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

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

Prepared for
The Colorado Legislative Council



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



2021 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.

There was an additional sales verification analysis per the 2021 RFP:

"For sales with considerations over \$100,000, 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



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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-eight counties qualified for this additional analysis.

Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	01	ADAMS	
R0196024	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0001021	0100	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0189864	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0192404	0100	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0194600	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0194601	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0194792	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0194805	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0194810	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0194832	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0195119	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0189849	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0195976	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0187647	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0196052	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0196183	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0197727	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0197733	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0198589	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0198594	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0198598	0100	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0198604	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0200274	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0200344	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0200383	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0195126	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0116136	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0006964	0100	57 Related Parties	✓ Related parties per TD
R0014320	0100	Assemblage	✓ Subject purchased in conjunction with other parcels for future development
R0034501	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0034504	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0045697	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0071020	0100	Assemblage	✓ Subject purchased in conjunction with other parcels for future development
R0077370	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0089988	0100	72 Duplicate Deed	✓ Two deeds on the same property
R0094774	0100	84 No Exposure to Market	✓ No MLS, No exposure to open market
R0095036	0100	54 Religious Organization	✓ Grantee is tax exempt
R0189862	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0109247	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0152354	0100	70 Other	✓ This was a \$200,000 land sale split into two parcels
R0158657	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0159277	0100	64 Multiple Properties	✓ Sale involved multiple parcels
R0160802	0100	57 Related Parties	✓ Related parties per TD
R0160977	0100	70 Other	✓ Land value allocated from contacted sales price
R0161032	0100	70 Other	✓ Land value allocated from contacted sales price

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0161034	0100	70 Other	<input checked="" type="checkbox"/> Land value allocated from contacted sales price
R0161044	0100	70 Other	<input checked="" type="checkbox"/> Land value allocated from contacted sales price
R0167151	0100	70 Other	<input checked="" type="checkbox"/> Land value allocated from contacted sales price
R0167197	0100	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS
R0175836	0100	68 Remodel or Addition	<input checked="" type="checkbox"/> Subsequently improved
R0100017	0100	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0059369	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0198513	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0194566	0200	51 Buyer Government Agency	<input checked="" type="checkbox"/> Purchased by City Of Aurora
R0194693	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0194698	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0197965	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0197966	0200	51 Buyer Government Agency	<input checked="" type="checkbox"/> Purchased by Aurora Housing Authority
R0194557	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Fast food restaurant added after sale
R0198219	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0198779	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0048127	0200	57 Related Parties	<input checked="" type="checkbox"/> Related parties per TD
R0201308	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0024475	0200	51 Buyer Government Agency	<input checked="" type="checkbox"/> Adams 12 School District as grantee
R0202413	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0202415	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0202417	0200	68 Remodel or Addition	<input checked="" type="checkbox"/> Commercial improvement added after sale
R0198007	0200	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, Not exposed to the open market
R0084296	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0201962	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0193593	0200	70 Other	<input checked="" type="checkbox"/> Commercial building added after sale
R0075350	0200	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, Not exposed to the open market
R0084300	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0092395	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0123742	0200	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0141221	0200	51 Buyer Government Agency	<input checked="" type="checkbox"/> RTD purchased subject as well as owning adjacent parcel
R0188698	0200	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0174238	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0175818	0200	70 Other	<input checked="" type="checkbox"/> Discounted under present worth
R0176525	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0179027	0200	Assemblage	<input checked="" type="checkbox"/> Subject purchased in conjunction with other parcels for future development
R0191668	0200	64 Multiple Properties	<input checked="" type="checkbox"/> Sale involved multiple parcels
R0173584	0200	63 Property Trade	<input type="checkbox"/> No justification for disqualification
R0098630	1212	70 Other	<input checked="" type="checkbox"/> One acre lot with boarded up home, multiple residential buildings, abandoned
R0102294	1212	70 Other	<input checked="" type="checkbox"/> No MLS, not exposed to open market, used same broker
R0104998	1212	70 Other	<input checked="" type="checkbox"/> No MLS, not exposed to open market
R0107419	1212	60 Estate Settlement	<input checked="" type="checkbox"/> Fair condition per TD
R0107470	1212	60 Estate Settlement	<input checked="" type="checkbox"/> Fair condition per TD
R0167942	1212	81 Short Sale	<input checked="" type="checkbox"/> Fair condition per TD
R0130072	1212	82 Cash Sale	<input checked="" type="checkbox"/> 4198 SF two story on 40 acres
R0143746	1212	75 Bank/Lendor Grantor	<input checked="" type="checkbox"/> No MLS, Not exposed to the open market
R0094756	1212	70 Other	<input checked="" type="checkbox"/> Sold for future re-development, boarded up house, future five-plex
R0031461	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> Private sale, buyer approached seller

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0125150	1212	75 Bank/Lendor Grantor	☑ Sold by a lender by auction,
R0077881	1212	70 Other	☑ Inter-familial sale
R0075082	1212	70 Other	☑ Gift-conveyance of \$102,000 from seller to buyer
R0069956	1212	70 Other	☑ Duplicate deed
R0068140	1212	60 Estate Settlement	☑ Purchased by owner across the street
R0061139	1212	70 Other	☑ Landlord sold it to the tenant
R0052440	1212	70 Other	☑ Structural issues, cracking and settling
R0035068	1212	84 No Exposure to Market	☑ Seller sold to long-term tenant
R0024037	1212	68 Remodel or Addition	☑ Old farm property demolished after sale, future development property
R0003669	1212	82 Cash Sale	☑ No exposure to the open market
R0051631	1212	70 Other	☑ Structural issues, cracking and settling
R0035072	1212	84 No Exposure to Market	☑ Inter-familial sale
R0058447	1212	70 Other	☑ Sale was between roommates, inter-personal
R0137432	1214	81 Short Sale	☑ This is the first sale of two sales, the second sale was qualified
R0115385	1225	58 Business Affiliates	☑ Multi-parcel, 287 unit multi-family, not arms-length
R0071177	2212	64 Multiple Properties	☑ Multi-property sale
R0103141	2212	64 Multiple Properties	☑ Multi-property sale
R0100737	2212	57 Related Parties	☑ Buyer and seller were familiar with each other
R0099992	2212	Assemblage	☑ Part of a developer-assembled entire block next to light rail
R0097747	2212	67 Franchise Value Unknown	☑ Triple-net lease, long-term lease, national filing station franchise
R0095575	2212	84 No Exposure to Market	☑ Portfolio sale with multiple Post Offices
R0092657	2212	57 Related Parties	☑ Poor condition, no appraisal, inter-personal
R0091911	2212	59 Title Correction	☑ Correction deed to correct incorrect title work
R0090660	2212	63 Property Trade	☑ Triple-net lease, long-term lease, national filing station franchise

