purchased by tenant, not on open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1618461	2230	58A	✓ Sale and leaseback
R1595752	2230	64B	✓ Multiple parcel sale
R1597924	2230	58A	✓ Inter-corporate- land only sale
R1601478	2230	56A	✓ Related parties bank sale
R1603415	2230	63A	✓ Purchased by tenant, not on open market
R1609030	2230	66A	✓ Car wash with business value and PP
R1614834	2230	57A	✓ Inter-familial sale
R1587406	2230	70B	✓ Sold as percent complete, was a bank now vet office
R1641696	2230	66A	✓ Fast food with franchise, blue sky, FFE and inventory
R1617172	2230	68A	✓ Change of use from restaurant to adult daycare
R1641586	2230	70C	✓ Cash sale, never on the market, dialysis center
R1620152	2230	69B	✓ Inter-corporate
R1629265	2230	63A	✓ Exchange of apartment buildings for Hooters
R1632090	2230	66A	✓ Tenants vacated after sale, uninformed buyer
R1633378	2230	66A	✓ Hospital sale- hospital determines tenants
R1634454	2230	70E	✓ Improvements only at the airport
R1634455	2230	66A	✓ Car wash with allocated sales price
R1434349	2230	66C	✓ Theater purchased to be demolished when lease runs out
R1617171	2230	68C	✓ Change in use from restaurant to dialysis facility
R1443437	2230	70E	✓ Correction deed on an imps only
R0288225	2230	57A	✓ Inter-familial sale
R0215791	2230	70B	✓ Change in use from service garage to materials storage
R1440276	2230	64B	✓ Portfolio sale
R1651521	2230	66A	✓ Personal property and goodwill, 7-11 store with gasoline

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1457730	2230	58A	☑ Sale and leaseback
R1458485	2230	64B	☑ Two parcel sale
R1474979	2230	68C	☑ Excessive deferred maintenance
R1269518	2230	68C	☑ Inter-corporate sale
R1280210	2230	63A	☑ Extensive remodeling after sale from one athletic club to another
R1284282	2230	64B	☑ Subject in fair condition, FFE, inventory
R1387073	2230	70D	☑ Asbestos contamination, demolished school, change in use to res
R1435302	2230	64B	☑ Two parcel sale
R1303848	2230	66A	☑ Bar converted to Korean BBQ, extensive remodeling after sale
R1404148	2230	70Q	☑ Multiple use property: restaurant and office, unable to verify
R1387065	2230	64B	☑ Portfolio sale
R1385917	2230	68C	☑ Shell only, 81% complete at time of sale
R1385887	2230	57A	☑ Inter-personal sale
R1339478	2230	64B	☑ Three parcel sale
R1338846	2230	70A	☑ Nursery property with five acres of ag, mixed use
R1328328	2230	69B	☑ Partial interest, inter-corporate
R1307665	2230	66A	☑ Car wash sale with goodwill, PP and two other parcels
Accounts Audited: 280 Auditor Agrees: -280 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	36	Las Animas	
R0007723	0100	OTHER	✓ Multiple properties involved
R0010943	0100	OTHER	✓ Purchased lot to clear up encroachment issues
R0008617	0100	OTHER	✓ First sale in reval period
R0001268	0100	OTHER	✓ First sale in reval period
R0011749	0100	OTHER	✓ First sale in reval period
R0005063	0100	OTHER	✓ First sale in reval period
R0011178	0550	OTHER	✓ First sale in reval period
R0007868	0550	OTHER	✓ First sale in reval period
R0000951	0550	OTHER	✓ Agricultural property
R0000956	0550	OTHER	✓ First sale in reval period
R0004042	0550	OTHER	✓ First sale in reval period
R0004482	0550	OTHER	✓ First sale in reval period
R0007209	0550	OTHER	✓ First sale in reval period
R0014245	0550	OTHER	✓ First sale in reval period
R0009810	0550	OTHER	✓ First sale in reval period
R0028333	1212	OTHER	✓ First sale in reval period
R0002067	1212	OTHER	✓ First sale in reval period
R0003485	1212	OTHER	✓ First sale in reval period
R0004086	1212	OTHER	✓ Multiple properties involved
R0004401	1212	OTHER	✓ First sale in reval period
R0016708	1212	OTHER	✓ First sale in reval period
R0011424	1212	OTHER	✓ First sale in reval period
R0010877	1212	SETTLE AN ESTATE	✓ SETTLE AN ESTATE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0015969	1212	SETTLE AN ESTATE	✓ SETTLE AN ESTATE
R0004628	1212	SETTLE AN ESTATE	✓ SETTLE AN ESTATE
R0003609	1212	SETTLE AN ESTATE	✓ SETTLE AN ESTATE
R0009979	1212	PUBLIC TRUSTEES DEED	✓ PUBLIC TRUSTEES DEED
R0006329	1212	PUBLIC TRUSTEES DEED	✓ PUBLIC TRUSTEES DEED
R0016076	1212	PARTIAL INTEREST	✓ PARTIAL INTEREST
R0004632	1212	PARTIAL INTEREST	✓ PARTIAL INTEREST
R0010912	1212	OTHER	✓ First sale in reval period
R0003793	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0014587	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0005515	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓ EXTENSIVE REMOD/ADD IMP/CHNG
R0009095	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0011546	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0015071	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0015643	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0017241	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0027971	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0000702	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0013643	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓ EXTENSIVE REMOD/ADD IMP/CHNG
R0003791	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0010503	1212	EXTENSIVE REMOD/ADD IMP/CHNG	✓ EXTENSIVE REMOD/ADD IMP/CHNG
R0004085	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0004086	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED
R0011343	1212	MULTIPLE PROPERTIES INVOLVED	✓ MULTIPLE PROPERTIES INVOLVED

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0015301	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0015382	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0015853	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0028377	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0006958	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0013540	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0001184	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0001665	1212	BETWEEN RELATED PARTIES	☑ BETWEEN RELATED PARTIES
R0009689	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0002086	1212	DOUBTFUL TITLE, QUIT CLAIMS	☑ DOUBTFUL TITLE, QUIT CLAIMS
R0016265	1212	DEED IN LIEU OF FORECLOSURE	☑ DEED IN LIEU OF FORECLOSURE
R0013364	1212	CORRECT DEFECT IN TITLE	☑ CORRECT DEFECT IN TITLE
R0001956	1212	CORRECT DEFECT IN TITLE	☑ CORRECT DEFECT IN TITLE
R0002403	1212	CORRECT DEFECT IN TITLE	☑ CORRECT DEFECT IN TITLE
R0010210	1212	BETWEEN RELATED PARTIES	☑ BETWEEN RELATED PARTIES
R0009707	1212	BETWEEN RELATED PARTIES	☑ BETWEEN RELATED PARTIES
R0006159	1212	BETWEEN RELATED PARTIES	☑ BETWEEN RELATED PARTIES
R0005178	1212	EXTENSIVE REMOD/ADD IMP/CHNG	☑ EXTENSIVE REMOD/ADD IMP/CHNG
R0003451	1212	BETWEEN RELATED PARTIES	☑ BETWEEN RELATED PARTIES
R0014896	1212	MULTIPLE PROPERTIES INVOLVED	☑ MULTIPLE PROPERTIES INVOLVED
R0002419	1212	DOUBTFUL TITLE, QUIT CLAIMS	☑ DOUBTFUL TITLE, QUIT CLAIMS
R0001249	1212	DOUBTFUL TITLE, QUIT CLAIMS	☑ DOUBTFUL TITLE, QUIT CLAIMS
R0003811	1212	DOUBTFUL TITLE, QUIT CLAIMS	☑ DOUBTFUL TITLE, QUIT CLAIMS
R0003811	1212	DOUBTFUL TITLE, QUIT CLAIMS	☑ DOUBTFUL TITLE, QUIT CLAIMS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0009602	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> DOUBTFUL TITLE, QUIT CLAIMS
R0014057	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> DOUBTFUL TITLE, QUIT CLAIMS
R0001836	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> DOUBTFUL TITLE, QUIT CLAIMS
R0004842	1212	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> DOUBTFUL TITLE, QUIT CLAIMS
R0008887	1212	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> EXTENSIVE REMOD/ADD IMP/CHNG
R0004939	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0009356	1212	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0009841	1220	PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/> PROPERTY TRADES INVOLVED
M0000021	1235	MOBILE HOME SALE	<input checked="" type="checkbox"/> MOBILE HOME SALE
R0006812	2230	PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R0012118	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0007904	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0003633	3115	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
R0003639	3215	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
R0006668	4127	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0016519	4147	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0016518	4279	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0007668	4279	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> EXTENSIVE REMOD/ADD IMP/CHNG
R0000492	4279	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> EXTENSIVE REMOD/ADD IMP/CHNG
R0004979	4279	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> EXTENSIVE REMOD/ADD IMP/CHNG
R0001960	4279	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> EXTENSIVE REMOD/ADD IMP/CHNG
R0002300	4279	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0001507	4279	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
R0012612	4279	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0017055	4279	DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/> DOUBTFUL TITLE, QUIT CLAIMS
R0009467	4279	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
<hr/>			
Accounts Audited:	97	Auditor Agrees: -97	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	37	Lincoln	
R005195	0100	DQ RELIGIOUS	<input checked="" type="checkbox"/>
R001656	0100	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R002077	0100	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> QC deed
R003176	0200	DQ OTHER	<input checked="" type="checkbox"/> owns adjacent property
R001651	1112	DQ ESTATE	<input checked="" type="checkbox"/> estate
R004126	1135	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R004085	1135	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R002282	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R002270	1212	DQ ESTATE	<input checked="" type="checkbox"/> estate
R002266	1212	DQ FAMILY SALE	<input checked="" type="checkbox"/> related parties
R002301	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R002447	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R003111	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R002792	1212	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R002659	1212	DQ ESTATE	<input checked="" type="checkbox"/> estate
R002562	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R002558	1212	DQ ESTATE	<input checked="" type="checkbox"/> estate
R002555	1212	DQ OTHER	<input checked="" type="checkbox"/> out of sale period
R003379	1212	DQ DEFECT IN TITLE	<input checked="" type="checkbox"/> wrong legal
R002452	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R003494	1212	DQ ESTATE	<input checked="" type="checkbox"/> settle estate
R002445	1212	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R002416	1212	DQ PARTIAL INTEREREST	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002411	1212	DQ PARTIAL INTEREREST	☑
R003247	1212	DQ FAMILY SALE	☑ related parties
R002065	1212	DQ FAMILY SALE	☑ related parties
R003439	1212	NEIGHBORHOOD #1 VERIFIED	☑ cty changed to Q sale
R003468	1212	DQ RECOVERY OF UNPAID PRINCIPLE	☑ sale inleau of foreclosure
R002547	1212	DQ NOT LIVABLE	☑ salvage condition
R001401	1212	DQ NOT LIVABLE	☑ salvage condition
R008181	1212	DQ MULTIPLE PROPERTIES	☑ more than one property
R002024	1212	DQ OTHER	☑ low by comps/owner moved to long term care facility/not exposed to open mkt
R008139	1212	DQ MULTIPLE PROPERTIES	☑ more than one property
R001594	1212	DQ FAMILY SALE	☑ related parties
R001593	1212	DQ FAMILY SALE	☑ related parties
R001324	1212	DQ OTHER	☑ out of sale period//out of area/high comps
R002041	1212	DQ NOT LIVABLE	☑ salvage condition/major remodel after sale
R001378	1212	DQ PARTIAL INTEREREST	☑
R008184	1212	DQ ESTATE	☑ estate
R001561	1212	DQ MULTIPLE PROPERTIES	☑ more than one property
R004144	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R004182	1212	DQ FAMILY SALE	☑ related parties
R004358	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R004720	1212	DQ MULTIPLE PROPERTIES	☑ more than one property
R004740	1212	DQ OTHER	☑ out of sale period/purged MH
R001340	1212	DQ NOT LIVABLE	☑ salvage condition
R001741	1212	DQ FAMILY SALE	☑ related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002035	1212	DQ PARTIAL INTEREREST	☑
R003238	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R004118	1212	DQ OTHER	☑ out of sale period/garage is an apartment
R001958	1212	DQ PARTIAL INTEREREST	☑
R001931	1212	DQ PARTIAL INTEREREST	☑
R001840	1212	DQ OTHER	☑ sold twice in sale period
R008264	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R001774	1220	DQ MULTIPLE PROPERTIES	☑ more than one property
R008185	2130	DQ PARTNERSHIP SALE INTRA COMPANY	☑
R008163	2130	DQ AG SALE	☑ ag to commercial
R008193	2130	DQ PARTNERSHIP SALE INTRA COMPANY	☑
R008190	2130	DQ PARTNERSHIP SALE INTRA COMPANY	☑
R008189	2130	DQ PARTNERSHIP SALE INTRA COMPANY	☑
R008188	2130	DQ QCD DEED DOUBTFUL TITLE	☑
R008186	2130	DQ PARTNERSHIP SALE INTRA COMPANY	☑
R001911	2212	DQ TRADE	☑
R002985	2212	DQ MULTIPLE PROPERTIES	☑ more than one property
R001758	2212	DQ MISC DOCUMENT	☑ QC deed
R001144	2215	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R003163	2215	DQ QCD DEED DOUBTFUL TITLE	☑ QC deed
R002277	2225	DQ REMODELED NEW BLDGS CHANGE USE	☑ church to res
R002154	2230	DQ NON TYPICAL FINANCING	☑
R001579	2230	DQ REMODELED NEW BLDGS CHANGE USE	☑ change of use
R002421	2230	DQ TRADE	☑

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003976	2230	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R001740	2230	DQ OTHER	<input checked="" type="checkbox"/> own all adjacent property around current business/multiple properties
R003025	2230	DQ FAMILY SALE	<input checked="" type="checkbox"/> related parties
R003052	2230	DQ PARTIAL INTEREREST	<input checked="" type="checkbox"/>
R002962	2230	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/>
R001537	2235	DQ OTHER	<input checked="" type="checkbox"/> salvage building,, td1000 turned in yr later
R007378	2235	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R008017	2235	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> change of use
R003041	2235	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/> owner financing
R002895	2235	DQ NOT LIVABLE	<input checked="" type="checkbox"/> salvage condition
R001257	2235	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R001909	2235	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property
R001739	2235	DQ OTHER	<input checked="" type="checkbox"/> combining parcels, owned adjacent properties
Accounts Audited: 84 Auditor Agrees: -84 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	LOGAN	
1228000	1212		✓ IMPROVED AFTER SALE
38052727300051	1212		✓ IMPROVED AFTER SALE
2016000	1212		✓ RE OWNED BY LENDER
1997000	1212		✓ PARTIAL INTERESTS
1577000	1212		✓ RE OWNED BY LENDER
38073130200120	1212		✓ IMPROVED AFTER SALE
38073506400029	1212		✓ MULTIPLE PROPERTIES
2161000	1212		✓ RELATED PARTIES
2597000	1212		✓ RELATED PARTIES
3930000	1212		✓ RE OWNED BY LENDER
810000	1212		✓ IMPROVED AFTER SALE
63000	1212		✓ ATYPICAL FINANCING
6518100	1212		✓ ATYPICAL FINANCING
5406000	1212		✓ PARTIAL INTERESTS
38052736402013	1212		✓ IMPROVED AFTER SALE
38052727403017	1212		✓ RELATED PARTIES
6171000	1212		✓ ESTATE SETTLEMENT
6241000	1212		✓ RE OWNED BY LENDER
4295000	1212		✓ ESTATE SETTLEMENT
7106000	1212		✓ RELATED PARTIES
7277000	1212		✓ MULTIPLE PROPERTIES
8563000	1212		✓ IMPROVED AFTER SALE
4935000	1212		✓ ESTATE SETTLEMENT

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
822000	1212		✓ RELATED PARTIES
4386000	1212		✓ IMPROVED AFTER SALE
2628000	1220		✓ IMPROVED AFTER SALE
3906000	1225		✓ MULTIPLE PROPERTIES
38052529403017	1225		✓ MULTIPLE PROPERTIES
3944000	1225		✓ CONFIRMATION DEED
38052528226004	2212		✓ CERTIFICATE OF PURCHASE
38052531106003	2212		✓ ATYPICAL FINANCING
38052532202003	2230		✓ GOING CONCERN
38052727300057	2230		✓ MULTIPLE PROPERTIES
38052727402012	2230		✓ IMPROVED AFTER SALE
38052532105026	2230		✓ NONEXPOSURE TO MARKET
38052532105022	2230		✓ MULTIPLE PROPERTIES
38052530401019	2230		✓ GOING CONCERN
38052529404001	2230		✓ OVER MOTIVATED SELLER
4996000	2230		✓ NONEXPOSURE TO MARKET
2524000	2230		✓ IMPS DEMOLISHED
6154000	2230		✓ UNDETERMINED PP
5822000	2230		✓ MULTIPLE PROPERTIES
2322000	2230		✓ PLOTTAGE
38052727402014	2235		✓ ESTATE SETTLEMENT
38026719100108	2235		✓ MULTIPLE PROPERTIES
38026711220007	2235		✓ MULTIPLE PROPERTIES
38052530401016	2240		✓ PUBLIC UTILITY (STATE ASSESSED)