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0088361	2212	70 Other	✓ 7000 sf Liquor store on a 18,000 sf site that has access from adjacent street
R0085569	2212	68 Remodel or Addition	✓ 1967 service station demolished and a convenience store with gas built
R0079919	2212	57 Related Parties	✓ Three transactions on the same day, related parties, restaurant and FFE
R0075346	2212	84 No Exposure to Market	✓ Multi-use: service garage and office
R0111517	2212	67 Franchise Value Unknown	✓ Long-term leased, national lubrication store, triple-net lease
R0065344	2212	69 Partial Interest	✓ 33.3% partial interest and related parties
R0062954	2212	68 Remodel or Addition	✓ Purchased to demo the car wash and redevelop, deal fell through
R0051168	2212	70 Other	✓ Long-term leased, national lubrication store, triple-net leases
R0048736	2212	70 Other	✓ Long-term leased, national auto parts store, triple-net leases
R0026092	2212	67 Franchise Value Unknown	✓ Change from old style gas station to a modern franchised gas/mini-mark
R0013731	2212	64 Multiple Properties	✓ Multiple parcel sale
R0011799	2212	67 Franchise Value Unknown	✓ Grease Monkey with undetermined business value and lease
R0004004	2212	84 No Exposure to Market	✓ Buyer approached seller to buy a restaurant
R0003928	2212	64 Multiple Properties	✓ Multi-property sale (2)
R0003881	2212	63 Property Trade	✓ Incorrect inventory , should be a two story
R0002801	2212	57 Related Parties	✓ The earlier sale in the base year was qualified
R0002690	2212	97 Mixed Use	✓ Two bedroom apartment above a commercial garage, mixed use
R0077799	2212	70 Other	✓ Multiple-use sale, office/residential and detached warehouse
R0174674	2212	10 NNN Leased Investment	✓ Long-term leased, national coffee chain, triple-net lease
R0194556	2212	10 NNN Leased Investment	✓ Long-term leased, national cell-phone chain, triple-net lease
R0194295	2212	67 Franchise Value Unknown	✓ Triple-net lease, long-term lease, national filling station/mini-mart franchise
R0193592	2212	Assemblage	✓ Multiple properties: building and adjacent lot and multiple use
R0193022	2212	69 Partial Interest	✓ Former Albertsons- change of use, city of Northglenn participation
R0191694	2212	10 NNN Leased Investment	✓ Change from Wal-Mart pick-up station to a modern franchised gas/mini-mart

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0190886	2212	67 Franchise Value Unknown	✓ Triple-net lease, long-term lease, national filing station/mini-mart franchise
R0190766	2212	10 NNN Leased Investment	✓ Long-term leased, national coffee chain, triple-net lease
R0190620	2212	67 Franchise Value Unknown	✓ Long-term lease, chain auto repair, triple-net lease
R0190474	2212	58 Business Affiliates	✓ Multiple parcel sale
R0188152	2212	67 Franchise Value Unknown	✓ Long-term leased, national convenience/gas store, triple-net lease
R0187063	2212	10 NNN Leased Investment	✓ 8500 sf retail store purchased by a family trust
R0185603	2212	67 Franchise Value Unknown	✓ Long-term leased, national convenience/gas store, triple-net lease
R0104058	2212	64 Multiple Properties	✓ Multiple properties: building and parking lot
R0180008	2212	84 No Exposure to Market	✓ 102,000 of excess land, main parcel is 305,000 sf
R0111504	2212	57 Related Parties	✓ Related parties per TD
R0173583	2212	10 NNN Leased Investment	✓ Long-term leased, national pharmacy store, triple-net lease
R0165221	2212	67 Franchise Value Unknown	✓ Triple-net lease, long-term lease, national filing station franchise
R0162825	2212	84 No Exposure to Market	✓ Business value and personal property undetermined
R0162824	2212	57 Related Parties	✓ Related parties per TD
R0159439	2212	57 Related Parties	✓ Related parties per TD
R0158242	2212	57 Related Parties	✓ Related parties, unknown use, potential assemblage
R0151452	2212	67 Franchise Value Unknown	✓ Long-term leased, national lubrication store, triple-net leases
R0150967	2212	10 NNN Leased Investment	✓ Long-term leased, national pharmacy store, triple-net lease
R0142134	2212	11 Doc Securing Indebtedness	✓ Purchased for HBU, failing restaurant, purchased for redevelopment
R0138717	2212	51 Buyer Government Agency	✓ Purchased by government entity: RTD
R0121101	2212	10 NNN Leased Investment	✓ Long-term leased, national pharmacy store, triple-net lease
R0111876	2212	68 Remodel or Addition	✓ Purchased poor quality shopping center to redevelop
R0138745	2212	Assemblage	✓ Assemblage sale, Northglenn participated \$2M to sales price
R0181286	2212	84 No Exposure to Market	✓ Multiple parcel sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0150417	2212	67 Franchise Value Unknown	✓ Long-term leased, national lubrication store, triple-net leases
R0098579	2235	64 Multiple Properties	✓ Multiple parcel sale
R0055143	2235	70 Other	✓ Poor condition per COSTAR
R0103723	2235	70 Other	✓ Multiple buildings, distribution warehouse
R0103652	2235	64 Multiple Properties	✓ Portfolio sale
R0103526	2235	10 NNN Leased Investment	✓ Long-term leased, national mattress store, triple-net lease, Brownfield site
R0103429	2235	84 No Exposure to Market	✓ Surplus land, personal property, railroad spur
R0103291	2235	97 Mixed Use	✓ Mixed Use parcel
R0102964	2235	10 NNN Leased Investment	✓ Industrial building across from Sheridan Light Rail Station
R0103753	2235	84 No Exposure to Market	✓ Purchased by tenant, not exposed to open market
R0100095	2235	84 No Exposure to Market	✓ Transit-oriented development next to Westminster Light Rail, no market
R0103852	2235	64 Multiple Properties	✓ Multi-parcel sale
R0098168	2235	57 Related Parties	✓ Related parties per TD
R0098066	2235	Assemblage	✓ Multiple parcel sale
R0093906	2235	67 Franchise Value Unknown	✓ Multiple transactions, multiple properties
R0085523	2235		✓ Across the street from VA hospital, paid a premium for assemblage, TOD
R0084098	2235	57 Related Parties	✓ Related parties per TD
R0082497	2235	57 Related Parties	✓ Related parties per TD
R0071169	2235	57 Related Parties	✓ Related parties per TD
R0100136	2235	64 Multiple Properties	✓ Multiple properties, proximate to light rail system
R0150939	2235	70 Other	✓ Improvement only sale
R0201432	2235	64 Multiple Properties	✓ Multi-parcel sale
R0201362	2235	66 Personal Property	✓ Remodeled after sale, personal property included
R0200891	2235	70 Other	✓ Tenant purchased

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0198772	2235	97 Mixed Use	<input checked="" type="checkbox"/> Multi-parcel sale
R0194664	2235	70 Other	<input checked="" type="checkbox"/> 1000 SF building on 1,000,000 sf of land, purchased for development
R0194595	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multi-parcel portfolio sale
R0194594	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multi-parcel portfolio sale
R0103750	2235	10 NNN Leased Investment	<input checked="" type="checkbox"/> Multiple buildings
R0178247	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multi-parcel sale
R0084238	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Portfolio sale of 61 properties
R0141222	2235	51 Buyer Government Agency	<input checked="" type="checkbox"/> Purchased by RTD- governmental sale
R0126193	2235	84 No Exposure to Market	<input checked="" type="checkbox"/> Multi-state, multi-parcel portfolio sale
R0114808	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multi-state, multi-parcel portfolio sale
R0114792	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Multi-state, multi-parcel portfolio sale
R0112146	2235	70 Other	<input checked="" type="checkbox"/> Purchased by City of Westminster
R0110352	2235	10 NNN Leased Investment	<input checked="" type="checkbox"/> Sale-leaseback
R0104005	2235	57 Related Parties	<input checked="" type="checkbox"/> Purchased by tenant, not exposed to open market
R0103996	2235	57 Related Parties	<input checked="" type="checkbox"/> Related parties
R0188342	2235	69 Partial Interest	<input checked="" type="checkbox"/> Related parties with partial interest
R0086214	2235	64 Multiple Properties	<input checked="" type="checkbox"/> Portfolio sale 71 properties
R0114027	2235	10 NNN Leased Investment	<input type="checkbox"/> No justification for disqualification
Accounts Audited: 207 Auditor Agrees: -205 Auditor Disagrees: -2 Auditor Disagrees: -0.97%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
528532100001	0100	20 OTHER	✓ Seller financed at unknown terms, due on date of transfer
541308107041	0100	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
528532413013	0100	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
541305001039	0200	24 COMBINATION/SPLIT OF PARCELS	✓ Property split from a larger parcel to two parcels
541310109014	0200	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541309110012	1112	24 COMBINATION/SPLIT OF PARCELS	✓ Split of multiple parcels
528532413003	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to improved residential
528532413009	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
541113000021	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
528532100009	1112	70 NON-ARMS LENGTH TRANSACTION	✓ Not open market, purchased for assemblage
528532412009	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
541303308032	1112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
528725304014	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to residential, improvements started before county inspection
528532413006	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Change in use from vacant to Improved residential, permit acquired for improvements
541315203047	1112	17 USE CHANGE	✓ Change in use after sale, moving from exempt to nonexempt.
528332303004	1112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
499931401002	1112	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
528532413011	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
528532412004	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
528532413007	1112	68 REMODEL/NC BEFORE INSPECTION	✓ Purchased thru developer, build to suit, not open market
541315103001	1120	20 OTHER	✓ Seller financed at unknown terms, due on date of transfer
541310227005	2112	75 CHANGE POST SALE	✓ Change in use after sale
541310227001	2112	74 LEASED BY BUYER WHEN SOLD	✓ Transfer to tenant, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
541310112012	2112	57 RELATED PARTIES	☑ Transfer between family members, no open market
541310221004	2115	16 MIXED USE	☑ Mixed use of commercial and residential
541309426004	2115	24 COMBINATION/SPLIT OF PARCELS	☑ Property split, no open market
541310104007	2120	16 MIXED USE	☑ Mixed use with multiple improvements
541305001037	2120	24 COMBINATION/SPLIT OF PARCELS	☑ Split of multiple parcels
541310223018	2120	17 USE CHANGE	☑ Change in use after sale moves from exempt to taxable
541310109007	2120	17 USE CHANGE	☑ Change in use after purchase to taxable
541309018002	2120	68 REMODEL/NC BEFORE INSPECTION	☑ Extensive remodel after purchase
541309004001	2120	17 USE CHANGE	☑ Change in use after sale, moves from exempt to taxable
541302317006	2120	64 MULTIPLE PROPERTIES	☑ Transfer of multiple properties
541310212017	2120	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred
541304319006	2125	20 OTHER	☑ Seller financed at unknown terms, due on date of transfer
541310303002	2130	57 RELATED PARTIES	☑ Transfer between related parties no open market
541305000003	2130	64 MULTIPLE PROPERTIES	☑ Transfer of multiple properties
541310111003	2130	68 REMODEL/NC BEFORE INSPECTION	☑ Transfer in lieu of foreclosure, remodeled after purchase
541310226009	2130	64 MULTIPLE PROPERTIES	☑ Transfer of multiple properties
541306001008	2130	57 RELATED PARTIES	☑ Related parties no open-market
541315301037	2130	64 MULTIPLE PROPERTIES	☑ Multiple properties transferred seller financed
541305400035	2130	24 COMBINATION/SPLIT OF PARCELS	☑ Property split, no open market
541310230002	2130	68 REMODEL/NC BEFORE INSPECTION	☑ Extensive remodeling after purchase before county inspection
541305400020	2130	58 BETWEEN BUSINESS AFFILIATES	☑ Transfer between business affiliates
541310109009	2130	58 BETWEEN BUSINESS AFFILIATES	☑ Transfer between business affiliates
541305000089	2130	24 COMBINATION/SPLIT OF PARCELS	☑ Property split no open market
513730103014	2130	64 MULTIPLE PROPERTIES	☑ Transfer of multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
500704133014	2130	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541306000003	2130	35 FORECLOSURE	✓ Seller financed at unknown terms, due on date of transfer
541304324008	2130	58 BETWEEN BUSINESS AFFILIATES	✓ Buyer and seller are related parties/business affiliates
541310110004	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541315301002	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
528735400007	2135	75 CHANGE POST SALE	✓ Multiple buildings added before county inspection
541311206009	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541310302001	2135	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541315209001	2140	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
541310226018	2245	24 COMBINATION/SPLIT OF PARCELS	✓ Combination of parcels, also multiple parcels transferred
541304223006	5200	24 COMBINATION/SPLIT OF PARCELS	✓ Property split, seller financed
Accounts Audited: 58 Auditor Agrees: -58 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
1975-07-4-40-004	0200	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Multi-parcel, improvements demolished, replatted
1971-28-3-33-004	0300	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Buy-out from a partial interest owner
2075-21-4-29-002	0400	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed in open market, purchased by the adjacent owner
1975-03-1-00-004	1212	Change of use intended	<input checked="" type="checkbox"/> Improved, but advertised and sold as multi-family land
2077-34-1-02-019	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Sales price was reduced \$125K due to gift equity
1977-08-4-39-007	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Excessive sales concessions. \$100,000 declared on TD
1973-23-4-14-021	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Poor condition, squatters periodically on site
2073-03-2-09-080	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> No MLS, not listed on the open market, sold to investment company
1973-13-3-13-014	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> No MLS, not listed on the open market
2077-01-2-08-001	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Subject stripped to studs and not livable condition
2077-28-1-10-004	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, not listed on the open market, sold to relocation company
1973-26-2-10-003	1212	Undeterminable value of non-realty items	<input checked="" type="checkbox"/> Group home- atypical improvement
2073-24-3-19-007	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Bank-owned sale with limited marketing marketing
1973-22-4-04-003	1212	Change of use intended	<input checked="" type="checkbox"/> Improved, but advertised and sold as multi-family land
2073-01-2-02-017	1212	Partial interest in property	<input checked="" type="checkbox"/> Subject was on two separate public trustee's deed
2073-34-2-02-003	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> On-line auction, atypical marketing
2071-33-1-03-001	1212	Undeterminable value of non-realty items	<input checked="" type="checkbox"/> No MLS, not listed on the open market
2073-33-3-08-002	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Court-ordered sale from a divorce, price based on lowest of 2 appraisals
2075-30-2-22-005	1212	Not Qualified	<input checked="" type="checkbox"/> Inter-familial sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2075-33-4-08-021	1212	Not Qualified	☑ Sold on a quit-claim deed in a divorce settlement
2077-02-2-08-033	1212	Not Qualified	☑ House was stripped to the studs, uninhabitable condition
2073-28-4-06-004	1212	Not Qualified	☑ No flooring, fix and flip, atypical condition
2077-12-4-01-070	1212	Not Qualified	☑ Atypical seller motivation per listing broker
2071-07-3-21-012	1212	Not Qualified	☑ Habitat for Humanity was the grantor
2077-02-2-05-018	1212	Significant physical changes to property after assessment date	☑ No MLS, not listed on the open market
2077-02-2-07-013	1212	Significant physical changes to property after assessment date	☑ Improvement demolished after sale
1971-36-3-06-008	1212	Significant physical changes to property after assessment date	☑ Improvement demolished after sale
2075-17-1-04-006	1212	Significant physical changes to property after assessment date	☑ Improvement demolished after sale
2073-34-1-04-003	1212	Disqualified Sale. Non-arms length or non-market.	☑ Atypical seller motivation
2075-29-4-25-005	1212	Significant physical changes to property after assessment date	☑ Not listed on the open market and permitted work done after sale
2075-29-4-25-010	1212	Significant physical changes to property after assessment date	☑ \$75K permit pulled after sale
2077-07-4-18-001	1212	Not Qualified	☑ Inter-corporate sale on a quit-claim deed
1973-27-2-00-032	1212	Not Qualified	☑ Poor condition per TD no market exposure
2075-33-4-11-018	1212	Disqualified Sale. Non-arms length or non-market.	☑ No MLS or internet, not exposed to the open market
2075-32-4-04-002	1212	Disqualified Sale. Non-arms length or non-market.	☑ No MLS or internet, not exposed to the open market
1973-21-4-15-008	1212	Disqualified Sale. Non-arms length or non-market.	☑ Poor condition per TD, fixed and flipped post base year
1975-06-1-11-004	1212	Not Qualified	☑ Sold to an investor, fair condition per TD1000
2075-33-2-04-010	1212	Disqualified Sale. Non-arms length or non-market.	☑ No MLS or internet, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2077-24-3-07-001	1212	Not Qualified	<input checked="" type="checkbox"/> Group home- atypical improvement
1973-21-2-00-007	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS or internet, not exposed to the open market
2075-32-1-19-012	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS or internet, not exposed to the open market
2073-24-4-24-034	1212	Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> Insufficient documentation to disqualify the sake
2073-24-2-22-038	1212	Disqualified Sale. Non-arms length or non-market.	<input type="checkbox"/> Insufficient documentation to disqualify the sake
2077-10-2-12-007	1215	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed on the open market
1973-10-1-02-039	1225	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Grantor and grantee were tax-exempt entities
2073-07-3-15-001	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Realtor stated atypical seller motivations
2073-04-4-26-010	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Atypical seller motivation
1971-34-4-02-006	2230	Not Qualified	<input checked="" type="checkbox"/> Grantee was a tax-exempt entity
2077-03-1-18-019	2230	Change of use intended	<input checked="" type="checkbox"/> Fair condition per TD, atypical condition
2077-05-2-00-013	2230	Change of use intended	<input checked="" type="checkbox"/> Change in use from bar to office
2077-16-3-02-010	2230	Change of use intended	<input checked="" type="checkbox"/> Change in use from auto service to office warehouse
1971-33-2-08-013	2230	Not Qualified	<input checked="" type="checkbox"/> Purchased by adjacent property owner, not listed in open market
1971-33-4-00-077	2230	Not Qualified	<input checked="" type="checkbox"/> Buyer approached seller, no COSTAR listing
1971-34-2-11-021	2230	Not Qualified	<input checked="" type="checkbox"/> No COSTAR listings, not exposed to the open market, seller financing
1971-33-2-15-018	2230	Not Qualified	<input checked="" type="checkbox"/> No COSTAR listings, not exposed to the open market
2075-25-1-09-003	2235	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Per seller, the subject was not actively marketed
2077-05-4-14-002	2235	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Purchased the fee simple as well as the business value for Monster VAC