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 47	Auditor Agrees: -47	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R073090	0100	Atypical Nonconforming	☑ Not available to the open market. Purchased by a neighbor.
R071637	0200	Atypical Nonconforming	☑ Not listed on open market.
R064376	0200	Atypical Nonconforming	☑ No market exposure
R082399	0200	Business Affiliation	☑ No market exposure
R083414	0200	Atypical Nonconforming	☑ Contract made in 2015, different market in 2017
R097966	0200	Business Affiliation	☑ Transferred by business associates
R000461	0200	Atypical Nonconforming	☑ This property was not exposed to the open market. Multiple property sale.
R064928	0510	Atypical Nonconforming	☑ Purchased by adjoiner, not open market
R071982	0520	Atypical Nonconforming	☑ Purchased for assemblage purposes, not sited on open market
R060879	1212	Atypical Nonconforming	☑ First sale after foreclosure form Wells Fargo Bank
R031731	1212	Development	☑ Residential and vacant land sale, removed improvements.
R061059	1212	Atypical Nonconforming	☑ Not marketed, not listed on any Real Estate service.
R051152	1212	Atypical Nonconforming	☑ Bought from a friend, not open market
R051215	1212	Atypical Nonconforming	☑ Tenant acquisition, purchased after three years of tenancy
R082440	1212	Atypical Nonconforming	☑ Transfer from an individual to his LLC. No open market transfer
R061414	1212	Atypical Nonconforming	☑ Related parties, not on MLS
R098053	2135	Atypical Nonconforming	☑ Improvements placed after purchased, from vacant to residential
R064723	2212	Atypical Nonconforming	☑ Mixed use property, no public exposure
R064115	2212	Atypical Nonconforming	☑ Not arm's length, not open market.
R063992	2212	Atypical Nonconforming	☑ Not listed on open market.
R064032	2212	Atypical Nonconforming	☑ Not made available to the open market.
R064850	2212	Business Affiliation	☑ Related parties, not market exposed
R037883	2212	Atypical Nonconforming	☑ Value based on NNN lease, not market value.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R099178	2212	Atypical Nonconforming	✓ Sale Lease back, atypical terms.
R099015	2212	Atypical Nonconforming	✓ Price was set 1.5 years earlier, Not exposed to open market.
R020157	2215	Atypical Nonconforming	✓ Not listed on open market
R002446	2215	Business Affiliation	✓ Business affiliation., not on market.
R017501	2215	Atypical Nonconforming	✓ Not listed on open market.
R013555	2215	Mixed Use Prop	✓ Mixed use property, mini-storage, multipole properties, grocery store
R063875	2220	Property Trades	✓ Property trade involved in transfer
R000936	2220	Related Parties	✓ Related parties
R063903	2220	Atypical Nonconforming	✓ Tenant purchase
R069695	2220	Atypical Nonconforming	✓ Change in use from vacant to commercial
R064005	2220	Related Parties	✓ In business transfer, not open market, multiple properties
R064319	2220	Business Affiliation	✓ Sold to tenant, not open market
R097816	2220	Related Parties	✓ Related parties
R064485	2220	Atypical Nonconforming	✓ Business affiliates, not open market
R064831	2220	Business Affiliation	✓ Tenant was buyer, not open market
R064749	2220	Business Affiliation	✓ Sold under duress, business affiliation.
R019789	2220	Atypical Nonconforming	✓ From non-exempt to exempt non-profit
R071492	2225	Atypical Nonconforming	✓ Not open market, included business value.
R069848	2230	Business Affiliation	✓ Purchased by tenant
R002681	2230	Atypical Nonconforming	✓ Closed sale, not available to the on market.
R082067	2230	Atypical Nonconforming	✓ Not open market. NNN lease value, not market value
R071406	2230	Atypical Nonconforming	✓ not offered on open market, tenant purchase
R084871	2230	Business Affiliation	✓ Business affiliates, not open market
R063050	2230	Related Parties	✓ Related parties, not open market. Sold to tenant

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002449	2230	Business Affiliation	✓ Tenant buyer
R099034	2230	Related Parties	✓ Related parties, not open market
R064846	2230	Settle Estate	✓ Partial interest conveyed.
R071368	2230	Atypical Nonconforming	✓ 1031 exchange with other properties, not open market, purchased by adjoiner
R020324	2230	Partial Interest	✓ NNN value was based as the basis for the price paid
R020237	2230	Atypical Nonconforming	✓ Leasehold interest, building only.
R020332	2230	Atypical Nonconforming	✓ Price set in 2013, with first right of refusal. Not typical
R063051	2230	Related Parties	✓ In-company transfer, not open market
R057672	2230	Related Parties	✓ Related parties, dad to son.
R037970	2230	Atypical Nonconforming	✓ Value based on NNN lease, not market value. Long term lease
R076292	2230	Mixed Use Prop	✓ Mixed use property, multiple [pro]properties.
R065099	2230	Atypical Nonconforming	✓ Not open market,
R069679	2230	Atypical Nonconforming	✓ Not marketed, build to suit.
R036599	2230	Atypical Nonconforming	✓ Not market exposure, friends.
R058001	2230	Atypical Nonconforming	✓ Not open market, buyer approached by neighbor, personal property included, unknown value
R052529	2230	Business Affiliation	✓ Price set years ago, Sold to lessee
R002324	2230	Business Affiliation	✓ Sold to friend, not open market
R034981	2230	Atypical Nonconforming	✓ Not listed on open market
R059531	2230	Business Affiliation	✓ Tenants purchased property.
R045022	2230	Business Affiliation	✓ No market exposure.
R057120	2230	Atypical Nonconforming	✓ Not listed on the open market.
R044334	2230	Mixed Use Prop	✓ Mixed use of residential and commercial
R098695	2230	Atypical Nonconforming	✓ Value based on NNN lease, not market value. Long term lease
R065215	2230	Atypical Nonconforming	✓ Part of a larger portfolio of properties sold, multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R012477	2230	Atypical Nonconforming	✓ Purchase based on NNN investment, not ,market
R020040	2230	Atypical Nonconforming	✓ No market exposure.
R056891	2230	Related Parties	✓ Multiple properties, not offered on open market.
R071617	2230	Atypical Nonconforming	✓ Lease back by tenant for purchase at a later date . Not open market
R056978	2230	Atypical Nonconforming	✓ No listing or open market, blue sky included
R056892	2230	Atypical Nonconforming	✓ Not arm's length, not open market. Buyer approached owner directly
R096042	2230	Business Affiliation	✓ Tenant purchase
R010997	2230	Mixed Use Prop	✓ Mixed use, commercial and residential
R063052	2230	Related Parties	✓ Related party sale, multiple properties
R057330	2230	Business Affiliation	✓ Not the open market, partner buyout.
R044456	2230	Related Parties	✓ Sold to tenant, mixed use property
R089353	2230	Related Parties	✓ Price agreed to several years before closing, different market.
R082262	2230	Atypical Nonconforming	✓ First sale after foreclosure.
R020239	2230	Atypical Nonconforming	✓ No formal marketing for this sale. Bill of sale
R069042	2235	Business Affiliation	✓ Tenant purchased property based on their first right of refusal
R035007	2235	Partial Interest	✓ Multiple properties and partial interest. Atypical financing
R055360	2235	Atypical Nonconforming	✓ Not on open market, purchased by adjoiner
R089663	2235	Atypical Nonconforming	✓ NNN lease was the basis of their offer, multiple properties.
R019817	2235	Atypical Nonconforming	✓ Partner buy out.
R035003	2235	Mixed Use Prop	✓ Mixed use and multiple properties,
R100170	2240	Atypical Nonconforming	✓ Sold to long term tenant, not open market.
R074406	2240	Business Affiliation	✓ Not listed on the open market, purchased by tenant.
R012509	2245	Business Affiliation	✓ Not exposed to the open market
R058493	2245	Business Affiliation	✓ Not arm's length, not exposed to the open market.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R058492	2245	Atypical Nonconforming	☑ Not exposed to the open market.
R020162	2245	Business Affiliation	☑ Not offered on the open market
R066071	2245	Business Affiliation	☑ Buyer approached seller, not open market.
R065121	2245	Atypical Nonconforming	☑ Includes business portion, not open market
R057641	2245	Atypical Nonconforming	☑ Buyer was tenant, not open market.
R053980	2245	Related Parties	☑ Buyer was tenant, not open market.
R035348	2245	Settle Estate	☑ Multiple properties, sold to settle estate.
R055006	2245	Atypical Nonconforming	☑ Not listed on the open market
R057022	2245	Atypical Nonconforming	☑ For sale by owner, sold to friend
R057063	3212	Unfulfilled Agreements	☑ Sold based value for placing telecommunications towers, future build, Trade involved.
R017758	3212	Atypical Nonconforming	☑ Atypical, sold to tenant.
R071543	3212	Related Parties	☑ Sold from owner to tenant, not open market.
R057426	3212	Atypical Nonconforming	☑ Property not on open market, sold to settle an estate
R023845	3215	Atypical Nonconforming	☑ Mixed use.
R017522	3215	Atypical Nonconforming	☑ Not open market, seller related to buyers.
R016308	3230	Related Parties	☑ Not exposed to the open market
Accounts Audited: 111 Auditor Agrees: -111 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	Mineral	
R001540	0100	71 DEED RESTRICTION/RESOLUTION	✓ Adjacent to airpark sold back to developer, many building restrictions
R001539	0100	71 DEED RESTRICTION/RESOLUTION	✓ Adjacent to airpark sold back to developer, many building restrictions
R002216	0100	49 USE CHANGE W/SALE	✓ Changing in use from vacant to improved residential
R001786	0100	57 RELATED PARTIES	✓ Related parties transferred by Quit Claim deed
R001229	0100	57 RELATED PARTIES	✓ Related [parties shown on deed
R001541	0100	71 DEED RESTRICTION/RESOLUTION	✓ Adjacent to airpark sold back to developer, many building restrictions
R000194	1112	69 PARTIAL INTEREST	✓ Partial interest transferred
R000133	1212	70 EXTREME OUTLYING	✓ After final analysis this sale was far outside the market range.
R001604	1212	60 SETTLE AN ESTATE	✓ Transferred by Personal Representative's deed to settle estate
R001721	1212	71 DEED RESTRICTION/RESOLUTION	✓ Membership and land only underneath the cabin
R000585	1212	57 RELATED PARTIES	✓ Transferred by Quit Claim Deed
R001190	1212	60 SETTLE AN ESTATE	✓ Transferred to settle an estate
R001729	1212	68 REMODELING OR ADDITION	✓ The improvements were in fair condition at time of purchase, remodeled after purchase
R001622	1212	68 REMODELING OR ADDITION	✓ The improvements were in fair condition at time of purchase, remodeled after purchase
R000352	1212	68 REMODELING OR ADDITION	✓ Change in use from vacant to improved residential after purchase
R001881	1212	60 SETTLE AN ESTATE	✓ First sale in the valuation period, transferred by Personal Representative's deed
R002215	1212	66 PP UNDETERMINABLE VALUE	✓ Furnished personal property
R002237	1212	71 DEED RESTRICTION/RESOLUTION	✓ Undeterminable value of personal property, furnished.
R002210	1212	66 PP UNDETERMINABLE VALUE	✓ Sold furnished undeterminable personal property
R001028	1212	68 REMODELING OR ADDITION	✓ First sale in valuation period.
R000256	1212	66 PP UNDETERMINABLE VALUE	✓ There was an undeterminable amount of personal [property
R000359	1212	57 RELATED PARTIES	✓ Related parties, seller financing
R000257	1212	66 PP UNDETERMINABLE VALUE	✓ Sold furnished much personal property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000485	1212	70 EXTREME OUTLYING	✓ After final analysis this sale was far outside the market range.
R001819	1212	70 EXTREME OUTLYING	✓ After final analysis this sale was far outside the market range.
R001275	1212	73 ATYPICAL FINANCING	✓ First sale in valuation period.
R001403	1212	49 USE CHANGE W/SALE	✓ First sale in valuation period.
R001655	1277	69 PARTIAL INTEREST	✓ 1/2 undivided interest was transferred
R000440	2230	50 MIXED USE	✓ Mixed use property
R000151	2230	68 REMODELING OR ADDITION	✓ Change in use from vacant to improved residential after purchase
R001427	2230	71 DEED RESTRICTION/RESOLUTION	✓ Bill of sale for airplane hangar
R001423	2230	10 LEASE	✓ Only improvements were transferred, airport hangar
R000107	2235	71 DEED RESTRICTION/RESOLUTION	✓ Property suffers from easements stated of deed
<hr/>			
Accounts Audited:	33	Auditor Agrees: -33	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	41	Moffat	
R004012	0560	2 SALE INVOLVES MULTIPLE PROP	✓ Multiple property transfer
R012181	1112	2 SALE INVOLVES MULTIPLE PROP	✓ Multiple property transfer
R003319	1112	2 SALE INVOLVES MULTIPLE PROP	✓ Multiple property transfer
R007253	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered to the open market , county notes
R003179	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Pocket sale between Realtor and buyer, building added after sale
R007527	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered on open market, buildings added after purchase, seller concessions
R009664	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered to the open market, records state.
R011303	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered to the open market, records state.
R005997	1212	13 SALE INVOLVES OLD CONTRACT	✓ Distress sale, motivated seller, had already moved from the area. Very low price when compared to market
R006824	1212	23 SALE INVOLVES FINANCIAL INST	✓ Sold by HUD, not open market, must qualify, improvements in poor condition
R000834	1212	28 SALE INVOLVES UNDETERM PP	✓ Included personal property, unknown value furnishings, propane tank, and generator
R005560	1212	10 SALE WAS AN AUCTION	✓ County records state this was an auction purchase with limited exposure to the market.
R006740	1212	51 EXT REMODELING AFTER SALE	✓ First sale after foreclosure from US Bank, extensive remodeling after purchase
R006482	1212	5 SALE INVOLVES DISTRESS	✓ Short sale had been on the market for a few years, Improvements were in poor condition
R007604	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered to the open market, records state.
R011539	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Not offered to the open market, records state.
R008966	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Pocket sale between Realtor and buyer, buildings added after sale
R006567	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Improvements 50% complete on day of sale. Finished improvements after purchase
R009074	1212	52 SALE UNQUAL CORR ERROR ON INVT	✓ Not offered to the open market, records state. Extensive remodeling after purchase
R002555	1212	6 SALE WAS SELLER FINANCED	✓ Atypical financing from seller, rates and terms included in county notes
R004032	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Pocket sale between Realtor and buyer, building added after sale. Change in use from AG to improved residential
R009203	1212	90 SEE NOTE FOR UNQUAL REASON	✓ Change in use from vacant to improved residential after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011081	1215	6 SALE WAS SELLER FINANCED	☑ Seller financed at atypical financing amount, interest rate and balloon payment
R008779	1215	90 SEE NOTE FOR UNQUAL REASON	☑ Not offered to the open market, records state.
R009267	1215	90 SEE NOTE FOR UNQUAL REASON	☑ This property was not offered to the open market, stated in records
R007039	1215	10 SALE WAS AN AUCTION	☑ Auction sale by HUD, use change after purchase, must qualify, not open market
R006812	1225	2 SALE INVOLVES MULTIPLE PROP	☑ Records state a multiple property sale.
R006102	1225	90 SEE NOTE FOR UNQUAL REASON	☑ Transferred from a trust, not open market
R009119	2135	20 SALE INV MH/MH PROPERTY	☑ Records state a MH was included in price paid, contributory value of MH unknown
R010278	2212	2 SALE INVOLVES MULTIPLE PROP	☑ Multiple property transfer
R006298	2212	78 CHANGE IN USE	☑ Records indicate a change in use from residential to commercial
R004329	2212	2 SALE INVOLVES MULTIPLE PROP	☑ Multiple property sale, included "blue sky" business value and existing inventory.
R007294	2220	6 SALE WAS SELLER FINANCED	☑ Financed by the seller at way below mortgage rates and other terms
R007130	2230	44 SALE INV MULTIPLE OR MIXED USE	☑ Mixed use of commercial and residential
R007436	2230	44 SALE INV MULTIPLE OR MIXED USE	☑ Mixed use property with commercial on 1st floor, residential on the upper floor
R007384	2230	1 SALE BETWEEN RELATED PARTIES	☑ Records state related party transfer
R009278	2230	6 SALE WAS SELLER FINANCED	☑ Seller financed with a balloon payment, atypical financing
R003972	2235	63 SALE WAS SELLER FINANCED	☑ Seller financed above purchase price at unknown terms.
R009112	3215	2 SALE INVOLVES MULTIPLE PROP	☑ Legal description describes two separate properties
Accounts Audited: 39 Auditor Agrees: -39 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	42	Montezuma	
R017969	0100	Agricultural Class	<input checked="" type="checkbox"/> Agricultural Class
R015955	0100	Miscellaneous	<input checked="" type="checkbox"/> tax lien sale
R014145	0100	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R018109	0100	Agricultural Class	<input checked="" type="checkbox"/> Agricultural Class
R017409	0540	Agricultural Class	<input checked="" type="checkbox"/> Agricultural Class
R018110	0550	Agricultural Class	<input checked="" type="checkbox"/> Agricultural Class
R004584	0600	Improvements on Vacant Land	<input checked="" type="checkbox"/> Improvements on Vacant Land
R000327	0600	Vacant with Improvements	<input checked="" type="checkbox"/> Vacant with Improvements
R003992	0600	Vacant with Improvements	<input checked="" type="checkbox"/> Vacant with Improvements
R005050	0600	Vacant with Improvements	<input checked="" type="checkbox"/> Vacant with Improvements
R000336	0600	Vacant with Improvements	<input checked="" type="checkbox"/> Vacant with Improvements
R000841	1112	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R016595	1112	Miscellaneous	<input checked="" type="checkbox"/> adj property combined with existing parcel
R000423	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R018092	1212	Miscellaneous	<input checked="" type="checkbox"/> purchased adj land and combined parcels
R010557	1212	Bank Repossession	<input checked="" type="checkbox"/> Bank Repossession
R016143	1212	Death Certificate	<input checked="" type="checkbox"/> Death Certificate
R017999	1212	Agricultural Class	<input checked="" type="checkbox"/> Agricultural Class
R012342	1212	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R012209	1212	Vacant with Improvements	<input checked="" type="checkbox"/> Vacant with Improvements
R010818	1212	Death Certificate	<input checked="" type="checkbox"/> Death Certificate
R010784	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile Home Included in Sale
R005076	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile Home Included in Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010723	1212	Miscellaneous	<input checked="" type="checkbox"/> foreclosure by wells fargo
R002672	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile Home Included in Sale
R009191	1212	Power of Attorney	<input checked="" type="checkbox"/> foreclosure by wells Fargo/hud sale
R007826	1212	Miscellaneous	<input checked="" type="checkbox"/> foreclosure to developer
R004129	1212	Family Transaction	<input checked="" type="checkbox"/> Family Transaction
R003414	1212	Unqualified Non-Typical Sale	<input checked="" type="checkbox"/> estate sale family wanted to settle quickly
R002912	1212	Court Decree or Order	<input checked="" type="checkbox"/> Court Decree or Order
R013807	2212	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R002862	2212	Conf Unqual Inc Personal Prop	<input checked="" type="checkbox"/> Conf Unqual Inc Personal Prop
R009436	2220	Change of Use	<input checked="" type="checkbox"/> Change of Use
R009474	2220	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Remodeled/New Const After Sale
R014568	2230	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R011642	2230	Bank Repossession	<input checked="" type="checkbox"/> Bank Repossession
R009977	2230	Contract before Sale	<input checked="" type="checkbox"/> Contract before Sale
R009157	2230	Miscellaneous	<input checked="" type="checkbox"/> PP unkwn value
R002686	2230	Miscellaneous	<input checked="" type="checkbox"/> no td, bank repo sale, DQ by Mark
R018193	2230	Miscellaneous	<input checked="" type="checkbox"/> change of use, auction by empire elect, buyer had to write report for why they should get property
R016570	2235	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Multi Parcels Included in Sale
R005001	2235	Family Transaction	<input checked="" type="checkbox"/> Family Transaction
R015364	2235	Mixed Use	<input checked="" type="checkbox"/> Mixed Use
R004948	2270	Change of Use	<input checked="" type="checkbox"/> Change of Use
R007625	3215	Miscellaneous	<input checked="" type="checkbox"/> business affiliates
Accounts Audited: 45 Auditor Agrees: -45 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	43	MONTROSE	
R0001811	0100	SALE INVOLVES ADDTN. TO EXISTING PARCEL	<input checked="" type="checkbox"/> The adjacent property owner purchased the property to add to the parking area. Not open market, motivated buyer, paid above market value. The property changed in use from SFR w/improvements to a parking lot.
R0021309	0100	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0019778	0100	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0019084	0520	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer which included water rights
R0020975	0520	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0023350	0540	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0020211	1112	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0018645	1112	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R0017858	1212	OTHER	<input checked="" type="checkbox"/> The grantee leased the property for the previous 6 years, not open market,
R0019566	1212	OTHER	<input checked="" type="checkbox"/> Major seller concessions, No MLS, Seller under duress.
R0002313	1212	OTHER	<input checked="" type="checkbox"/> The improvements needed major repairs and was considered in the selling price.
R0000676	1212	INVOLVES A FINANCIAL INSTITUTION	<input checked="" type="checkbox"/> First sale after foreclosure from Deutsche Bank to an individual
R0006795	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> First sale after foreclosure from Nuvista Credit Union to an individual, improvements in need of major repair.
R0004804	1212	OTHER	<input checked="" type="checkbox"/> For sale by owner, multiple properties
R0000795	1212	OTHER	<input checked="" type="checkbox"/> Transfer between related parties, not open market
R0005633	1212	OTHER	<input checked="" type="checkbox"/> Seller concessions, from foundation to roof, repairs or replacement was needed. Almost salvage condition. Unknown amount of personal property included in sale price.
R0008332	1212	OTHER	<input checked="" type="checkbox"/> Not listed on the open market, improvements are in poor to salvage condition.
R0005022	1212	OTHER	<input checked="" type="checkbox"/> Mixed use property, equipment included in sale, unknown value, blue sky business was
R0002027	1212	INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Major remodeling and an addition has been added to the existing improvements.
R0013437	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> First sale after foreclosure from Fannie Mae improvements were in poor condition
R0005616	1212	OTHER	<input checked="" type="checkbox"/> Distress as a result of a death in the family, motivated seller, priced to liquidate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0003456	1212	BETWEEN RELATED PARTIES	☑ Improvements in very poor condition, unknown contributory value
R0000278	1212	EXTENSIVE REMODEL/ADDITION AFTER SALE	☑ Sold back and forth between brothers-in-laws, not open market, due to financial strife
R0014974	1212	OTHER	☑ Related parties, not open market, Quit Claim Deed
R0008936	1212	OTHER	☑ This is a converted school house which at one time in the past it was being converted to residential. Remodel never finished.
R0005759	1212	OTHER	☑ First sale after foreclosure from Nuvista Credit Union to an individual, improvements in need of major repair.
R0024086	1277	RELATED PARTIES	☑ Related parties, multiple properties, split by Tax districts
R0023467	2212	OTHER	☑ Price paid was for a guaranteed income stream and not current market value.
R0650477	2212	OTHER	☑ First sale after foreclosure from Wells Fargo Bank, not open market
R0650995	2212	OTHER	☑ Sale price based on NNN lease over a 15 year period
R0650494	2212	SALE INVOLVED A GUARANTEED BUYOUT	☑ Sale was based on a lease/purchase, with a buyout after 5 years, not market value, lease value
R0652079	2215	EXTENSIVE REMODEL/ADDITION AFTER SALE	☑ Extensive remodel after purchase. Price paid included business equipment of unknown value
R0001787	2220	OTHER	☑ Mixed use property, commercial office and residential
R0650676	2220	SALE NOT ON OPEN MARKET	☑ Sale involved a trade of a building and cash, not open market
R0023626	2230	SALE NOT ON OPEN MARKET	☑ Mixed use, sold to a non-profit, now exempt, multiple properties
R0652146	2230	OTHER	☑ Sale involved real estate, equipment, improvements, inventory and blue sky.
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	44	Morgan	
R002663	1212	REALTOR BUYOUT TO ASSIST SELLER'S NEW PURCHASE	<input checked="" type="checkbox"/> REALTOR BUYOUT TO ASSIST SELLER'S NEW PURCHASE
R018717	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R006826	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R004763	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R014949	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R015465	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R012587	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R008557	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R006901	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R013662	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R006006	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R006773	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R006013	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R006802	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R002260	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005207	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R002040	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R004954	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007098	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R004972	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R019133	1212	ADDITIONAL CONSIDERATION PAID W/VACANT LOT SALE	<input checked="" type="checkbox"/> ADDITIONAL CONSIDERATION PAID W/VACANT LOT SALE
R005873	1212	BELOW MKT PURCH FOR SHORT TERM RE-SALE	<input checked="" type="checkbox"/> poor cond by td 1000
R017571	1212	BELOW MKT PURCH FOR SHORT TERM RE-SALE	<input checked="" type="checkbox"/> ukn PP td 1000
R006724	1212	CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> CONTRACT FOR DEED OR SELLER FINANCED
R004689	1212	CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> CONTRACT FOR DEED OR SELLER FINANCED
R010153	1212	CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> CONTRACT FOR DEED OR SELLER FINANCED
R006826	1212	DEEDED AFTER FULLFILLMENT OF CONTRACT	<input checked="" type="checkbox"/> DEEDED AFTER FULLFILLMENT OF CONTRACT
R003262	1212	DEEDED AFTER FULLFILLMENT OF CONTRACT	<input checked="" type="checkbox"/> DEEDED AFTER FULLFILLMENT OF CONTRACT
R007876	1212	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R002357	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> no td 1000
R001975	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R004935	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005158	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R006704	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R004064	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R019067	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R019643	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R016410	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R009891	1212	LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> LIQUIDATION, SOLD WELL BELOW MARKET COMPS
R016269	1212	DEEDED AFTER FULLFILLMENT OF CONTRACT	<input checked="" type="checkbox"/> DEEDED AFTER FULLFILLMENT OF CONTRACT
R001061	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R019937	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R016404	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007021	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007240	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R019117	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R004620	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R017315	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018611	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R020828	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R001465	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007903	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R020925	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R002192	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R016474	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005071	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS TO SETTLE ESTATE
R009275	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS TO SETTLE ESTATE
R001355	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> SALE IS TO SETTLE ESTATE
R021005	1212	SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/> SALE OF MULTIPLE PARCELS ON SINGLE DEED
R008881	1212	UNABLE TO CONFIRM SALE INFORMATION	<input checked="" type="checkbox"/> fair cond td 1000
R009701	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R001751	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R004767	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R003563	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005896	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R021113	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005762	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R018321	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R013718	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R002314	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007348	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R006017	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005199	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R001992	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R003281	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R001485	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R004088	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R021219	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005624	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R015335	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007274	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005575	1212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007801	1212	BELOW MKT PURCH FOR SHORT TERM RE-SALE	<input checked="" type="checkbox"/> poor cond by td 1000
R019309	1212	UNABLE TO CONFIRM SALE INFORMATION	<input type="checkbox"/> need more data including comps
R005309	1212	UNABLE TO CONFIRM SALE INFORMATION	<input type="checkbox"/> need more data including comps
R008071	1212	UNABLE TO CONFIRM SALE INFORMATION	<input type="checkbox"/> need more data including comps
R008571	1212	SALE OF PROPERTIES THAT HAVE NO LOCAL MKT COMPS	<input type="checkbox"/> SALE OF PROPERTIES THAT HAVE NO LOCAL MKT COMPS
R019139	2210	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005951	2212	SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED/AFFILIATED PARTIES
R010535	2212	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R005366	2220	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
R016037	2230	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R007324	2230	CORPORATE BUYOUT	<input checked="" type="checkbox"/> CORPORATE BUYOUT
R012518	2235	MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY	<input checked="" type="checkbox"/> MULT PARCELS ON SEPARATE DEEDS SOLD SIMULTANEOUSLY
R009702	2235	REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> REMODEL/ADDITION/DEMOLITION AFTER SALE
R021003	2235	PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE
Accounts Audited: 96 Auditor Agrees: -92 Auditor Disagrees: -4 Auditor Disagrees: -4.17%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	45	OTERO	
114220	0100	64	✓ Multiple Properties
111009	0100	64	✓ Multiple Properties
105776	0100	64	✓ Multiple Properties
108755	0200	64	✓ Multiple Properties
113192	0200	64	✓ Multiple Properties
101161	0200	57	✓ Related Parties/also multiple properties
115059	0200	64	✓ Multiple Properties
114556	0520	64	✓ Multiple Properties
114947	0520	64	✓ Multiple Properties
101699	0520	64	✓ Multiple Properties
103141	1112	73	✓ Distress Sale
104934	1112	68	✓ Distress Sale/changed to reason code 68
108898	1112	64	✓ Multiple Properties
107742	1112	68	✓ Extensive Remodel/Add Imps?Change
109878	1112	68	✓ Extensive Remodel/Add Imps?Change
109910	1112	68	✓ Extensive Remodel/Add Imps?Change
110152	1112	64	✓ Multiple Properties
108886	1112	68	✓ Extensive Remodel/Add Imps?Change
110243	1112	.	✓ Extensive Remodel/Add Imps?Change/changed to Q after reported
101252	1112	64	✓ Multiple Properties
101075	1112	68	✓ Extensive Remodel/Add Imps?Change
113827	1112		✓ Qualified after report sent in
101849	1112	68	✓ Extensive Remodel/Add Imps?Change

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
110918	1112	68	✓ Extensive Remodel/Add Imps?Change
110857	1112		✓ Extensive Remodel/Add Imps?Change/changed to Q after reported
110534	1112	68	✓ Extensive Remodel/Add Imps?Change
110237	1112	68	✓ Extensive Remodel/Add Imps?Change
101763	1112	68	✓ Extensive Remodel/Add Imps?Change
105039	1112	64	✓ Multiple Properties
105574	1112	66	✓ Non-realty Items of unk value/inc ten shares of Catlin water
109349	1112	68	✓ change to Q after reporting sale
105721	1112	60	✓ Estate
101944	1112	68	✓ Extensive Remodel/Add Imps?Change?sold in 2015 for 15000 now for 150000/after remodel
110423	1112	68	✓ Extensive Remodel/Add Imps?Change
106887	1112	68	✓ Extensive Remodel/Add Imps?Change
106914	1112	68	✓ Extensive Remodel/Add Imps?Change
106525	1112		✓ Qualified after report sent in
109887	1115	68	✓ Extensive Remodel/Add Imps?Change
101217	1120	64	✓ Multiple Properties
104259	1140	64	✓ Multiple Properties
107697	2112	51	✓ Govt Agency as Buyer/city of la junta
101191	2112	58	✓ Business Affiliates/two investment companies
107191	2135	75	✓ Questionable Sales Price
106196	2135	75	✓ Questionable Sales Price/change use and multiple use