Parcel	Abstract #	Qualification Notes	Auditor Concurrs - Notes
2077-04-4-06-001	2235	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Purchased by current tenant after landlord attempted to doubles the rent
2075-24-2-01-007	2235	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Owner of adjacent property approached seller and purchased
1973-35-4-02-002	2250	Change of use intended	<input checked="" type="checkbox"/> Use changed from a church to a adult day center
Accounts Audited: 60 Auditor Agrees: -58 Auditor Disagrees: -2 Auditor Disagrees: -3.33%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	04	ARCHULETA	
R009158	1212	NOT AVAILABLE ON OPEN MARKET	✓ not exposed to the open mkt/low by comps
R007324	1212	DISTRESS SALE; BANKRUPTCY ETC	✓ RESIDENTIAL QUESTIONNAIRE STATED YES A DURESS SALE DO TO DIVORCE 1/22/2019 DA
R010605	1212	NOT AVAILABLE ON OPEN MARKET	✓ CHRISTINE COLLIER & EUGENE WIEDENBECK AS JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP.CE.
R011446	1212	% COMPLETE CHANGE	✓ THIS HOME SOLD WHILE UNDER CONSTRUCTION AND WE STILL HAVE IT UNDER CONSTRUCTION. THIS IS GIVING AN INACCURATE RATIO. JT
R010592	1212	SALE OF A PARTIAL INTEREST	✓ THIS MIGHT BE A PARTIAL INTEREST SALE AS BOTH JOHN DUVAL AND LOYETTE STEWART WERE BOTH OWNERS PRIOR TO THIS DEED.CE. SEE DEED RECORDED IN 2017 WHEN THEY PURCHASED IT TOGETHER. THEN JOHN DUVAL SOLD HIS INTREST TO HER. NO MLS, NO TD-1000, THEY DID THE DEED
R012130	1212	UNKNOWN PERSONAL PROP INCL	✓ 12/11/2019 - SEE SCANNED TD-1000 FOR A LIST OF PERSONAL PROPERTY BEING SOLD WITH THE HOUSE BUT NO VALUE WAS GIVEN.CE.
R004676	1212	ABNORMAL PHYSICAL PROBLEMS	✓ ACCORDING TO THE SUPP. THIS HOME WAS UNDER GOING A REMODEL WHEN IT SOLD AND HAD LOTS OF IMPROVEMENTS TO BE MADE BEFORE IT WAS LIVABLE. MLS PICTURES ALSO SHOW THAT THIS HOUSE WAS BEING REMODELED.
R000051	1212	1031 EXCHANGE	✓ property trade involved
R000582	1212	ABNORMAL PHYSICAL PROBLEMS	✓ property vacant, and caused freezing damage to plumbing causing water leaks with extensive damage
R001176	1212	SALE INVOLVES MULTI PROPERTIES	✓ SALE INVOLVES MULTI PROPERTIES
R001402	1212	% COMPLETE CHANGE	✓ Property sold as if complete but was under construction
R001493	1212	SALE INVOLVES MULTI PROPERTIES	✓ plus R001493 + R001468
R001707	1212	NOT AVAILABLE ON OPEN MARKET	✓ FOUND AN MLS THAT WAS PUT ON HOLD. IT APPEARS THAT IT WAS GETTING READY TO BE PUT ON THE MARKET. Also PP involved
R002311	1212	MULTIPLE BLDGS	✓ multiple buildings
R002570	1212	ABNORMAL PHYSICAL PROBLEMS	✓ SEE APPRAISER NOTE'S FROM THE INSPECTION.JT THIS WAS A REO SALE AS WELL. Sales questionnaire not returned