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	46	OURAY	
R002293	1212	RELATED PARTIES	✓ SM - MOTHER SELLING TO DAUGHTER
R002928	1212	NOT MADE AVAILABLE TO PUBLIC	✓ QUESTIONNAIRE ON FILE - MP Sale is Unqualified/Invalid: Property was not marketed for sale. Appraised value at time of sale was \$278,000 per Questionnaire. - BWF
R001867	1212	NOT MADE AVAILABLE TO PUBLIC	✓ QUESTIONNAIRE ON FILE - MP NO MLS EXPOSURE- BUYER AND SELLER CONFIRMED UNRELATED. Changed on 04/03/2019 to UI
R006470	1212	NOT MADE AVAILABLE TO PUBLIC	✓ QUESTIONNAIRE ON FILE - MP; Per RQ, property appraised at \$220,000. No MLS listing found.
R001585	1212	AUCTION	✓ Sale Required Cash Purchase at Foreclosure Auction. Conclusion: Unqualified/Invalid -BWF
R001403	1212	MAJOR RENOVATION AFTER SALE	✓ QUESTIONNAIRE ON FILE - MP Questionnaire states property had not been lived in for over 6 years and buyer completed major renovation after sale.
R002525	1212	NOT MADE AVAILABLE TO PUBLIC	✓ QUESTIONNAIRE ON FILE - MP; Per RQ, not available to other buyers plus no active or expired MLS listing found. akr
R001358	1212	MAJOR RENOVATION AFTER SALE	✓ BWF- 83 DAYS ON MARKET> Residence had extensive deferred maintenance at time of sale. QUESTIONNAIRE ON FILE - MP
R000200	1212	RELATED PARTIES	✓ MOTHER SOLD TO SON - SM
R005555	1215	MULTIPLE PARCELS	✓ No active MLS listing found. Sale Included R005555 and R005556. Removed sale from sales tab in R005556.
R005569	2212	MIXED USE	✓ MIXED USE
R000943	2212	OWNS ADJOINING LAND	✓ OWNS ADJOINING LAND
R000656	2212	RELATED PARTIES	✓ RELATED PARTIES
R000788	2212	SPECIAL CONCESSIONS/INCENTIVES	✓ SPECIAL CONCESSIONS/INCENTIVES
R000086	2212	MIXED USE	✓ MIXED USE
R000665	2215	NOT MADE AVAILABLE TO PUBLIC	✓ NOT MADE AVAILABLE TO PUBLIC
R000618	2215	MIXED USE	✓ MIXED USE
R002492	2215	MIXED USE	✓ MIXED USE
R000792	2215	MAJOR RENOVATION AFTER SALE	✓ MAJOR RENOVATION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001089	2215	USE CHANGE AFTER SALE	☑ USE CHANGE AFTER SALE
R000954	2220	MIXED USE	☑ MIXED USE
R000564	2220	MIXED USE	☑ MIXED USE
R001827	2230	MULTIPLE PARCELS	☑ MULTIPLE PARCELS
R001992	2230	MIXED USE	☑ MIXED USE
R003495	2230	MULTIPLE RESIDENCES ON SAME PARCEL	☑ MULTIPLE RESIDENCES ON SAME PARCEL
R005161	2230	MAJOR RENOVATION AFTER SALE	☑ MAJOR RENOVATION AFTER SALE
R005184	2230	LESS THAN 100% CONVEYED	☑ LESS THAN 100% CONVEYED
R005469	2230	MIXED USE	☑ MIXED USE
R000009	2230	MINOR STRUCTURE INCLUDED IN SALE	☑ MINOR STRUCTURE INCLUDED IN SALE
R000131	2230	NOT MADE AVAILABLE TO PUBLIC	☑ NOT MADE AVAILABLE TO PUBLIC
R000747	2230	TRADE INVOLVED	☑ TRADE INVOLVED
R000742	2230	MULTIPLE RESIDENCES ON SAME PARCEL	☑ MULTIPLE RESIDENCES ON SAME PARCEL
R000696	2230	MIXED USE	☑ MIXED USE
R000688	2230	MULTIPLE PARCELS	☑ MULTIPLE PARCELS
R000661	2230	NOT MADE AVAILABLE TO PUBLIC	☑ NOT MADE AVAILABLE TO PUBLIC
R000549	2230	MIXED USE	☑ MIXED USE
R003363	2230	AGRICULTURAL PROPERTY	☑ AGRICULTURAL PROPERTY
R006575	2245	NOT MADE AVAILABLE TO PUBLIC	☑ NOT MADE AVAILABLE TO PUBLIC
R006574	2245	NOT MADE AVAILABLE TO PUBLIC	☑ NOT MADE AVAILABLE TO PUBLIC
R000941	2245	MIXED USE	☑ MIXED USE
R006601	2245	MULTIPLE PARCELS	☑ MULTIPLE PARCELS
R006506	2245	MULTIPLE PARCELS	☑ MULTIPLE PARCELS
R006504	2245	BUSINESS AFFILIATES INVOLVED	☑ BUSINESS AFFILIATES INVOLVED

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 43	Auditor Agrees: -43	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	Park	
R0041420	0100	102	✓ Condition changed from vacant to improved residential
R0047088	0100	102	✓ Changed in use from vacant to residential improved
R0040326	0100	84	✓ 2 cabins extensive remodeling to cabins
R0017921	0100	84	✓ Changed from vacant land to improved residential
R0044312	0100	16	✓ Unable to determine value based on the subject lying in 2 tax districts
R0044036	0100	84	✓ Out buildings, unable to determine value.
R0046119	0100	105	✓ Vacant land discounting
R0046124	0100	105	✓ Vacant land discounting, House placed on property after purchase
R0040230	0100	84	✓ Minor structure, on-site improvements in place, not typical
R0044939	0200	105	✓ Discounted on a subdivision basis, seller financed, change after purchase
R0045895	0200	81	✓ Re-subdivided lots, no transfer
R0021574	0200	64	✓ Transfer involves multiple properties
R0044894	0200	81	✓ Atypical financing,
R0047416	0530	33	✓ For sale by owner, not offered to the open market.
R0042468	0550	64	✓ Multiple properties, building improvements placed after sale
R0013736	0550	102	✓ Condition changed from vacant to improved residential
R0017260	1112	102	✓ Mixed use, changed after sale, extensive remodeling
R0019497	1112	70	✓ Multiple properties with multiple buildings
R0032890	1112	102	✓ Added garage after purchase, notes in file
R0040054	1112	102	✓ Condition changed after purchase, extensive remodeling
R0001475	1112	64	✓ Multiple properties, assemblage , adjoining owner
R0039191	1112	102	✓ Combined with adjacent property all under a new schedule number, existing improvements are in salvage condition at time of sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0016203	1112	13	✓ Court decree, Quit Claim deed, not open market
R0014892	1112	100	✓ Improvements less than 100% complete, pictures on file.
R0042420	1112	86	✓ Distress sale due to a divorce. Forced sale by court
R0016863	1112	27	✓ First sale in time period, multiple properties
R0015480	1112	33	✓ No MLS, sold to tenant
R0015844	1112	64	✓ Multiple properties, not open market,
R0046109	1112	105	✓ Vacant land discounting, condition changed to improved residential after purchase
R0017210	1112	104	✓ Change in use, to assemblage, from vacant to part of a residential [p[roperty
R0045511	1112	102	✓ Added garage and finished over the garage
R0014562	1112	64	✓ Multiple properties stated on deed and TD
R0019970	2112	102	✓ Mixed use, extensive remodeling
R0021321	2112	64	✓ Multiple properties, improvements in poor condition, Lots were consolidated after purchase
R0036878	2112		✓ Mixed use (102 reason code)
R0042407	2115	81	✓ Mixed use from exempt to commercial, combined of residential and a resort, condition changed after sale
R0021047	2115	86	✓ Condition changed after purchase, extensive remodeling
R0018793	2120	51	✓ HUD first sale after foreclosure
R0018804	2120	102	✓ Change in condition with multiple buildings added
R0010897	2130	81	✓ Mixed use of residential and a resort,, condition changed after sale
R0013566	2130	102	✓ Added more greenhouses, between related parties
Accounts Audited: 41 Auditor Agrees: -41 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	48	Phillips	
R003435	1212	Related parties	<input checked="" type="checkbox"/> Related parties
R003873	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R004342	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R001978	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R003663	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R003731	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R003916	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R004339	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R004290	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R011141	1212	AG	<input checked="" type="checkbox"/> AG
R004412	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R011419	1212	AG	<input checked="" type="checkbox"/> AG
R003872	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R001832	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R004050	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R005366	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R000625	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R004257	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R001862	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R004124	1212	FORECLOSURE	<input checked="" type="checkbox"/> FORECLOSURE
R003601	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R002212	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE
R003746	1212	REMODEL AFTER SALE (USE CODE 68)	<input checked="" type="checkbox"/> REMODEL AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002241	1212	To Settle Estate	☑ To Settle Estate
R011424	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R004276	1212	Related parties	☑ Related parties
R011014	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R001933	1212	Related parties	☑ Related parties
R011045	1212	Between Related Parties	☑ Between Related Parties
R004219	1212	Multiple Properties	☑ Multiple Properties
R003983	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R001880	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R004103	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R003382	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R003820	1212	Rent to own/low by comps	☑ Rent to own/low by comps
R011316	1212	FORECLOSURE	☑ FORECLOSURE
R003327	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R001947	1212	FORECLOSURE	☑ FORECLOSURE
R003776	1212	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R003760	1215	CHANGE OF USE (USE CODE 68)	☑ CHANGE OF USE
R003424	2230	Related parties	☑ Related parties
R003631	2230	MIXED USE PROPERTY	☑ MIXED USE PROPERTY
R011399	2235	AG	☑ AG
R003516	2235	SALE INVOLVES UNFULFILLED AGREEMENTS (CONTRACT)	☑ SALE INVOLVES UNFULFILLED AGREEMENTS (CONTRACT)
R003300	2235	REMODEL AFTER SALE (USE CODE 68)	☑ REMODEL AFTER SALE
R003591	2235	MIXED USE PROPERTY	☑ MIXED USE PROPERTY
R002221	2235	SALE INVOLVES MULTIPLE PROPERTIES	☑ SALE INVOLVES MULTIPLE PROPERTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002221	2235	SECOND SALE IN TIME FRAME	<input checked="" type="checkbox"/> SECOND SALE IN TIME FRAME
R003516	2235	MIXED USE PROPERTY	<input checked="" type="checkbox"/> MIXED USE PROPERTY
R002211	2240	Multiple Use	<input checked="" type="checkbox"/> Multiple Use
R003598	2240	Related parties	<input checked="" type="checkbox"/> Related parties
Accounts Audited: 51 Auditor Agrees: -51 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	Pitkin	
R020517	100	70 MISC, SEE COMMENTS	✓ Court decree forced sale.
R019330	100	70 MISC, SEE COMMENTS	✓ This transfer was between related parties, not made available to the open market.
R021082	100	SALE WAS FOR PARTIAL INTEREST	✓ This is a transfer within family due to a Death in the family. The transfer of 12.5% interest contains multiple properties.
R021859	1212	DEED RESTRICTED EMPLOYEE HOUSING	✓ This property was purchased by the city of Aspen for restricted employee housing. Not made available to the open market.
R004738	1212	70 MISC, SEE COMMENTS	✓ This is the first sale of several sales of this property in the collection period.
R002750	1212	70 MISC, SEE COMMENTS	✓ Changed in character from residential to vacant.
R004026	1212	70 MISC, SEE COMMENTS	✓ This was a sale between related parties not made available to the open market.
R022328	1212	SALE INVOLVED MULTIPLE PROPERTIES	✓ This was a transfer of multiple properties.
R013614	1212	70 MISC, SEE COMMENTS	✓ This is the first sale of several sales of this property in the collection period.
R020514	1212	70 MISC, SEE COMMENTS	✓ Total purchase was due to two people who held 50% interest filing 2 separate for the same property each deed showing 50% of purchase price.
R006865	1212	70 MISC, SEE COMMENTS	✓ This is the first sale of several sales of this property in the collection period.
R012706	1212	70 MISC, SEE COMMENTS	✓ This is the first sale of several sales of this property in the collection period.
R011618	1212	70 MISC, SEE COMMENTS	✓ This property was not listed on the market, between business affiliates. The buyer approached and asked (begged) to purchase the property..
R010720	1212	HOUSE DEMOLISHED AFTER SALE	✓ Improvements located on this property were demolished after sale, change in use from improved residential to vacant.
R003374	1212	SALE WAS BETWEEN RELATED PARTIES	✓ Related parties, not made available to open market.
R008999	1212	SALE WAS BETWEEN RELATED PARTIES	✓ This was the transfer of 25% interest between related parties.
R016325	1212	DEED RESTRICTED EMPLOYEE HOUSING	✓ This was a transfer of property with deed restrictions, for low income housing, you must qualify for this program..
R014483	1212	SALE INVOLVED MULTIPLE PROPERTIES	✓ This transfer involved multiple properties.
R006309	1212	70 MISC, SEE COMMENTS	✓ This is a sale between related parties was not made available to the open market..
R006206	1212	68 MAJOR REMODEL/ADDITION AFTER SALE	✓ The improvements were remodeled immediately after purchase.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006608	1212	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This was a distressed sale caused by a death in the family and was transferred by personal representatives deed.
R005028	1215	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is the first sale of several sales of this property in the collection period.
R009897	1230	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> This was a transfer of an employee housing unit with many deed restrictions.
R002408	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The transfer of property included deed restrictions as part of the County housing program
R002655	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Records indicating major remodel of the improvements after purchase.
R011220	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is the first sale of several sales of this property in the collection period.
R022365	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The improvements were not complete on the day of purchase, about 80%.. Shortly after purchase the improvements were completed.
R022364	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The improvements were not complete on the day of purchase, about 80%.. Shortly after purchase the improvements were completed.
R022362	1230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The improvements were not complete on the day of purchase, about 80%.. Shortly after purchase the improvements were completed.
R002833	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This property was not made available to the open market as the buyer and seller are friends.
R010102	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is the first sale of several sales of this property in the collection period.
R002258	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> The sales between two related parties and business associates.
R015013	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is the first sale of several sales of this property in the collection period.
R019638	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of partial interest.
R019620	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of partial interest.
R019430	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> This was a transfer of partial interest.
R022348	1230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The improvements were not complete on the day of purchase, about 80%.. Shortly after purchase the improvements were completed.
R019827	1231	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This transfer was part of a 1031 trade and was a distressed sale. Complete remodel after purchase.
R009814	2120	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is a transfer of land only under the improvements.
R001203	2220	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is a mixed-use property of commercial and residential uses.
R005451	2220	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Multiple property sale. Not available to the open market.
R000319	2230	68 MAJOR REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> Seller financed 1,200,000 @ 4% for 2 years - atypical, major remodeling after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006891	2230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Mixed use property consisting of commercial and residential uses
R013738	2240	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This transfer was for improvements only and not the underlying land.
R018985	2245	SALE INVOLVED PROPERTY TRADE	<input checked="" type="checkbox"/> This transfer included a trade along with extra money along with a social unit.
R010599	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This sale involved multiple properties .
R022170	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This was a transfer of a mixed-use property which included commercial and affordable residential housing units.
R020886	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This transfer of residential property included two parking spaces.
R010132	2245	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This was a transfer of a shop unit only no residential improvements included.
R000233	2245	68 MAJOR REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> Not listed on MLS at time of offer. Major remodeling after purchase
R019415	510	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> This is the first sale of several sales of this property in the collection period. Purchased by adjoiner to protect access rights to his ownership.
R008558	510	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This sale involved multiple properties .
<hr/>			
Accounts Audited:	52	Auditor Agrees: -52	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	50	Prowers	
237041090	1212	11 SEVERAL PARCELS INCLUDED	✓ TWO HOUSES SOLD IN THIS SALE
210007070	1212	11 SEVERAL PARCELS INCLUDED	✓ TWO HOUSES SOLD IN THIS SALE
242023060	1212	5 BUSINESS	✓ BUSINESS OWNED AND SOLD TO EMPLOYEE - SOLD BELOW MARKET BY COMPS
242015080	1212	11 SEVERAL PARCELS INCLUDED	✓ TWO HOUSES SOLD IN THIS SALE
253025050	1212	4 FIN INST AS SELLER OR BUYER	✓ FORECLOSURE AND SOLD FROM REO SUB LLC - SOLD BELOW MARKET BY COMPS
253008030	1212	3 SALE UNDER REVIEW	✓ TRACKED THIS DOWN AND IT IS A FAMILY SALE - CODE CHANGED TO 03
253008110	1212	4 FIN INST AS SELLER OR BUYER	✓ FORECLOSURE AND SOLD FROM US BANK - SOLD BELOW MARKET BY COMPS
265004130	1212	4 FIN INST AS SELLER OR BUYER	✓ FORECLOSURE AND SOLD FROM RURAL HOUSING - SOLD BELOW MARKET
272000070	1212	18 ESTATE BEING SOLD	✓ ESTATE SOLD - WAY ABOVE MARKET BY COMPS
291008160	1212	18 ESTATE BEING SOLD	✓ ESTATE SOLD - WAY ABOVE MARKET BY COMPS
291002120	1212	24 SALE UNDER DURESS	✓ NEEDED MONEY TO PAYBACK EMBEZZLED MONEY - SOLD UNDER MARKET BY COMPS
102004021	1212	22 FIN INST AS SELLER OR BUYER	✓ HOUSE WAS REMODELED COMPLETELY AFTER SALE AND SHOULD HAVE BEEN CODE 22
253024050	1212	49 BOUGHT FOR RENTAL	✓ LAMAR LOGAN LLC BOUGHT SEVERAL HOUSES FOR RENTALS
237038100	1212	86 SOLD RENTAL PROPERTY	✓ SOLD TO EMPLOYEE AT INFLATED AMOUNT
242022032	1212	86 SOLD RENTAL PROPERTY	✓ SOLD RENTAL HOUSE TO OCCUPANT
253014020	1212	86 SOLD RENTAL PROPERTY	✓ SOLD RENTAL HOUSE TO OCCUPANT
232002100	1212	24 SALE UNDER DURESS	✓ LEFT TOWN AND SOLD WAY UNDER MARKET BY COMPS
262003200	1212	91 TD-1000 ACCOMPANIED DEED	✓ QT DEED. CODE CHANGED TO 91, BELOW MKT BY COMPS
242026010	1212	98 DIVORCE	✓ SELLING TO SETTLE DIVOCE, SOLD BELOW MKT BY COMPS
244001010	1212	4 FIN INST AS SELLER OR BUYER	✓ FORECLOSED ON TWICE AND SOLD FROM USA SOLD UNDERMARKET BY COMPS
273011090	1212	91 TD-1000 ACCOMPANIED DEED	✓ QT DEED. CODE CHANGED TO 91
101039050	1212	91 UNINFORMED BUYER OR QC DEED	✓ QT DEED - TITLE COMPANY SOLD PROPERTY ACQUIRED