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003457	1212	ABNORMAL PHYSICAL PROBLEMS	<input checked="" type="checkbox"/> IT IS DIFFICULT TO TELL IF THIS HOME ACTUALLY HAS A BEDROOM, MLS STATES ONE BEDROOM. THE OWNERS ARE USING A PART OF THE MAIN LEVEL OF THE HOUSE AS A BED ROOM PORTIONED OFF WITH A REMOVABLE DIVIDER, THE SECOND STORY IS ONE LARGE ROOM THE APPRAISER DID NOT
R007830	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> NOT AVAILABLE ON THE OPEN MARKET
R003997	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> multiple buildings
R008965	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> family transfer within trust
R004837	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS SALES PRICE ON THIS DEED APPEARS TO INCLUDE ACCOUNTS (R004837 & R004836). ONE TD-1000 FOR BOTH PROPERTIES.CE.
R006040	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> also involves mobile home
R006319	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> NO MLS FOUND
R019083	1212	SALE OF A CONSOLIDATED LOT	<input checked="" type="checkbox"/> 1 - SALE OF A CONSOLIDATED LOT
R007526	1212	SALE DOUBTFUL TITLE QUIT CLAIM	<input checked="" type="checkbox"/> THIS DEED WAS A DIVISION OF MARITAL PROPERTY PER THE DEED.CE.
R007897	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R007890 & R007897). SEE DEED.CE.
R004760	1212	% COMPLETE CHANGE	<input type="checkbox"/> WHEN THIS SOLD WE STILL HAD IT UNDER CONSTRUCTION THROWING THE RATIO WAY OFF BECAUSE IT WASN'T COMPLETE.
R006692	2215	CHANGE AFTER SALE	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE LOTS. SEE DEED.CE. DID A MAJOR REMODEL AFTER THE PURCHASE THAT INCLUDED NEW PLUMBING, ELECTRICAL, ROOF AS WELL AS CHANGING SOME OF THE UNITS INTO A BAR/LOUNGE.
R014232	2215	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R014231, R014232 & R018987). WATER RIGHTS.CE.
R007119	2220	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> Living Trust transfer to family
R019604	2225	MULTIPLE BLDGS	<input checked="" type="checkbox"/> 76 - MULTIPLE BLDGS
R007095	2230	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R007094 & R007095). SEE DEED.CE.
R018303	2230	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R012929 & R018303). SEE DEED.CE.
R007157	2235	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R007157 & R007156) . SEE DEED.CE.
R006942	2245	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R006941 & R006942). SEE DEED.CE.
R006769	2245	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> SS_ THIS DEED INCLUDES MULTIPLE PROPERTIES. SEE DEED.CE. PCLS R006768, R006769

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 35	Auditor Agrees: -34	Auditor Disagrees: -1	Auditor Disagrees: -2.86%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	Baca	
R007649	01000	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> hotel with separate home, res and comm
R008042	0200	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> owner financed-home and laundry
R007916	1112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> owner financed 100%
R007699	1112	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/> sold to settle estate by auction
R008142	1112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> seller financed-after rent to own
R008026	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
R008025	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
R007946	1112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/> rehablation after sale
R007522	1112	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/> lost husband, sold at a loss
R007741	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> two pices of land
R007733	1112	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> purchase thru foreclosure
R007447	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property- sold later
R007659	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
R007602	1112	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> granddaughter purchased from estate
R007596	1112	68 SALE- REMOD AFTER SALE BEF REV	<input checked="" type="checkbox"/> major remod
R007554	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> two separate parcels of land
R001835	1112	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> father to son
R006875	1112	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> relatives grandfather to grandson
R007791	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple parcels of land
R007509	1112	60 SALE- SETTLE ESTATE	<input checked="" type="checkbox"/> Mike Porter death- sold to settle estate
R007591	1112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> owner financed
R006868	1112	00 N/A	<input type="checkbox"/> no reason listed but most likely missed
R007969	1115	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001938	1135	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> MH included in sale
R006078	1135	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> two houses
M016946	1235	57 SALE- RELATED PARTIES	<input checked="" type="checkbox"/> mobile home
R007757	2112	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> owner financed and got it back
R007775	2115	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> hotel with multiple land schedules
R006351	2135	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 5 lots in one block, 3 lots in another bock
R007519	2135	59 SALE- OWNER FINANCED	<input checked="" type="checkbox"/> owner financing-later got it back
R007822	21350	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> more than one property- sold later
R007651	21350	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> grocery store plus warehouse on separate land
<hr/>			
Accounts Audited: 32	Auditor Agrees: -31	Auditor Disagrees: -1	Auditor Disagrees: -3.13%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06 BENT		
0001011080	0010	00 CONF. GOOD	☑ Includes 1011400 & 1010243
0008003800	0100	00 CONF. GOOD	☑ Qualified this sale
0023004705	0100	00 CONF. GOOD	☑ Qualified this sale
0031000532	0100	00 CONF. GOOD	☑ Qualified this sale
0031000775	0100	00 CONF. GOOD	☑ Wanted to live in the country-high by market comparison
0001012175	0100	00 CONF. GOOD	☑ Buyers didn't know the market-not market by comps
0001012215	0100	00 CONF. GOOD	☑ Qualified this sale
0001013090	0100	64 MULTIPLE PROPERTIES	☑ Includes 1005000 & 1007610
0008000505	0100	64 MULTIPLE PROPERTIES	☑ Was a vet clinic now res
0008001955	0100	72 UNINFORMED BUYER	☑ Buyer wanted a place in the country
0008004885	0100	71 SALE INVOLVES M H	☑ 9500008200 & 9500008205
0008002970	0100	00 CONF. GOOD	☑ Buyer wanted a place in the country
0023000605	0100	64 MULTIPLE PROPERTIES	☑ Includes 23000615 & 23000525
0008003930	0100	64 MULTIPLE PROPERTIES	☑ Ranch multi schedules
0023003800	0100	64 MULTIPLE PROPERTIES	☑ Includes 23002170 & 23003681
0023002444	0100	00 CONF. GOOD	☑ Qualified this sale
0023004680	0100	00 CONF. GOOD	☑ Qualified this sale
0023002420	0100	64 MULTIPLE PROPERTIES	☑ Includes 5 parcels
0023001885	0100	64 MULTIPLE PROPERTIES	☑ includes 23005055, 23005075, 23005066,
0023000675	0100	72 UNINFORMED BUYER	☑ Qualified this sale
0008007100	0100	00 CONF. GOOD	☑ Qualified this sale
0008002725	0100	71 SALE INVOLVES M H	☑ Mobile Home # 95000 08 392 in this sale
0001010695	0100	00 CONF. GOOD	☑ House set up for handicap