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
265002090	1212	91 TD-1000 ACCOMPANIED DEED	<input checked="" type="checkbox"/> QT DEED. CODE CHANGED TO 91, BELOW MKT BY COMPS
223004060	1212	3 FAMILY	<input checked="" type="checkbox"/> RELATED
223006020	1212	3 FAMILY	<input checked="" type="checkbox"/> RELATED
233002060	1212	3 FAMILY	<input checked="" type="checkbox"/> RELATED
213002040	1212	4 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/> HOUSE WAS FORECLOSED AND SOLD FROM VETERANS AFFAIRS SOLD UNDER MARKET BY COMPS
261001100	1212	91 UNINFORMED BUYER OR QC DEED	<input checked="" type="checkbox"/> CONSERVATORS DEED - SELLING AS GUARDIAN
287053030	1212	90 SOLD UNDER DURESS	<input checked="" type="checkbox"/> LEFT TOWN AND SOLD UNDER MARKET BY COMPS
258002090	1212	49 BOUGHT FOR RENTAL	<input type="checkbox"/> THIS LADY OWNS SEVERAL RENTAL HOUSES
237046030	1212	49 BOUGHT FOR RENTAL	<input type="checkbox"/> THIS LADY BOUGHT SEVERAL HOUSES FOR RENTALS
287041140	1212	49 BOUGHT FOR RENTAL	<input type="checkbox"/> SAME LADY AS ABOVE
200010011	2212	61 EFILED AND NO DOC FEE COLLECTE	<input checked="" type="checkbox"/> TRACTOR SUPPLY STORE/CORP TRANSFER INTERNALLY
200051257	2215	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> TWO PROPERTIES SOLD
400000020	2230	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> TWO PROPERTIES SOLD - MIXED USE
500065446	2230	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> TWO PROPERTIES SOLD - MIXED USE
900034390	2230	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> TWO PROPERTIES SOLD - MIXED USE
500027541	2235	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> BUILDING REMODELED AND ADDED ON TO
200007040	2235	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> THREE PROPERTIES SOLD - MIXED USE
572072020	3512	15 MORE THAN ONE HOUSE IN SALE	<input checked="" type="checkbox"/> FOUR BUILDINGS IN SALE
Accounts Audited: 40 Auditor Agrees: -37 Auditor Disagrees: -3 Auditor Disagrees: -7.50%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
527249010	0100	B	✓ Multiple parcel sale
9519004014	0100	B	✓ Multiple parcel sale
3803328029	0100	B	✓ Sale included a detached garage
1600000194	0100	ZHP	✓ Sale included shares of Bessemer Ditch water
1600000194	0100	ZHP	✓ Vacant site sold with a water well and water rights
1517009015	0100	B	✓ Multiple parcel sale
1510425025	0100	BP	✓ Multiple parcel sale
1409001036	0100	P	✓ Sale included 3.8 shares of Bessemer Ditch water
614310013	0100	C	✓ Related parties
522430217	0100	B	✓ Multiple parcel sale
511101051	0100	BP	✓ Land sold with a foundation only
502004018	0100	BP	✓ Multiple parcel sale
429409002	0100	B	✓ Multiple parcel sale
1409001035	0100	ZP	✓ Sale included two shares of Bessemer Ditch water
408308044	0102	B	✓ Multiple parcel sale
602402022	0200	BZ	✓ Assemblage sale
1514313006	0200	ZP	✓ Low water table for well
612102009	0200	BP	✓ Multiple parcel sale
526234006	0200	BP	✓ Multiple parcel sale
525455008	0200	B	✓ Multiple parcel sale
419008001	0200	ZP	✓ Commercial site that had inadequate access, buyer had to purchase additional area
514004001	0200	ZP	✓ Not listed, sold to an adjacent property owner for parking
501005011	0200	Z	✓ No MLS, not offered on the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
512213006	0200	W	<input checked="" type="checkbox"/> Multiple parcel sale
514428018	0200	B	<input checked="" type="checkbox"/> Multiple parcel sale
513021005	0200	ZP	<input checked="" type="checkbox"/> Improvement demolished and subsequent sale to a national fast food franchise
501005011	0200	Z	<input checked="" type="checkbox"/> Uninformed buyer and seller, deferred drainage problems
1100001007	0550	ZP	<input checked="" type="checkbox"/> Land sale included a marijuana license
1115000018	0550	Z	<input checked="" type="checkbox"/> Land sale included a marijuana license
712018001	1112	Z	<input checked="" type="checkbox"/> Sold to a tenant, under a lease to own program
1503325019	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, not exposed to the open market
5706000004	1112	Z	<input checked="" type="checkbox"/> Sale included personal property of pick-up truck and snow plow
1521261008	1112	Z	<input checked="" type="checkbox"/> Not listed, knew seller, wanted to sell cheesecake out of basement
1510207006	1112	Z	<input checked="" type="checkbox"/> Sold in one day, was not listed in MLS
1509403001	1112	Z	<input checked="" type="checkbox"/> No MLS, no listing, then split the lot into two separate ownerships
1503429018	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, not exposed to the open market
1100001005	1112	Z	<input checked="" type="checkbox"/> Manufactured home sold for future grow operation, 42.84 total acres
615402003	1112	Z	<input checked="" type="checkbox"/> Not in MLS, not listed in the open market
613406008	1112	Z	<input checked="" type="checkbox"/> Sold before listed, not exposed to the open market
606206001	1112	Z	<input checked="" type="checkbox"/> Sale included a vacant lot by separate deed
605405015	1112	Z	<input checked="" type="checkbox"/> Purchased by tenant, rented for four years with option to buy
604204008	1112	Z	<input checked="" type="checkbox"/> Added to MLS after sale, not exposed to the open market
524233013	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, not exposed to the open market
1505021002	1112	Z	<input checked="" type="checkbox"/> Purchased by adjacent homeowner, lot had a foundation and a garage, listed for \$799K
616009012	1112	Z	<input checked="" type="checkbox"/> Not in MLS, not listed in the open market
618006004	1112	Z	<input type="checkbox"/> Justification for disqualification was not persuasive
3507001070	1114	Z	<input checked="" type="checkbox"/> Sale to an adjacent property owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
615118003	1115	Z	✓ No MLS, not exposed to the open market
1117000023	1116	Z	✓ Assemblage sale
420426001	1140	Z	✓ Mobile homes park with mobile home PP and going concern value
1700003090	1177	W	✓ Ag not integral
3500005003	1177	Z	✓ Ag not integral
1502307004	2112	Z	✓ Portfolio sale of Western convenience gas and mini-marts with assigned values
1402008015	2112	Z	✓ DOM 321 days, cash sale, had to install water tap prior to sale
1502102017	2112	Z	✓ Purchased by tenant, fair condition per TD, no MLS
1515401009	2112	Z	✓ Purchased by owner across street, no listing, no MLS,
4724110202	2112	Z	✓ Only liquor store in Colorado City: included license, inventory and FFE
1501201002	2112	Z	✓ Mixed use: first floor retail, second/third is residential, no MLS, 1903 yrblt
1514419013	2112	Z	✓ Portfolio sale of Western convenience gas and mini-marts with assigned values
536409023	2112	Z	✓ Purchased by tenant, 100% owner financed
525403001	2112	Z	✓ No MLS, not exposed to open market, former gas station, had pumps, sign and canopy removed
513000039	2112	Z	✓ Former beauty shop converted to marijuana dispensary, the parking lot is owned by CDOT
512202002	2112	Z	✓ Double-net lease, two improvements, difficult access from I-25
330001007	2112	Z	✓ Not exposed to open market, PP and inventory conveyed but not reported on TD, owner financed
513047002	2112	Z	✓ Verizon store on a triple net lease, commercial investment purchased
433004031	2130	C	✓ Fair condition per field visit, inter-familial
1501423017	2130	B	✓ Multi-parcel sale, no MLS, not exposed to open market
330021015	2130	Z	✓ Farm and ranch store, across street from the distribution center, assemblage
418127004	2130	J	✓ Now a good sale
602109002	2130	Z	✓ No MLS, not exposed to open market, multi-tenant strip shopette

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
4617436002	2130	Z	☑ Restaurant sale with undetermined PP and inventory, vacant for years before sale,
4617100003	2130	Z	☑ Mixed use: BBQ restaurant, bar and marijuana dispensary
1515402005	2130	Z	☑ 512 SF modular office used for sales
1512204001	2130	Z	☑ Sale of a 1200 sf, Pizza hut, take-out only, built in 1971
1510311005	2130	Z	☑ Existing Arby's, built in 1974, totally remodeled subsequent to sale
1509454002	2130	Z	☑ New construction of strip: restaurant, retail, and ATT shop, long-term leases
1509420011	2130	Z	☑ Long-term, triple-net lease, US Bank Building, unable to verify income and expense
1502208002	2130	B	☑ Portfolio sale of Western convenience gas and mini-marts with assigned values
1502128019	2130	Z	☑ Multiple use, geodesic dome, medical clinic and apartment
611309018	2130	C	☑ Inter-familial sale
1501418033	2130	Z	☑ Mixed use: bar/restaurant and a separate house,
433022006	2130	J	☑ Now a good sale
536413009	2130	B	☑ Four parcel sale: three buildings and a parking lot
536412018	2130	Z	☑ Bar and restaurant sold with an undetermined amount of FFE and inventory as well as a liquor license
536127014	2130	B	☑ Sale included a separate asphalt parking lot
536101002	2130	C	☑ Inter-familial sale
535120015	2130	Z	☑ Pizza hut converted to a medical clinic, no MLS, fair condition per TD
525416004	2130	Z	☑ Two story office building with an unimproved 2nd floor
525149002	2130	Z	☑ Former residential structure acquired by assemblage by the hospital, no MLS
514438001	2130	Z	☑ Vacant pizza place, no MLS, poor condition per field review, pizza FFE of undeclared value
514009002	2130	Z	☑ No MLS, not exposed to open market, No TD 1000,
514007001	2130	J	☑ Now a good sale
513021004	2130	Z	☑ One bay drive-through car wash, 6000 sf improvement, No MLS, no basis for the sales price

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 93	Auditor Agrees: -92	Auditor Disagrees: -1	Auditor Disagrees: -1.08%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	Rio Blanco	
R0301575	1112	70	☑ Purchased by adjoiner in an assemblage, not open market
R0304327	1212	57	☑ Not open market, improvements were in poor condition
R0304522	1212	66	☑ Transfer includes future buildings to be constructed by seller and unknown value of personal property
R1001196	1212	57	☑ Related parties, multiple properties
R0103886	1212	64	☑ Multiple properties and improvements transferred in sale
R0102695	1212	60	☑ Death of owner, relatives are unable to keep property sold to neighbor
R0103705	1212	70	☑ Not open market, adjoiner made offer to owner
R0104022	1212	57	☑ The buyer is the seller's grandson, not open market
R0101420	1212	70	☑ Sold to tenant, not open market
R0100525	1212	60	☑ Transfer by personal representative's deed. Stress sale to settle estate of former owner
R0102885	1212	56	☑ Sale from HUD to an individual, no open market
R1003103	1212	68	☑ Included personal property of unknown value, extensive remodeling after purchase
R0104138	1212	56	☑ First sale after foreclosure, not open market
R0100811	1212	73	☑ A sell-off of the owners rental properties in the Craig area. Improvements in poor condition
R1203074	1212	69	☑ Sale from HUD to an individual, no open market
R0100945	1212	57	☑ Related parties transfer. Not open market
R0104218	1212	64	☑ Notes state multiple property sale along with residential improvements
R0103506	1212	64	☑ Legal description and county parcel numbers show multiple properties in this transfer
R0101585	1212	68	☑ Kitchen completely remodeled after sale.
R1003310	1212	68	☑ Extensive remodeling after purchase.
R0302990	1212	57	☑ Relative of owner assumed existing loan, not open market
R0604330	1212	57	☑ Sale between related parties, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0501900	1212	66	✓ Value of personal property is undeterminable, also water rights included, non-typical
R0104134	1212	68	✓ Extensive remodeling after purchase.
R0103729	1212	70	✓ Friends , not open market
R0100580	1212	70	✓ Not open market, no realtor, transfer between cousins
R0101935	1212	57	✓ TD states sale between parties, not open market
R0100555	1212	56	✓ Sale from HUD to an individual, no open market
R1003408	1212	68	✓ Foreclosure sale, not open market
R0101080	1215	68	✓ Total rebuild on all major house utilities, and extensive remodel of the interior.
R1002932	2215	64	✓ Multiple properties stated in records.
R0309333	2230	70	✓ Not open ,market, purchased to settle a outstanding loan, Transferred by Quit Claim Deed
R1000850	2230	74	✓ This was merely a name change for the bank including multiple properties
R1003389	2230	70	✓ Purchased by long term tenant, no market exposure
R0109273	2230	70	✓ Mixed use property residential and commercial, not open market, changed from exempt to non-exempt
<hr/>			
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	53	RIO GRANDE	
2128403007	0100	B ***DOC FEE INCLUDES MULTIPLE PARCELS (THE RIDGE)	✓ Multiple property transfer
3307101006	0100	B ***DOC FEE INCLUDES 3307101005	✓ Multiple property transfer
2128406001	0100	B ***DOC FEE INCLUDES MULTIPLE PARCELS (THE RIDGE)	✓ Multiple property transfer
2129401001	0100	E NEW HOUSE BEING CONSTRUCTED - GOOD SALE FOR LAND VALUATION	✓ Purchased vacant land, new house started after purchase
1929101017	0100	E SUBDIVISION DISCOUNTING. NEW HOUSE BEING CONSTRUCTED - GOOD SALE FOR LAND VALUATION	✓ Subdivision discounting, change from vacant to improved residential after purchase
2303002005	0100	B SALE INCLUDES 2303002001-005 SUBDIVISION DISCOUNTING	✓ Subdivision discounting, change from vacant to improved residential after purchase
3117001020	0100	B ***DOC FEE INCLUDES 3117001011/014	✓ Multiple property transfer, first sale in time frame.
2128405009	0100	B ***DOC FEE INCLUDES MULTIPLE PARCELS	✓ Multiple property transfer
1932201005	0200	B ***DOC FEE INCLUDES 1932201004	✓ Multiple property transfer, seller financed
2303101038	0200	Q UND 1/2 INT ONLY SALE INCLUDES 2303101018	✓ Multiple property transfer, one parcel is partial interest
2133000015	0510	AB INCLUDES 2133000136	✓ Multiple property transfer
2134000247	0510	B ***DOC FEE INCLUDES 2134000249	✓ Multiple property transfer
2134205011	0520	B SALE WAS INCLUDED IN THE GOLF COURSE SALE THIS PARCEL IS A POR OF THE OPEN SPACE IN THE UNDEVELOPED PORTION OR RIVER CLUB.	✓ Multiple property transfer, price includes equipment
2128400239	0540	B SALE INCLUDES MULTIPLE PARCELS (THE RIDGE)	✓ Multiple property transfer, transferred by Quit Claim Deed
2133003010	1112	E TOTAL REMODEL - GUTTED OUT	✓ Extensive remodel after purchase
1529406002	1112	N CONSERVATOR'S DEED - ESTATE SETTLEMENT	✓ Transferred to settle estate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1530000139	1112	Q SPOKE WITH BUYER 9/7/2018 - THE 'PARTY WALL AGREEMENT' INFLUENCED THE SALE PRICE OF THE HOME. UNIQUE IN THAT IT IS CLASSIFIED AS SFR FOR FINANCING, BUT THE PARTY WALL AGREEMENT MAKES IT MORE LIKE A TOWNHOME. SALE CAN BE USED FOR SUBJECT VALUATION, BUT NOT REPRESENTATIVE FOR TYPICAL SFR SALES.	<input checked="" type="checkbox"/> Water rights included in purchase, not typical, more of a property line agreement
3531404002	1112	Z DEED WAS AN EXTRA RECORDING THEY HAD TO RECORD A PR DEED INSTEAD	<input checked="" type="checkbox"/> Merely a correction deed to correct an error in an earlier Personal Rep. deed to settle estate
3915300332	1112	E 2 STORY RES ATTACHED GARAGE 35X40	<input checked="" type="checkbox"/> Constructed addition to home after purchase
1329400155	1112	E INTERIOR REMODEL IN PROGRESS	<input checked="" type="checkbox"/> Extensive interior remodel
2133204017	1112	G DEEDED HIS 1/2 INT INTO LOT 17. SALE PRICE COMES FROM WD AND PRD RECORDED PRIOR TO THIS DEED. FOR A TOTAL OF 449,000. PRD SALE PRICE 224,500 WD SALE PRICE 244,500	<input checked="" type="checkbox"/> Partial interest 50%
1725400439	1112	F FANNIE MAE WAS GRANTOR (BID 215,000 - TOOK A DEFICIENCY)	<input checked="" type="checkbox"/> First sale after foreclosure from Fannie Mae, not open market
2128301030	1112	N PR DEED	<input checked="" type="checkbox"/> Transferred by PR Deed to close the estate
3531409001	1112	D FIRST SALE AFTER FORECLOSURE BOUGHT IN FAIR CONDITION NO EXPOSURE TO THE MARKET	<input checked="" type="checkbox"/> First sale after foreclosure from Fannie Mae. No market exposure
1931101009	1112	E FOUNDATION AS OF 12/21/16	<input checked="" type="checkbox"/> Water rights included in purchase, house constructed after purchase
1530441006	1112	Z WAS CONVERTED TO A RES FROM A CHURCH (OPEN SPACE) BY PREVIOUS OWNERS NO PERMIT WAS PULLED ONLY DISCOVERED CONVERSION WHEN SALE ACCURED AND INSPECTION WAS MADE.	<input checked="" type="checkbox"/> Change in use from a church to a residence, extensive remodeling
1532200028	1112	Z WRONG PARCEL WAS CONVEYED	<input checked="" type="checkbox"/> No transfer, correction deed
6312100346	1112	T	<input checked="" type="checkbox"/> Change in use from vacant to residential
2135221014	1112	B INLCUDES 2135221013 VAC TO RES	<input checked="" type="checkbox"/> Multiple property transfer, change in use from vacant to improved residential
1930314017	1112	B INCLUDES 1930314021	<input checked="" type="checkbox"/> Multiple property transfer
1931005001	1112	B SALE INCLUDES 1931005011	<input checked="" type="checkbox"/> Multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1931002019	1112	D FIRST SALE AFTER FORECLOSURE	✓ First sale after foreclosure
2135221008	1112	B INCLUDES 2135221007	✓ Multiple property transfer
1530462010	1115	Q MULTIPLE HOUSES ON PROPERTY SALE INCLUDES 1530462009	✓ Multiple property transfer
1530470006	2112	Z UNDETERMINED PP AS WELL AS LEASE INCLUDED	✓ Equipment in store of unknown value was included in purchase price
2135204015	2112	X CHANGE IN USE FROM RETAIL STORE TO MINI STORAGE UNIT FACILITY	✓ Change in use from retail to mini storage after purchase
2133407011	2112	E NEW CONSTRUCTION ***DOC FEE INCLUDES 2133407005 COMBINED LOTS TO BUILD RETAIL STORE DOLLAR GENERAL	✓ Vacant land changed to improved commercial after purchase
2134000075	2112	Z MIXED-USE, MAJORITY RESIDENTIAL	✓ Mixed use property, commercial and residential
2133018034	2115	Z MULTIPLE BUILDINGS/CABINS WITH MIXED USED. MARKET SALE WILL BE REVIEWED BUT NOT USED IN RATIO STUDY FOR MASS APPRAISAL.	✓ Multiple buildings, mixed use
1531005020	2115	Z QUESTIONNAIRE STATES SALE IS FOR BUSINESS ONLY AND INCLUDES A LEASE	✓ In-company transfer, not open market
2134000140	2115	Z MULTIPLE BUILDINGS/MIXED USE/WILL BE USED FOR MARKET STUDY-NOT RATIO STUDY	✓ Mixed use property, commercial and residential
3336419007	2115	B INCLUDES 3336419008 3336419012 MIXED USE HOTEL, RES BUNK HOUSE AND VAC LOT	✓ Mixed use, multiple buildings
2133000195	2115	Z MULTIPLE BLDGS/MIXED USE/NOT TO BE USED IN RATIO STUDY.	✓ Mixed use, multiple buildings
2136100167	2115	Z MIXED USE COMM/RES REROOF/WILL BE USED FOR MARKET ANALYSIS BUT NOT FOR RATIO STUDY	✓ Mixed use, commercial/residential improvements in poor condition, transferred by Quit Claim Deed
1106300293	2125	Z UNDETERMINED PP/POSSIBLE OMITTED PROPERTY/CHANGE IN USE	✓ Extensive remodel, after purchase
2134201091	2130	B DOC FEE INCLUDES MULTIPLE PARCELS	✓ Multiple property transfer
3531307020	2130	Z UNDETERMINED PP/ALSO INCLUDES LONGTERM LEASE	✓ Undetermined value for personal property included in purchase, includes long-term lease

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3531415013	2130	B SALE INCLUDES 3531415010	<input checked="" type="checkbox"/> Multiple property transfer
3705100078	2130	Z TD STATES THAT IT IS MIXED USE BLM BUILDING WITH INTANGIBLE ITEMS INCLUDED IN SALE. UNABLE TO QUANTIFY/INCLUDES LEASE/MAY BE EXEMPT	<input checked="" type="checkbox"/> Third party financing at unknown terms, mixed use property
2134000236	2130	B ***DOC FEE INCLUDES MULTIPLE PARCELS	<input checked="" type="checkbox"/> Multiple property transfer
1531010001	2130	Z 1ST SALE IN TIME FRAME	<input checked="" type="checkbox"/> First sale in valuation period
3531200002	2135	C	<input checked="" type="checkbox"/> This was in-company transfer, not open market
3509000037	2135	Z COM/AG USE	<input checked="" type="checkbox"/> Mixed use ag and commercial
3531302014	2135	B ***DOC FEE INCLUDES 3531302011/012	<input checked="" type="checkbox"/> Multiple property transfer
1134400489	2135	Z POTATO STORAGE FACILITY/MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> Multiple potatoes storage buildings on property
3531327027	2135	B ***DOC FEE INCLUDES 3531327026	<input checked="" type="checkbox"/> Multiple property transfer
<hr/>			
Accounts Audited:	56	Auditor Agrees: -56	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	54	ROUTT	
R8179968	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
R8179912	0200	OTHER	<input checked="" type="checkbox"/> New construction of improvements after purchase
R0206265	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transfer between business affiliates
R8179928	1212	OTHER	<input checked="" type="checkbox"/> Not open market, purchased by adjoiner
R8179985	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transfer in company only, not open market
R7713243	1212	PROPERTY CONDITION- AT TIME OF SALE	<input checked="" type="checkbox"/> Distress sale by the owner, unable to keep the improvements in a livable condition. Extensive remodeling after purchase
R6217404	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> Sale was to settle estate, transferred by Bargain and sale deed
R8231910	1212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> County records state a multiple property transfer
R8162599	1212	OTHER	<input checked="" type="checkbox"/> Purchased by the adjoiner at a premium for an assemblage, not open market
R2583230	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Partial interest transferred to related parties, not open market
R6356884	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Purchased by daughter from her mother, not open market
R8164173	1212	OTHER	<input checked="" type="checkbox"/> Purchased by long term tenant, not offered to the open market
R8230800	1212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
R8168858	1218	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 12.5% interest
R2580440	1218	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> This was merely a transfer to the owner's LLC, not open ,market.
R8170257	1230	INVALID FOR \$ ADJ ANALYSIS	<input checked="" type="checkbox"/> Unable to determine separate value of the garage which was included in the sale.
R8173612	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1 / 8th interest
R8173624	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1 / 12 interest
R6258559	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 50% interest
R8173656	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1/12 interest
R8179860	1230	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transferred between business affiliates
R8166084	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1 / 8th interest

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8163507	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of a partial interest
R8166077	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1 / 8th interest
R8165945	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1 / 8th interest
R8173627	1230	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of 1/8 interest
R8166904	1230	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Transfer between related parties, not offered to the open market
R8169453	1230	INVALID FOR \$ ADJ ANALYSIS	<input checked="" type="checkbox"/> Unable to determine separate value of the garage which was included in the sale.
R3821302	2230	DISTRESSED SALE/BANKRUPTCY	<input checked="" type="checkbox"/> First sale after foreclosure, no market exposure
R0582133	2230	INVOLVES A RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/> Transferred from a exempt property to non-exempt property, improvements were remodeled after purchase
R3833086	2244	INVOLVES UNINFORMED BUYER	<input checked="" type="checkbox"/> Motivated buyer, low price, improvements were in poor condition with anticipated repairs and remodeling
R8179141	2244	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> Transfer of a partial interest, 57%
R8173593	2245	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transfer between business affiliates
R8166424	2245	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transfer of 1 / 8th interest
R8173601	2245		<input checked="" type="checkbox"/> Transfer of real property and 75 club memberships
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
R013352	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R010125	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property sale with an error on deed
R015147	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (2)
R007629	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (10), included personal property
R010743	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (2)
R010855	0100	4 SALES INV. RELIGIOUS INSTITUTE	<input checked="" type="checkbox"/> Transfer between 2 religious institutions
R010555	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (3)
R012349	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (2)
R002760	0100	29 OTHER	<input checked="" type="checkbox"/> Mixed use, multiple properties
R011293	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer(3)
R011833	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (2)
R015160	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R011013	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R002612	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R006545	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R008008	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer
R011728	0100	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Fully furnished, multiple properties
R008395	0100	19 TD NOT FILED	<input type="checkbox"/> No evidence to Unqualify this sale
R001481	0510	14 SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple property transfer (2)
R018936	0560	25 Split parcel	<input checked="" type="checkbox"/> The property has been split since purchase
R006854	0560	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> Purchased by adjoiner
R018286	0560	00L 00L	<input type="checkbox"/> Qualified sale, changed after review
R012741	1212	24 CONTIGOUS PARCEL	<input checked="" type="checkbox"/> Assemblage, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010918	1212	14 SALE INV. MULTIPLE PROPERTIES	✓ Multiple property transfer (2)
R001404	1212	40 AG SALE	✓ Personal property included, purchased for ag.
R014720	1212	24 CONTIGUOUS PARCEL	✓ Assemblage purchased by adjoiner
R014277	1212	NO DOC FEE	✓ Qualified sale, changed after review
R014446	1212	24 CONTIGUOUS PARCEL	✓ Contiguous property PP undisclosed
R014125	1212	24 CONTIGUOUS PARCEL	✓ Assemblage, not open market
R012898	1212	19 TD NOT FILED	✓ 50% interest transferred, by Personal Rep. Deed
R002781	1212	16 SALE INC. UND PERSONAL PROP.	✓ Contiguous property PP undisclosed
R010751	2212	29 OTHER	✓ Mixed use, res. And commercial
R001194	2212	29 OTHER	✓ Mixed use commercial and residential
R010668	2212	29 OTHER	✓ Mixed use, commercial and residential
R017117	2235	29 OTHER	✓ Correction deed due to errors in the original
R018346	2235	14 SALE INV. MULTIPLE PROPERTIES	✓ Multiple property transfer and personal property
R017172	2235	14 SALE INV. MULTIPLE PROPERTIES	✓ Multiple property transfers
Accounts Audited: 37 Auditor Agrees: -35 Auditor Disagrees: -2 Auditor Disagrees: -5.41%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	56	San Juan	
4829171050009	1112	B	✓ settle estate
48291720110012	1112	L	✓ divorce sale
48291730470003	1112	I	✓ foreclosure
4829171050010	1112	B	✓ settle estate
4829171080010	1112	B	✓ change use, multiple properties
48291840760003	1112	L	✓ settle estate
50910000070010	1112	I	✓ sale inleu foreclosure, auction cash only, change use
48291730620002	1112	C	✓ related parties
50917310000010	1112	B	✓ major remodel
48291740010005	1112	C	✓ sold to friends about 20 percent below by interview with buyer
48291730260004	1112	C	✓ sold to renter of ten years, needed new roof
48291730540007	1112	I	✓ bank, foreclosure owned by bank out of country
48291740010005	1112	L	✓ foreclosure for outstanding bal
48291730440008	1112	L	✓ first sale in time period
48291730300006	1115	B	✓ settle estate
48291730510005	1115	C	✓ related parties
48291730610001	1120	CG	✓ related, partial int
48291720220012	1120	R	✓ auction of masonic, very poor condition
47770130040019	1122	BGY	✓ multiple properties, two counties
47770130040019	1122	BGY	✓ multiple properties, two counties
48290000010049	1122	C	✓ related parties
48290000010035	1122	L	✓ settle estate
47750240050007	1122	C	✓ related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
48290180010001	1122	C	<input checked="" type="checkbox"/> related parties
48291740010004	1123	I	<input checked="" type="checkbox"/> bank sale, after reverse mort due after death
48291730130006	1123	C	<input checked="" type="checkbox"/> related parties
50891230080348	1230	R	<input checked="" type="checkbox"/> charitable org below mkt by comps
50891230080329	1230	IZ	<input checked="" type="checkbox"/> foreclosure
4829173000205	1235	M	<input checked="" type="checkbox"/> includes MH
48291730280100	2112	C	<input checked="" type="checkbox"/> related parties
48291730280018	2112	L	<input checked="" type="checkbox"/> local auction, one bid, below mkt, poor condition
47750310010009	2122	CG	<input checked="" type="checkbox"/> partial int, family transfer, mining property
47750200040004	2122	B	<input checked="" type="checkbox"/> mining claim, purchased by adj property owner
48291730370009	2130	R	<input checked="" type="checkbox"/> not exposed to mkt, American Legion sold to renter
48291720120013	2130	C	<input checked="" type="checkbox"/> related parties
<hr/>			
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	57	San Miguel	
R2030023890	0100	29 Partial Interest	✓ Partial Interest
R1080088317	0400	39 Sold twice in period	✓ Sold twice in period
R1080050044	0400	12 Subdivision Discount	✓ Subdivision Discount
R1080050031	0400	12 Subdivision Discount	✓ Subdivision Discount
R1030093149	0400	10 Deed Restricted	✓ Deed Restricted
R1080050034	0400	12 Subdivision Discount	✓ Subdivision Discount
R2050080003	0540	22 To Settle Estate	✓ To Settle Estate
R1040092712	1112	10 Deed Restricted	✓ Deed Restricted
R1010001975	1112	43 Resale in period	✓ Resale in period
R1010002665	1112	20 Involves Government Agency	✓ Involves Government Agency
R1030007221	1112	50 Major Remodel	✓ Major Remodel
R1030092193	1112	10 Deed Restricted	✓ Deed Restricted
R1030093306	1112	10 Deed Restricted	✓ Deed Restricted
R1030093323	1112	10 Deed Restricted	✓ Deed Restricted
R1030096035	1112	28 Public Trustee's Deed	✓ Public Trustee's Deed
R1030097055	1112	10 Deed Restricted	✓ Deed Restricted
R1040015955	1112	8 Distress/ Foreclosure	✓ Distress/ Foreclosure
R1040095723	1112	10 Deed Restricted	✓ Deed Restricted
R1080983314	1112	10 Deed Restricted	✓ Deed Restricted
R2030090004	1112	8 Distress/ Foreclosure	✓ Distress/ Foreclosure
R2030022185	1112	21 Involves Charitable Religious inst	✓ Involves Charitable Religious inst
R2030022116	1112	17 Ag Value	✓ Ag Value
R1040012532	1112	94 11 Remodeled Additional Struct	✓ 11 Remodeled Additional Struct