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001008750	0100	00 CONF. GOOD	<input checked="" type="checkbox"/> Includes 108740
0023002775	0100	72 UNINFORMED BUYER	<input checked="" type="checkbox"/> Buyers wanted to live in the cxountry-high by comps
0001005971	0100	72 UNINFORMED BUYER	<input checked="" type="checkbox"/> Qualified this sale
0001007550	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Includes 1005719
0001008560	0100	00 CONF. GOOD	<input checked="" type="checkbox"/> Qualified this sale
0001012025	0100	00 CONF. GOOD	<input checked="" type="checkbox"/> Qualified this sale
0023005240	0100	71 SALE INVOLVES M H	<input checked="" type="checkbox"/> Qualified this sale
0001004200	0100	68 REMODEL OR ADDITION OR DEMO	<input checked="" type="checkbox"/> Qualified this sale
0001003900	0100	60 ESTATE	<input checked="" type="checkbox"/> Sale includes 1003890
0001002460	0100	72 UNINFORMED BUYER	<input checked="" type="checkbox"/> Qualified this sale
0001000065	0100	00 CONF. GOOD	<input checked="" type="checkbox"/> Qualified this sale
0001009360	0100	68 REMODEL OR ADDITION OR DEMO	<input checked="" type="checkbox"/> Qualified this sale
0023003114	0100	76 MOBILE HOME TITLE	<input checked="" type="checkbox"/> Mobile homes here
0001005260	0100	72 UNINFORMED BUYER	<input type="checkbox"/> Buyers didn't know the market-
0001001990	0200	00 CONF. GOOD	<input checked="" type="checkbox"/> Commercial sale involved anouther parcel
0001006950	0200	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/> Commercial sale involved plersonal property
0001006085	0200	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 2 parcels with this sale
0023000160	0200	00 CONF. GOOD	<input checked="" type="checkbox"/> Commerical sale
0001005345	0200	17 CHANGE OF USE	<input checked="" type="checkbox"/> Commercial sale involved anouther parcel
0023003710	0300	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Feed lot and several properties in this sale
<hr/>			
Accounts Audited: 43	Auditor Agrees: -42	Auditor Disagrees: -1	Auditor Disagrees: -2.33%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	07 BOULDER		
R0608835	0100	USE AND CLASS CODE CHANGED	✓ Sale from Toll Brothers to end user, went from partially discounted to full vale
R0611270	0100	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Unbuildable, assemblage parcel
R0506298	0200	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Atypical purchaser motivation, potential cannabis, atypical sale for market
R0071810	0300	TRADE/NON REALTY ITEMS/CONDEMNATION	✓ Unable to confirm sale from multiple sources, TD was not persuasive
R0505204	0520	LAND CONFIRMED TO BE UNBUILDABLE	✓ Part of a multiple-parcel assemblage
R0039086	1112	DEMOLITION AFTER SALE	✓ Improvement demolished after sale
R0007172	1112	DEMOLITION AFTER SALE	✓ 1956 improvement demolished after sale
R0007760	1112	DEMOLITION AFTER SALE	✓ 1950 improvement demolished after sale
R0033579	1112	DEMOLITION AFTER SALE	✓ Improvement demolished after sale
R0033442	1115	DEMOLITION AFTER SALE	✓ 1962 improvement demolished after sale
R0026058	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Improvement not habitable, septic system has to be rebuilt
R0042983	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Meth-amphetamine contaminated improvement, fair condition per TD
R0037347	1212	SELLER ASSISTED CONCESSION	✓ Possible exchange
R0037224	1212	EXTREME SALE	✓ Fair condition per TD, marketed as a vacant land parcel
R0071016	1212	ESTATE SALE	✓ Fair condition per TD
R0036056	1212	SELLER ASSISTED CONCESSION	✓ Discrepancy between MLS and TD
R0051949	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ House torn down to studs after sale
R0008110	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	✓ Purchased while under construction, legal issues
R0509730	1212	EXTREME SALE	✓ \$50,000 permit pulled for remodel of a former meth house
R0058778	1212	AG CLASSIFICATION ON PROPERTY	✓ Removed from forest ag, forty-five acres of land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0055186	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0083852	1212	REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Very poor condition per appraiser inspection
R0003084	1212	REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Extensive remodeling permitted after sale
R0501588	1212	REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Basement finish added after sale
R0088559	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Unconventional financing, atypical
R0007780	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0098207	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Salvage condition per TD
R0013753	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Salvage condition per TD, improvement being gutted
R0014093	1212	REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0025687	1212	EXTREME SALE	<input checked="" type="checkbox"/> Parent financing, No MLS, not exposed to the open market
R0128095	1212	SHORT SALE	<input checked="" type="checkbox"/> Private third-party mortgage pre-closure, private sale, no market exposure
R0117715	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> This is a court-ordered sales settlement from a criminal action
R0108658	1212	REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Permits taken out for interior renovation
R0006334	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Severe structural settling, poor quality per TD
R0069135	1212	EXTREME SALE	<input checked="" type="checkbox"/> Atypical seller motivation
R0067544	1212	REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Cash only, fair condition
R0084709	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0058347	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Buyer approached seller, offered a price well and above market value
R0060554	1212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Uninhabitable improvement backing up to open space, improvement built in 1879

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0008783	1215	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0043331	1215	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Former meth house, pulled permits for remediation
R0612686	1215	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0000974	1220	ESTATE SALE	<input checked="" type="checkbox"/> Poor condition per TD
R0000124	1225	PARTIAL INTEREST	<input checked="" type="checkbox"/> Went from exempt to taxable, poor condition per TD, intercorporate transfer
R0121451	1225	PARTIAL INTEREST	<input checked="" type="checkbox"/> 20% interest sold
R0065978	1230	REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Poor condition per TD
R0105591	1277	REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> One year balloon loan, atypical financing
R0503354	2212	EXTREME SALE	<input checked="" type="checkbox"/> Multiple building sale
R0117321	2212	USE AND CLASS CODE CHANGED	<input checked="" type="checkbox"/> Liquor Mart purchased and to be redeveloped into student housing
R0069103	2212	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Multi-building sale
R0043671	2221	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Fire, not listed on the open market, purchased by a rehab company
R0056895	2234	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Fire damage with a multiple building sale
R0020375	2234	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Poor condition per TD, not listed on the open market
R0023035	2234	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No COSTAR, not listed on the open market
R0609187	2234	ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Taco Bell with Ground lease
R0032888	2235	EXTREME SALE	<input checked="" type="checkbox"/> Tenant purchased, owner financed, excess land, no appraisal
R0149428	2237	REO-FINANCIAL INSTITUTION AS SELLER	<input checked="" type="checkbox"/> Medical office space is 66%, bank sold
Accounts Audited: 57 Auditor Agrees: -57 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Harry	64	Broomfield	
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R1120492	0200	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Change in use to 200 townhouse units
R8872900	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale: 570 sf
R8873827	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 1700 SF of basement finish added after sale
R8873816	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 1117 sf of basement finish with bath and multiple rooms
R8873815	1212	EXCESSIVE PP (>7%)	<input checked="" type="checkbox"/> \$66,000 claimed in personal property
R8873383	1212	OTHER	<input checked="" type="checkbox"/> Three base year sales, non-arm's length sale per both brokers
R8874115	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Home demolished and will be commercial development
R1073310	1212	MULTI SALES BASE PERIOD	<input checked="" type="checkbox"/> Two sales on the same day from an LLC to another LLC
R8872786	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale: 1200 sf
R0023346	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Basement finished after sale: 400 sf, BR and full bath
R0115674	1212	RELOCATION SALE	<input checked="" type="checkbox"/> Two sales in same month, the second sale was qualified.
R1060035	1212	OTHER	<input checked="" type="checkbox"/> Water damage and poor quality interior, cash deal
R0014907	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Demo all Improvements and septic system for new development
R1098461	1212	OTHER	<input checked="" type="checkbox"/> Fair condition, plumbing issues, leased back to seller for 1 year
R8862625	1212	OTHER	<input checked="" type="checkbox"/> Sold in 2017 for \$2.1M, then structural issues, possible demo
R8866034	1212	OTHER	<input checked="" type="checkbox"/> The deed was erroneously recorded twice
R8871871	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale: 1000 sf of finish
R8871923	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale: 941 sf of finish
R8872112	1212	EXCESSIVE PP (>7%)	<input checked="" type="checkbox"/> \$87,000 claimed in personal property
R1017788	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> No MLS, not on open market, cash sale to an LLC
R8872640	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 781 sf of basement finish with a BR and bath added after sale
R1103521	1230	RELATED PARTIES SALE	<input checked="" type="checkbox"/> No MLS, not on open market, related parties per TD
R1146268	2230	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> CB & Potts converted to a day care