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2010020490	1112	8 Distress/ Foreclosure	<input checked="" type="checkbox"/> Distress/ Foreclosure
R1080983303	1112	10 Deed Restricted	<input checked="" type="checkbox"/> Deed Restricted
R2030022110	1112	8 Distress/ Foreclosure	<input checked="" type="checkbox"/> Distress/ Foreclosure
R1010060097	1212	20 Involves Government Agency	<input checked="" type="checkbox"/> Involves Government Agency
R1080110417	1230	44 Between Related Parties	<input checked="" type="checkbox"/> Between Related Parties
R1080090250	1230	39 This is actually Valid	<input checked="" type="checkbox"/> Send to John Zimmerman
R1080110311	1230	18 Not listed/ Should be Between related parties	<input checked="" type="checkbox"/> Not listed/ Should be Between related parties
R1010001072	1230	90 Buyer Owns adjacent property	<input checked="" type="checkbox"/> Buyer Owns adjacent property
R1080099186	1230	16 Atypical	<input checked="" type="checkbox"/> Atypical
R1010100070	1230	63 Resale in period	<input checked="" type="checkbox"/> Resale in period
R1010099015	1230	40 Parking Space	<input checked="" type="checkbox"/> Parking Space
R1080090165	1230	22 To Settle Estate	<input checked="" type="checkbox"/> To Settle Estate
M9300095195	1235	Qualified Sale	<input checked="" type="checkbox"/> Qualified Sale
R1080070096	2212	19 Sale involves Personal Property	<input checked="" type="checkbox"/> Sale involves Personal Property
R1011195401	2245	89 This is actually Valid	<input checked="" type="checkbox"/> Send to John Zimmerman
R1011195217	2245	7 This is actually Valid	<input checked="" type="checkbox"/> Send to John Zimmerman
R1011195209	2245	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1011195207	2245	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1010093860	2245	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1010093859	2245	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1080110130	2245	1 Between Related Parties	<input checked="" type="checkbox"/> Between Related Parties
Accounts Audited: 44 Auditor Agrees: -44 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	Sedgwick	
R0010007060	0100	66	<input checked="" type="checkbox"/> multiple properties/build dollar tree
R0017006010	0100	45	<input checked="" type="checkbox"/> change in use exempt to Res
R0010007060	0100	64	<input checked="" type="checkbox"/> multiple properties/build dollar tree
R0010007060	0100	64	<input checked="" type="checkbox"/> multiple properties/build dollar tree
R0010007060	0100	64	<input checked="" type="checkbox"/> multiple properties/build dollar tree
R0012056010	1112	25	<input checked="" type="checkbox"/> poor condition/vacant for 3 years
R0011026100	1112	57	<input checked="" type="checkbox"/> Related parties
R0091118031	1112	57	<input checked="" type="checkbox"/> Related parties/partial interest
R0013007030	1112	57	<input checked="" type="checkbox"/> related parties/poor condition
R0071235070	1112	57	<input checked="" type="checkbox"/> Related parties/son
R0080906020	1112	57	<input checked="" type="checkbox"/> Removed husband name from property
R0071232060	1112	57	<input checked="" type="checkbox"/> purchased from dad
R0020007040	1112	65	<input checked="" type="checkbox"/> PP of un known value/high by comps
R0011017040	1112	65	<input checked="" type="checkbox"/> vacant/never on mkt/low by mkt
R0013027060	1112	65	<input checked="" type="checkbox"/> renter purchase/low by comps
R0020017100	1112	65	<input checked="" type="checkbox"/> never on mkt/low by comps
R0013053010	1112	68	<input checked="" type="checkbox"/> fire damage/extensive remodel
R0013040080	1112	24	<input checked="" type="checkbox"/> poor cond/animals in basement property been vacant for years
R0013044080	1112		<input type="checkbox"/> change to Q
R0010011020	2112	65	<input checked="" type="checkbox"/> liquidate to settle divorce/sold three businesses
R0030005050	2112	57	<input checked="" type="checkbox"/> Related parties/beauty shop with PP
R0061233050	2115	65	<input checked="" type="checkbox"/> motel/big PP adjustment
R0010012090	2120	58	<input checked="" type="checkbox"/> business affiliates

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0061233090	2130	66	☑ multiple properties/build dollar tree
R0071236200	2130	65	☑ DQ PP of unkn value
R0020014080	2130	25	☑ Extended vacancy/poor condition
R0030008080	2130	25	☑ Extended vacancy/poor condition
R0031004010	2135	65	☑ vacant church/poor condition
R0061233040	2135	65	☑ DQ PP of unkn value
R0071105110	2135	99 No Doc Fee	☑ vacant land/ minor imps
R0030008040	2135	25	☑ DQ/extended vacancy/poor condition/not on market for public sale
R0010008090	2135	58	☑ business affiliates/DQ sale
Accounts Audited: 32 Auditor Agrees: -31 Auditor Disagrees: -1 Auditor Disagrees: -3.13%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
6505914	0100	80 Speculative purchase, not arms length	<input checked="" type="checkbox"/> Straw man company with a loose affiliation with government
6504752	0100	80 Speculative purchase, not arms length	<input checked="" type="checkbox"/> Speculative purchase, zoned for one unit, want to build four
4008550	0100	80 Not exposed to open market	<input checked="" type="checkbox"/> Property was not exposed to open market, Utility grantor
6509487	0401	80 Not exposed to open market	<input checked="" type="checkbox"/> Buyer approached seller, not exposed to open market
6502431	0401	80 Not exposed to open market	<input checked="" type="checkbox"/> Buyer approached seller, not exposed to open market
100122	1112	80 Not exposed to open market	<input checked="" type="checkbox"/> Re-recording of previous deed, incorrect doc fee corrected
500730	1112	51 Partial Interest Sale	<input checked="" type="checkbox"/> Partial Interest Sale: 25%
901396	1112	10 Inter-familial, not exposed to open market	<input checked="" type="checkbox"/> Inter-familial
1000045	1112	10 Related Parties	<input checked="" type="checkbox"/> Buyer was a ten year tenant and never exposed to open market
1300004	1112	80 Not exposed to open market	<input checked="" type="checkbox"/> Improvement was renovated for decades, sold incomplete, bad septic
100562	1112	10 Inter-familial, not exposed to open market	<input checked="" type="checkbox"/> Family trust to family trust, related Parties
1501082	1112	80 Not exposed to open market	<input checked="" type="checkbox"/> Purchased by long-term renter, not exposed
2801928	1112	10 Not exposed to open market	<input checked="" type="checkbox"/> Purchased by acquaintance, not exposed to open market
500655	1112	51 Partial Interest Sale	<input checked="" type="checkbox"/> Partial Interest Sale: 25%
6511501	1112	80 Not exposed to open market	<input checked="" type="checkbox"/> Purchased by adjacent property owner
1000054	1112	80 Not exposed to open market	<input checked="" type="checkbox"/> Buyer was a long-term tenant, not exposed to open market
6511191	1113	80 Not exposed to open market	<input checked="" type="checkbox"/> Third party approached a friend of the seller and bought the subject
500225	1113	80 Not exposed to open market	<input checked="" type="checkbox"/> Purchased partially complete home, had been unfurnished for twenty years
500469	1113	80 Not exposed to open market	<input checked="" type="checkbox"/> Sale included custom cabinets that were not installed, misinformed buyer
700810	1114	80 Not exposed to open market	<input checked="" type="checkbox"/> Swapped units with another owner in this townhouse project
6513015	1114	80 Not exposed to open market	<input checked="" type="checkbox"/> Sold to long-term tenants, no exposure to open market
6503944	1114	10 Not exposed to open market	<input checked="" type="checkbox"/> Neighbor made an offer that could not be refused, no exposure
1400090	1135	80 Not exposed to open market	<input checked="" type="checkbox"/> Buyer owned the adjacent home and purchased subject

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
800509	1230	80 Not exposed to open market	<input checked="" type="checkbox"/> Related parties per sales verification letter
6509887	1230	51 Partial Interest Sale	<input checked="" type="checkbox"/> Partial Interest Sale
1600062	1230	80 Not exposed to open market	<input checked="" type="checkbox"/> Re-recording of previous deed, no reason to
1100602	2112	80 Not exposed to open market	<input checked="" type="checkbox"/> Seller was the Town of Frisco, to be incorporated into a development
6514946	2130	10 Related Parties	<input checked="" type="checkbox"/> Inter-familial as well as multiple parcels
1101368	2245	80 Not exposed to open market	<input checked="" type="checkbox"/> Office condo purchased by the current tenant
1101370	2245	10 Related Parties	<input checked="" type="checkbox"/> Tenant for five years purchased from a distressed owner

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0054744	0100	73	✓ First sale after foreclosure, new home construction after purchase
R0053689	0100	101	✓ Domestic water well included in purchase price
R0029607	0100	73	✓ Not offered on the open market, no MLS, new construction after purchase
R0053810	0100	71	✓ Parcel reconfiguration after purchase
R0053813	0100	64	✓ Multiple properties transferred
R0011040	0100	101	✓ No MLS, utilities stubbed out, domestic water well was included in price, not typical
R0054754	0100	73	✓ New construction of a single family home after purchase
R0056427	0100	64	✓ Multiple properties transferred
R0054680	0100	64	✓ Multiple properties transferred
R0053777	0100	988	✓ The residential were partially finished when the property was transferred
R0056211	0100	103	✓ Ag land sale
R0010919	0100	101	✓ Utility stubs are out to property line, water well included in price, not typical
R0056212	0100	64	✓ Multiple properties transferred
R0056210	0100	58	✓ Transfer between business affiliates
R0007909	0100	64	✓ Multiple properties transferred
R0018764	0100	103	✓ No MLS, for sale by owner
R0055382	0100	73	✓ Not open market, improvements placed after purchase
R0007856	0100	103	✓ No MLS, not available to the open market
R0007757	0100	64	✓ Multiple properties transferred
R0017382	0100	73	✓ Remodeled existing house after purchase, built second home on this parcel
R0002141	0100	101	✓ Utility stubs are out to property line, water well included in price, not typical
R0014196	0100	103	✓ Not offered on the open market, no MLS
R0055601	0100	64	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0056305	0100	101	✓ A domestic water well and electric service were on or available to the property
R0011858	0100	71	✓ Land use change from vacant to a Mobile home site
R0052352	0100	661	✓ Purchase included large storage building with loft
R0056428	0100	64	✓ Multiple properties transferred
R0013211	0100	64	✓ Multiple properties transferred
R0023236	0100	68	✓ New construction after purchase
R0012121	0100	64	✓ Multiple properties transferred
R0043548	0100	101	✓ Purchase included domestic water well and indeterminable amount of person property
R0056431	0100	64	✓ Multiple properties transferred
R0054767	0100	73	✓ First sale after foreclosure, new residential construction after purchase
R0054759	0100	73	✓ First sale after foreclosure from Park State Bank
R0054747	0100	950	✓ First sale after foreclosure
R0054750	0100	73	✓ Special financing, new construction after purchase
R0054753	0100	17	✓ First sale in valuation period
R0050634	0100	103	✓ Not offered on the open market, no MLS
R0011990	0100	101	✓ Utility stubs out to property line, undeterminable personal property included
R0000700	0200	64	✓ Multiple properties transferred
R0054843	0200	51	✓ Not open market, sold to The city of woodland park.
R0000484	0200	64	✓ Multiple properties transferred, by Quit claim deed
R0055683	0200	64	✓ Multiple properties transferred
R0000358	0200	10	✓ Purchased thru long term lease purchase agreement with tenant
R0052821	0200	53	✓ Changed from non-exempt to exempt based on the purchase by a charitable organization
R0000274	0200	64	✓ Multiple properties transferred
R0054620	0200	64	✓ Multiple properties transferred, assumption of a mortgage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000720	0200	64	✓ Multiple properties transferred
R0050572	0200	64	✓ Multiple properties transferred
R0053973	0200	64	✓ Multiple properties transferred
R0056591	0200	73	✓ New construction after purchase
R0039199	0200	64	✓ Multiple properties transferred
R0055569	0510	54	✓ Not listed, closed market in religious community
R0044195	0530	64	✓ Multiple properties transferred
R0013662	0530	101	✓ Domestic water well included in purchase, single family residence constructed after purchase
R0014128	0530	73	✓ New residential improvements constructed after purchase
R0010927	0530	101	✓ Not listed on MLS, residential construction after purchase
R0048013	0540	101	✓ A domestic water well and electric service were on or available to the property
R0011072	0540	73	✓ No MLS, vacant land, plans to place modular home
R0007810	0540	73	✓ Residence added after transfer
R0049053	0540	101	✓ Domestic water well in place, new home constructed on property after purchase
R0010347	0540	641	✓ Multiple properties transferred
R0056173	0540	64	✓ Multiple properties transferred
R0038611	0540	64	✓ Multiple properties transferred
R0055414	0540	58	✓ Transfer between business affiliates
R0003416	0540	642	✓ Multiple ag properties transferred
R0003199	0540	64	✓ Multiple properties transferred
R0014108	0540	64	✓ Multiple properties transferred
R0055009	0540	64	✓ Multiple properties transferred
R0019289	0540	661	✓ No MLS, for sale by owner, several outbuildings in place at time of purchase
R0007045	0540	103	✓ No MLS, not available to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0055673	0550	73	✓ Domestic well in place, atypical, ag [property, building a house after purchase
R0056095	0550	73	✓ Single family residence constructed after purchase
R0055103	0550	64	✓ Multiple properties transferred
R0054808	0550	54	✓ Sold to a non-profit religious institution, now exempt.
R0055266	0550	64	✓ Multiple properties transferred
R0055371	0550	661	✓ Adjacent owner purchased tis property, barns and outbuildings located on the property before transfer
R0012375	0550	918	✓ Transferred by Personal Representative's deed to close an estate
R0004466	0550	64	✓ Purchased thru long term lease purchase agreement with tenant
R0007033	0550	101	✓ Utilities stubbed out [property line, domestic water well in place, atypical
R0007064	0550	661	✓ Vacant land sale included many outbuildings
R0007121	0550	73	✓ Residence added after transfer
R0011832	0550	20	✓ Ag land sale
R0011834	0550	73	✓ New building construction after purchase on this vacant land
R0029530	0550	103	✓ Not offered on the open market, no MLS
R0024188	0550	64	✓ Multiple properties transferred
R0012520	0550	57	✓ Transfer between family members, not open market
R0007560	0550	103	✓ No MLS, not available to the open market
R0052233	0550	661	✓ For sale by owner, no open market exposure
R0009878	0550	73	✓ Residence added after transfer
R0053426	0550	73	✓ Outbuilding in place at ti9me of purchase, unknown value, new home construction after purchase.
R0053516	0550	64	✓ Multiple properties transferred
R0053537	0550	681	✓ Not offered on the open market, no MLS
R0055118	0560	64	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0007082	1112	974	☑ Property located in two counties
R0055136	1112	64	☑ Multiple properties transferred
R0005480	1112	64	☑ Multiple properties transferred
R0009787	1112	68	☑ An addition was proposed after purchase, building permit on file
R0012091	1112	103	☑ First sale after foreclosure from the Deutsche Bank
R0016609	1112	66	☑ Residence sold furnished, undeterminable value of personal property
R0019820	1112	64	☑ Multiple properties transferred
R0027574	1112	18	☑ Atypical financing carried by seller
R0056516	1230	53	☑ Domestic water well in place, new home constructed on property after purchase
R0056125	2112	64	☑ Multiple properties transferred
R0000875	2112	10	☑ Not open market
R0055495	2112	10	☑ No MLS, price paid was based on NNN lease with The Dollar Store
R0000292	2112	68	☑ Change in use from Liquor store to apartment
R0000895	2112	67	☑ Included business goodwill, blue sky, and equipment in store
R0055682	2112	970	☑ multi-improvement property with a long term lease to a tractor company
R0000874	2112	64	☑ Multiple properties transferred
R0000840	2112	68	☑ Repair and remodeling of improvements after purchase
R0000798	2112	68	☑ Mixed use, retail and storage units
R0000684	2112	68	☑ Mixed use, retail and office
R0000468	2112	64	☑ Multiple properties transferred
R0052814	2112	10	☑ The sale price was established on the 75 year NNN lease with Walgreens.
R0000306	2112	64	☑ Multiple properties transferred, 50% interest
R0000230	2112	67	☑ Included equipment, business blue sky and goodwill
R0000174	2112	64	☑ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000138	2112	970	✓ First sale after foreclosure from Peoples National Bank
R0051821	2112	103	✓ Not open market, transfer between business affiliates
R0053970	2112	10	✓ Sales price determined by value of long-term lease
R0053978	2112	68	✓ Extensive remodeling after purchase, use change to a laboratory
R0017708	2112	64	✓ Multiple properties transferred
R0000345	2112	68	✓ Multiple buildings included in transfer
R0000137	2115	970	✓ First sale after foreclosure from First State bank of Colorado
R0000283	2115	64	✓ Multiple properties transferred
R0010038	2115	970	✓ Change in use from Commercial to residential, extensive remodeling
R0000102	2115	17	✓ Not open market, commercial campground equipment, tools, etc.... included in transfer
R0000105	2115	64	✓ Multiple properties transferred
R0000003	2115	64	✓ Multiple properties transferred
R0039233	2115	64	✓ Multiple properties transferred
R0000175	2120	58	✓ Quit claim deed, business affiliates
R0051093	2120	64	✓ Multiple properties transferred
R0000809	2120	68	✓ Related parties, father transferred property his son
R0000017	2125	64	✓ Multiple properties transferred
R0054225	2127	64	✓ Multiple properties transferred
R0054725	2127	64	✓ Multiple properties transferred
R0000176	2130	64	✓ Multiple properties transferred
R0000713	2130	10	✓ Not open market, not listed in MLS
R0000803	2130	10	✓ Transfer included a trade
R0000567	2130	64	✓ Multiple properties transferred
R0000712	2130	68	✓ Extensive remodeling after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000642	2130	68	<input checked="" type="checkbox"/> Extensive remodeling after purchase
R0000249	2130	68	<input checked="" type="checkbox"/> For sale by owner, not listed on open market
R0000854	2130	58	<input checked="" type="checkbox"/> Not open market, not listed in MLS, transferred between business affiliates
R0000342	2130	64	<input checked="" type="checkbox"/> Multiple properties transferred
R0000825	2130	64	<input checked="" type="checkbox"/> Multiple properties transferred
R0019968	2130	68	<input checked="" type="checkbox"/> Distress sale as owner lost wife, extensive remodeling after purchase
R0021015	2130	103	<input checked="" type="checkbox"/> Ag land sale, not open market as buyer approached owner
R0000586	2135	64	<input checked="" type="checkbox"/> Multiple properties transferred
R0000738	2135	68	<input checked="" type="checkbox"/> Extensive remodeling after purchase
R0022089	2135	970	<input checked="" type="checkbox"/> Mixed use sold by Highway Department by auction
R0056124	2135	64	<input checked="" type="checkbox"/> Multiple properties transferred
R0017731	2245	64	<input checked="" type="checkbox"/> Multiple properties transferred
R0000247	3112	10	<input checked="" type="checkbox"/> Mixed use, commercial, industrial and office
<hr/>			
Accounts Audited:	155	Auditor Agrees: -155	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	Washington	
92016005015	0100	09 INVOLVES MULTIPLE PROPERTIES	☑ INVOLVES MULTIPLE PROPERTIES
94754015004	0100	09 INVOLVES MULTIPLE PROPERTIES	☑ INVOLVES MULTIPLE PROPERTIES
96650007009	1000	01 RELATED PARTIES	☑ sold twice in same sales period
92002003001	1112	01 RELATED PARTIES	☑
92071001003	1112	09 INVOLVES MULTIPLE PROPERTIES	☑ sold twice in same sales period
92035003002	1112	15 ADJACENT PROP	☑ ADJACENT PROP
92037001034	1112	09 INVOLVES MULTIPLE PROPERTIES	☑ INVOLVES MULTIPLE PROPERTIES
92003004002	1112	09 INVOLVES MULTIPLE PROPERTIES	☑ INVOLVES MULTIPLE PROPERTIES
98042006006	1112	06 REMODEL AFTER PURCHASE	☑ REMODEL AFTER PURCHASE
92003013002	1112	06 REMODEL AFTER PURCHASE	☑ REMODEL AFTER PURCHASE
92003010008	1112	06 REMODEL AFTER PURCHASE	☑ REMODEL AFTER PURCHASE
92003012002	1112	14 ADDED BLDG AFTER SALE	☑ Added Garage
98040002006	1112	15 ADJACENT PROP	☑ parcel 980.400.02.005
92002003001	1112	01 RELATED PARTIES	☑
92037001021	1112	01 RELATED PARTIES	☑
92032006002	1112	09 INVOLVES MULTIPLE PROPERTIES	☑
92022001010	1112	01 RELATED PARTIES	☑
92003004011	1112	09 INVOLVES MULTIPLE PROPERTIES	☑ sold twice in same sales period
92003004009	1112	09 INVOLVES MULTIPLE PROPERTIES	☑ see parcel 92003004009
92002008009	1112	01 RELATED PARTIES	☑
03021300491	1140	29 AG SALE	☑ included ag land
03005200510	1140	09 INVOLVES MULTIPLE PROPERTIES	☑ INVOLVES MULTIPLE PROPERTIES
03009100319	1140	16 SALE INCLUDES MOBILE HOME	☑ SALE INCLUDES MOBILE HOME

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92001011003	2120	23 INCLUDES RESIDENTIAL PROPERTY	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001011017	2120	56 MIXED USE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001015009	2120	56 MIXED USE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
05731300021	2120	56 MIXED USE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001014016	2212	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001014016	2212	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92001011008	2212	06 REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001011018	2220	66 INC NON-RLTY ITEMS UNDT VALUE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92061001011	2230	13 IMPS ONLY/AIRPORT HANGER	<input checked="" type="checkbox"/> IMPS ONLY/AIRPORT HANGER
92061001011	2230	13 IMPS ONLY/AIRPORT HANGER	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92038001030	2230	37 BLDGS POOR OR SALVAGE COND	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92035003001	2230	01 RELATED PARTIES	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001015020	2230	66 INC NON-RLTY ITEMS UNDT VALUE	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92017017007	2230	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
03009000156	2230	09 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001012018	2230	08 INVOLVES PROPERTY TRADES	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001010018	2230	15 ADJACENT PROP	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001003016	2230	01 RELATED PARTIES	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
03215100234	2230	75 DOUBTFUL TITLE/QUIT CLAIM	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
92001014008	3215	85 BUYER OWNS ADJACENT PROP	<input checked="" type="checkbox"/> Sales were reviewed and approved by Judy Kahl
<hr/>			
Accounts Audited: 43	Auditor Agrees: -43	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R8953244	0100	Property Changed After Sale	<input checked="" type="checkbox"/> Change in use to agricultural with water
R4459206	0100	Property Changed After Sale	<input checked="" type="checkbox"/> Sold without water and septic
R8941150	0200	Property Changed After Sale	<input checked="" type="checkbox"/> Sold with development rights other than raw land
R8951325	0200	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Seller owns the buying entity
R4870607	0550	Ag land - without Water	<input checked="" type="checkbox"/> 78 acres with no agricultural, has been qualified
R8455900	1112	Estate	<input checked="" type="checkbox"/> Uninformed seller
R7377998	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Garage added after sale
R4454686	1212	Buyer is financial institution	<input checked="" type="checkbox"/> No MLS, basement finished after sale
R4669507	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish (1352 sf) after sale
R5622786	1212	Old Contract	<input checked="" type="checkbox"/> Payoff for contract for deed from 2012
R6778585	1212	Property Changed After Sale	<input checked="" type="checkbox"/> A second home was built on site
R6787426	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R6787756	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R6932498	1212	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> No inspection, pre-foreclosure sale, cash sale, atypical market
R4396506	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish (2100 sf) added after sale
R7339098	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Outbuilding (864 sf) added after sale
R5661986	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Ag permit exempt for an out-building without plumbing
R7611299	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish (2238 sf) added after sale
R7620099	1212	Family/Related Parties	<input checked="" type="checkbox"/> Inter-personal per TD
R8887000	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Detached garage added after sale
R8942322	1212	QCD	<input checked="" type="checkbox"/> Inter-personal per deed
R8943558	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Formaldehyde in floor joists adversely affected price
R8949438	1212	Trade	<input checked="" type="checkbox"/> Qualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6994998	1212	Property Changed After Sale	☑ Outbuilding (960 sf) added after sale
R0547501	1212	Judicial or legal issues	☑ This is a settlement of a home next to a oil/gas site
R6784470	1212	Property Changed After Sale	☑ Formaldehyde in floor joists adversely affected price
R0214894	1212	Property Changed After Sale	☑ 1728 sf equipment building added after sale: \$35k
R4372506	1212	Property Changed After Sale	☑ Basement finish (2085 sf) and detached garage (1925 sf)
R0781686	1212	Non-Typical Financing	☑ Cash deal in four days, listed for \$250k, just before tax sale
R1250502	1212	Sale in lieu of foreclosure	☑ No appraisal completed, sold from a delinquent notice
R1296102	1212	Family/Related Parties	☑ Buyers were renters, finished basement after sale
R1418002	1212	Family/Related Parties	☑ Purchased as part of an inheritance
R1574702	1212	QCD	☑ Inter-personal: single to married couple
R1885802	1212	Property Changed After Sale	☑ \$50k interior updating included covered porch
R2045586	1212	PRD	☑ 50% transfer to a tenant in common upon demise
R0117291	1212	Business interests in sale	☑ Improvement demolished after sale
R2253186	1212	PRD	☑ Not listed, market no exposure
R2263803	1212	Acquaintance	☑ Purchased home from a business partner
R2410586	1212	Old Contract	☑ Purchased by renters, rent applied to sales price, new roof
R2575586	1212	Property Changed After Sale	☑ 1600 sf equipment building added after sale
R3660005	1212	Family/Related Parties	☑ TD marked related parties
R4147186	1212	Seller is financial institution	☑ Sales price was the remaining balance on the mortgage
R4370006	1212	Property Changed After Sale	☑ Detached garage added after sale
R1934503	1212	Property Changed After Sale	☑ 1154 sf Basement finish added after sale
R3762305	1230	Condo with Garage	☑ Condo with a detached garage with a separate parcel number
R4107806	1230	Trade	☑ Two transaction by the same parties on the same day
R3378105	1230	Condo with Garage	☑ Condo with a detached garage with a separate parcel number

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2372286	1230	Acquaintance	<input checked="" type="checkbox"/> Price set by a broker for an interpersonal sale
R4537506	1230	Condo with Garage	<input checked="" type="checkbox"/> Condo with a detached garage with a separate parcel number
R2797286	2212	Acquaintance	<input checked="" type="checkbox"/> Purchased by the tenant, not listed
R2972886	2212	Personal Property in Sale \$	<input checked="" type="checkbox"/> This is a gas station as part of a portfolio sale, assigned value
R3538486	2212	Personal Property in Sale \$	<input checked="" type="checkbox"/> This is a gas station as part of a portfolio sale, assigned value
R4510806	2212	Seller is financial institutio	<input checked="" type="checkbox"/> Seller financed the building of property and sale pays back the debt
R7506398	2212	Business interests in sale	<input checked="" type="checkbox"/> Buyer was tenant, FFE, drive thru liquor store
R5290286	2220	Acquaintance	<input checked="" type="checkbox"/> Dog rescue sold to another dog rescue for a reduced price
R8947374	2220	Property Changed After Sale	<input checked="" type="checkbox"/> Tenant finish (\$200K) after sale
R0273693	2230	Business affiliates(Relocate)	<input checked="" type="checkbox"/> Sold to a parent company of a tenant
R8948159	2230	Property Changed After Sale	<input checked="" type="checkbox"/> Former HP building converted to a charter school, now exempt
R6060386	2235	Ag land - without Water	<input checked="" type="checkbox"/> Warehouse with 13 acres of ag land, multiple use
R2770886	3215	Seller is financial institutio	<input checked="" type="checkbox"/> Buyer assumed previous mortgage, marketed and then resold
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	Yuma	
W000364	1112	CONTRACT	✓ CONTRACT
W001051	1112	EXPAND EXISTING PROPERTY	✓ EXPAND EXISTING PROPERTY
T007787	1112	PUBLIC UTILITY	✓ PUBLIC UTILITY
Y003181	1112	PARTIAL INTEREST	✓ PARTIAL INTEREST
Y003660	1112	PARTIAL INTEREST	✓ PARTIAL INTEREST
R215109	1112	NO LEGAL ON DEED. RERECORDED LATER	✓ NO LEGAL ON DEED. RERECORDED LATER
R527091	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
Y004053	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
T007212	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
T007212	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
T007069	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
Y004126	1112	MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
W000191	1112	PURCHASED FOR WHAT SELLOR STILL OWED ON NOTE.	✓ PURCHASED FOR WHAT SELLOR STILL OWED ON NOTE.
Y003854	1112	WRONG DOC FEE WAS APPLIED TO THE DEED	✓ WRONG DOC FEE WAS APPLIED TO THE DEED
R224027	1112	FINANCIAL INSTITUTION	✓ FINANCIAL INSTITUTION
W000317	1112	CORRECT TITLE DEFECT	✓ CORRECT TITLE DEFECT
W000066	1112	EXPAND EXISTING PROPERTY	✓ EXPAND EXISTING PROPERTY
Y004614	1112	EDUCATION INSTITUTION	✓ EDUCATION INSTITUTION
W000317	1112	CORRECT TITLE DEFECT	✓ CORRECT TITLE DEFECT
W000195	1112	CONTRACT	✓ CONTRACT
Y003477	1112	CONTRACT	✓ CONTRACT
T007068	1112	CONTRACT	✓ CONTRACT

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
T007067	1112	CONTRACT	<input checked="" type="checkbox"/> CONTRACT
T007052	1112	AG RELATED	<input checked="" type="checkbox"/> AG RELATED
T007215	1112	AG RELATED	<input checked="" type="checkbox"/> AG RELATED
Y004380	1112	WRONG DOC FEE WAS PUT ON THIS DEED	<input checked="" type="checkbox"/> WRONG DOC FEE WAS PUT ON THIS DEED
R524051	1112	LAND IS WORTH MORE THAN TOTAL PRICE PAID	<input checked="" type="checkbox"/> LAND IS WORTH MORE THAN TOTAL PRICE PAID
R113205	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W001049	1112	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/> EXPAND EXISTING PROPERTY
T007099	1112	PURCHASER WAS RENTING & ADDED THE ADDITION WITHOUT THE OWNERS KNOWLEDGE.	<input checked="" type="checkbox"/> PURCHASER WAS RENTING & ADDED THE ADDITION WITHOUT THE OWNERS KNOWLEDGE.
Y003788	1112	UNKNOWLEDGABLE BUYER. BOUGHT FOR \$73.98/SQ FT. SEE COMPS: Y003854 AVE 1950 \$24.73, Y003804 AVE 1954 \$26.01, Y003920 AVE 1957 \$37.99.	<input checked="" type="checkbox"/> UNKNOWLEDGABLE BUYER. BOUGHT FOR \$73.98/SQ FT. SEE COMPS: Y003854 AVE 1950 \$24.73, Y003804 AVE 1954 \$26.01, Y003920 AVE 1957 \$37.99.
W000999	1112	SOLD WEST PORTION OF LAND AFTER PURCHASE.	<input checked="" type="checkbox"/> SOLD WEST PORTION OF LAND AFTER PURCHASE.
R218175	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
Y004362	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W001262	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
R114016	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W001059	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W000696	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W000726	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
Y003804	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W000936	1112	RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
Y003979	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/> REMODELING OR ADDITIONS
W000939	1112	RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
T007118	1112	REMODELING OR ADDITIONS	☑ REMODELING OR ADDITIONS
Y004199	1112	RELATED PARTIES	☑ RELATED PARTIES
Y004210	1112	RELATED PARTIES	☑ RELATED PARTIES
Y004213	1112	RELATED PARTIES	☑ RELATED PARTIES
R318132	1112	RELATED PARTIES	☑ RELATED PARTIES
Y004327	1112	RELATED PARTIES	☑ RELATED PARTIES
Y004245	1112	RELATED PARTIES	☑ RELATED PARTIES
Y003936	1112	RELATED PARTIES	☑ RELATED PARTIES
Y004302	1112	RELATED PARTIES	☑ RELATED PARTIES
W000421	1112	RELATED PARTIES	☑ RELATED PARTIES
T007043	2112	SETTLE ESTATE	☑ SETTLE ESTATE
W000039	2112	CHANGED USE OF PROPERTY	☑ CHANGED USE OF PROPERTY
W001370	2112	MULTIPLE PROPERTIES	☑ MULTIPLE PROPERTIES
Y003037	2112	MULTIPLE PROPERTIES	☑ MULTIPLE PROPERTIES
Y003068	2112	RELATED PARTIES	☑ RELATED PARTIES
Y003212	2112	CHANGED USE OF PROPERTY	☑ CHANGED USE OF PROPERTY
Y004168	2112	AG RELATED	☑ AG RELATED
W000167	2112	LEASE	☑ LEASE
Y003127	2112	CHANGED USE OF PROPERTY	☑ CHANGED USE OF PROPERTY
Y003400	2115	FINANCIAL INSTITUTION	☑ FINANCIAL INSTITUTION
T008007	2120	LEASE	☑ LEASE
R514022	2125	BUSINESS AFFILIATES	☑ BUSINESS AFFILIATES
T007221	2130	REFINANCING	☑ REFINANCING
T007506	2130	MULTIPLE PROPERTIES	☑ MULTIPLE PROPERTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Y003369	2130	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> BUSINESS AFFILIATES
Y004564	2130	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
T007958	2135	TRADES	<input checked="" type="checkbox"/> TRADES
T007782	2135	PUBLIC UTILITY	<input checked="" type="checkbox"/> PUBLIC UTILITY
Y003017	2135	GOVERNMENT AGENCY	<input checked="" type="checkbox"/> GOVERNMENT AGENCY
W000623	2212	MULTIPLE PROPS	<input checked="" type="checkbox"/> MULTIPLE PROPS
T007508	2212	MULTIPLE PROPS	<input checked="" type="checkbox"/> MULTIPLE PROPS
Y003035	2212	Business Affiliates	<input checked="" type="checkbox"/> Business Affiliates
Y004530	2230	PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R527051	2231	MULTIPLE PROPS	<input checked="" type="checkbox"/> MULTIPLE PROPS
W001168	2235	BILL OF SALE AIRPORT HANGERS IMPS ONLY	<input checked="" type="checkbox"/> BILL OF SALE AIRPORT HANGERS IMPS ONLY
T007022	2235	Includes 7021/multiple props/both @ \$4000	<input checked="" type="checkbox"/> Includes 7021/multiple props/both @ \$4000
Accounts Audited: 79 Auditor Agrees: -79 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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