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2432622	2230	OTHER	<input checked="" type="checkbox"/> Long-term lease with options value added to the price
R1117958	2230	OTHER	<input checked="" type="checkbox"/> Funeral Home included business value and personal property
R8874103	2230	OTHER	<input checked="" type="checkbox"/> Little Sunshine Daycare had a front-loaded lease to increase price
R0023597	2235	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Lessee exercised option to purchase, excess land, atypical sale
R8861142	2245	FSBO	<input checked="" type="checkbox"/> FSBO commercial condo, not listed, no exposure
R8873837	2245	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Shell commercial condo, no interior finish
R2404106	3212	OTHER	<input checked="" type="checkbox"/> Two sales in the base year, 1031 exchange, long term lease in place
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Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R342113300232	0100	110	✓ Personal property, fifth travel trailer included in purchase price
R326910300112	0100	64	✓ Multiple properties transferred then replatted
R380704300213	0100	64	✓ 1031 exchange of multiple properties
R380704300187	0200	64	✓ Multiple property transfer related parties
R368534403080	0200	64	✓ Third party financing, multiple properties transferred
R327120100011	0300	64	✓ Multiple properties transferred
R380510200284	0540	58	✓ Business affiliates, not open market
R353331100211	0550	57	✓ Related parties transfer
R327108300344	1112	64	✓ Multiple property transfer
R327108402409	1112	144	✓ First sale in valuation period
R380510200212	1112	64	✓ 1031 exchange, not open market, multiple properties transferred
R326912400048	1112	69	✓ There were 2 deeds recorded for the single property showing 50% interest and stated the same sales price on both deeds
R327109341118	1112	115	✓ Mixed use combination of commercial and residential
R368132423258	1125	57	✓ Related parties transfer
R342113300107	1135	110	✓ Mobile home included in price, no separate title
R342113300133	1135	110	✓ Multiple properties transferred
R368132326002	1230	57	✓ Related parties property transfer
R380706405025	1230	57	✓ Transfer between related parties, not open market
R380705415004	1230	57	✓ Not open market, related parties
R368132404085	2112	115	✓ Multiple properties transferred
R368132404092	2112	113	✓ Part of 1031 exchange
R327108444412	2112	113	✓ Extensive remodeling after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R342114400034	2112	118	<input checked="" type="checkbox"/> Change in use to multiple property transfer
R327108100286	2112	113	<input checked="" type="checkbox"/> Change in use from retail to hospital/medical use, owned by non-profit
R327108400273	2112	120	<input checked="" type="checkbox"/> Stress sale as one owner was in prison and family had to sell
R327117117304	2112	144	<input checked="" type="checkbox"/> Change in use after purchase
R327108401360	2112	181	<input checked="" type="checkbox"/> Mixed use purchased by adjoining property owner, improvements were razed and rebuilt
R327108443350	2112	102	<input checked="" type="checkbox"/> For sale by owner, back to the last owner due to bankruptcy
R368132405011	2112	118	<input checked="" type="checkbox"/> Included an unfinished building on site
R327108446090	2112	111	<input checked="" type="checkbox"/> Sold to tenant, lease/purchase agreement, not open market
R327108446090	2112	118	<input checked="" type="checkbox"/> Extensive remodeling after purchase
R380705322206	2112	129	<input checked="" type="checkbox"/> Business value, blue sky included in price
R368132421437	2112	181	<input checked="" type="checkbox"/> New construction changed to condos,
R368132405337	2112	69	<input checked="" type="checkbox"/> 50% interest transferred
R368132421230	2112	115	<input checked="" type="checkbox"/> Mixed use property transferred
R327108402368	2112	118	<input checked="" type="checkbox"/> Change in use after sale from beauty salon to retail, remodeling required
R368132421436	2112	181	<input checked="" type="checkbox"/> New construction changed to condos,
R380705149102	2112	64	<input checked="" type="checkbox"/> Mixed use, residential and commercial
R368132421438	2112	181	<input checked="" type="checkbox"/> New construction changed to condos,
R368132432340	2112	69	<input checked="" type="checkbox"/> Partial interest transfer
R380510200092	2112	169	<input checked="" type="checkbox"/> Multiple deeds transferred property,
R380510311217	2112	118	<input checked="" type="checkbox"/> Change in use after purchase
R380704300039	2112	144	<input checked="" type="checkbox"/> First sale in valuation period
R368534402073	2115	64	<input checked="" type="checkbox"/> Multiple properties transferred
R327108448129	2115	181	<input checked="" type="checkbox"/> Land value, as existing improvements were razed
R380706400039	2115	113	<input checked="" type="checkbox"/> Land value as improvements were razed after purchase, change in use after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368535303013	2115	115	✓ Sale of a mixed use property
R380706400048	2115	125	✓ Property had many improvements located on it, unknown value
R327108448129	2115	118	✓ Seller financed, change in use after purchase
R327108448125	2115	181	✓ Change In use after sale from motel to long term housing
R342114400001	2115	115	✓ Multiple properties transferred
R327108466279	2120	64	✓ Multiple properties transferred
R327108400240	2120	118	✓ Change in use from retail to office space
R327117100220	2120	115	✓ Mixed use, commercial and residential
R327108453087	2120	69	✓ 50% interest transferred, for sale by owner
R327108200107	2120	131	✓ Purchased by adjoining property owner in an assemblage effort
R380706400035	2120	102	✓ Lease in place at time of sale, remodeling, includes trade
R368132405099	2120	113	✓ Seller financed, major remodel after purchase
R380706300018	2120	102	✓ Mixed use
R368132300299	2120	111	✓ For sale by owner, included significant amount in trade
R380705300185	2120	131	✓ Multiple properties transferred includes goodwill and equipment
R368132448347	2120	102	✓ Change of use, major remodeling after sale
R327116300144	2125	125	✓ Mixed use combination of commercial and residential
R380705427113	2125	118	✓ Change in use, financed by seller
R380705422082	2125	140	✓ Improvements razed after purchase, new construction after purchase
R327108401361	2125	105	✓ Mixed use at time of sale, 2nd floor changed from storage to office space after purchase
R327122300021	2130	113	✓ Razing and remodeling after purchase
R327122300027	2130	118	✓ Business affiliates and buyer owned adjacent property
R368131200003	2130	115	✓ Mixed use property transferred
R368132200025	2130	131	✓ Purchased by adjoining property owner, no open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R327105300115	2130	181	✓ Mixed use residential and commercial, multiple improvements on property
R327108401002	2130	105	✓ Mixed use on date of sale, improvements razed and rebuilt
R327116400001	2130	125	✓ Mixed use, residential and industrial, many improvements located on property
R327108447364	2130	64	✓ Multiple properties transferred
R327108447162	2130	257	✓ For sale by owner, related parties
R380705400109	2130	113	✓ Major remodel and change in use
R380705426096	2130	113	✓ Change in use to restaurant, remodel
R326929100235	2130	64	✓ Multiple property transfer
R380706300111	2130	131	✓ Sold to adjoining, no open market
R327108449359	2130	118	✓ Change in use from gymnasium to office space
R327116400036	2130	216	✓ Major remodeling after purchase before county inspection
R380704300016	2130	181	✓ First sale in valuation period
R368132405095	2130	134	✓ Contract on lease-purchase signed in 2011
R368132405096	2130	105	✓ Included restaurant kitchen and dining room equipment
R368132405096	2130	118	✓ Changed in use from restaurant to retail
R368132405420	2130	69	✓ Partial interest transfer
R380704300016	2130	113	✓ Change in use after purchase
R380510200081	2130	149	✓ Multiple properties transferred includes goodwill and equipment
R380510200125	2130	181	✓ Purchased by adjoining property owner, not open market
R368132422246	2130	118	✓ Change in use to condos
R380504400261	2130	115	✓ PR deed transferred property
R326913400096	2130	121	✓ Change in use after sale, moved from exempt to non-exempt
R380705200387	2130	64	✓ Multiple properties transferred includes goodwill and equipment
R368132432377	2130	131	✓ Third party financing, lease in place.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R368132300275	2135	257	☑ Related parties property transfer
R327128200073	2135	134	☑ Purchased by long term tenant basically a lease with option to purchase
R327122300079	2135	118	☑ Change in use after purchase
R368132419222	2135	131	☑ Property purchased by adjoining owner, many improvements located on site
R327108404448	2140	115	☑ Mixed use
R368132421435	2212	64	☑ Multiple properties transferred
R380705332023	2230	138	☑ Change in use to condos
R368132431435	2245	64	☑ Multiple properties transferred
R368132422003	2245	144	☑ First sale in valuation period for the subject property
R327108400395	2245	64	☑ Transfer of multiple properties
R368534300142	2245	64	☑ Multiple properties transferred
R368132431402	2245	113	☑ Change in use, blue sky value included in price, major remodel after sale.
R368132431406	2245	118	☑ Sold furnished, no none value for property
R327117400003	3112	57	☑ Transaction among related parties
R380706300047	3112	113	☑ Remodel and repair and change of use
R368132300077	3112	57	☑ Related parties property transfer
R327117300132	3112	57	☑ Mixed use - family transaction
R380705319111	3112	125	☑ Seller financed, multiple properties, multiple improvements
R368132423259	3115	181	☑ Seller financed, not known terms, also property split
R380510200181	3115	64	☑ Purchase of a mobile home park, many improvements located on property
R368130304075	3120	131	☑ Purchased by adjoining property owner, no open market
<hr/>			
Accounts Audited: 115	Auditor Agrees: -115	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	CHEYENNE	
333921203001	0100	57 - BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> 69 - PARTIAL INTEREST
336104302001	1112	53 - CHARITABLE INSTITUTE INVOLVED	<input checked="" type="checkbox"/> APPLIANCES AS PP
333921208004	1112	57 - BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale is invalid because buyer and seller are related, AND seller moved and needed to sell the home immediately - so it was also a duress situation on the seller's part.
336105404005	1112	53 - CHARITABLE INSTITUTE INVOLVED	<input checked="" type="checkbox"/> Local charity gets grants to build new homes and sells them at discounted rates to help the community.
333920116002	1112	68 - EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> Sold as a flip property, 100% remodeled
333920318008	1112	57 - BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Also 58 - BETWEEN BUSINESS AFFILIATES
333920153004	1112	64 - MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333920271018	1112	68 - EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> Also PP of unkwn value included. While we were verifying this sale, we found that a detached garage was on the property that had not been picked up by our office and therefore not included in the value.
333920436007	1112	68 - EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> We discovered that this home had been extensively remodeled prior to the sale, which our office was unaware of so our value didn't represent the current status of the home.
333921215006	1115	64 - MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Deleted account since this property was split, new account number is the above sale and account # 333921215001
333921215001	1115	64 - MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333920281005	1115	57 - BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> 60 - SETTLE AN ESTATE
953920300001	1212	22 - MOBILE HOME SALE	<input checked="" type="checkbox"/>
333921225002	2112	57 - BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Personal Rep Deed transferring property out of deceased owner's name into the family's business name.
333921190020	2112	80 - AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 64 - MULTIPLE PROPERTIES INVOLVED
333920392016	2112	66 - NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> We cannot verify what PP, and business was sold for in addition to the real estate.
336104310007	2115	63 - PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/>
333921331004	2115	63 - PROPERTY TRADES INVOLVED	<input checked="" type="checkbox"/> The total unadjusted sales price was \$300,000, which includes PP and property that was traded from a different county (in Eads CO).

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921331004	2115	63 - PROPERTY TRADES INVOLVED	✓ The \$194,400 is the adjusted sales price after the buyer estimated the PP and property trade being taken out. This is a motel and the prior owner sold it to the person who managed this location, so there is definite "blue sky" value in there as well.
333921331004	2115	63 - PROPERTY TRADES INVOLVED	✓
333921226002	2120	66 - NON-REALTY ITEMS OF UNK VALUE	✓ Also oldest of two sales
333921226002	2120	66 - NON-REALTY ITEMS OF UNK VALUE	✓
333921225019	2120	57 - BETWEEN RELATED PARTIES	✓
336104306004	2130	64 - MULTIPLE PROPERTIES INVOLVED	✓
333919100103	2130	64 - MULTIPLE PROPERTIES INVOLVED	✓
336109203003	2130	64 - MULTIPLE PROPERTIES INVOLVED	✓ 66 - NON-REALTY ITEMS OF UNK VALUE
333920169001	2130	68 - EXTENSIVE REMOD/ADD IMP/CHNG	✓ Prior business was closed down prior to selling, then new owner did a complete remodel.
333921190003	2130	This is a valid Commercial sale	✓
333919100001	2130	64 - MULTIPLE PROPERTIES INVOLVED	✓
336104309002	2130	53 - CHARITABLE INSTITUTE INVOLVED	✓
336105405002	2130	57 - BETWEEN RELATED PARTIES	✓ 0
333919100002	2130	57 - BETWEEN RELATED PARTIES	✓
333921332007	2130	68 - EXTENSIVE REMOD/ADD IMP/CHNG	✓
333921190018	2130	80 - AGRICULTURAL PROPERTY	✓ 64 - MULTIPLE PROPERTIES INVOLVED
333921332007	2130	68 - EXTENSIVE REMOD/ADD IMP/CHNG	✓ Buyer bought this parcel for the land to build a Dollar General. They tore down this building in September/October of 2020, and started building the Dollar General in November of 2020.
333921324008	2130	58 - BETWEEN BUSINESS AFFILIATES	✓ 56 - FINANCIAL INSTITUTE AS BUYER
333921227003	2130	57 - BETWEEN RELATED PARTIES	✓ Also multiple properties
333919100002	2130	64 - MULTIPLE PROPERTIES INVOLVED	✓
333921218034	2130	66 - NON-REALTY ITEMS OF UNK VALUE	✓ Invalid sale due to personal property at questionable value, blue sky sale with clientele included in sale. EQUIPMENT & FIXTURES.
333921118006	2130	63 - PROPERTY TRADES INVOLVED	✓

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921190014	2130	69 - PARTIAL INTEREST	✓ 64 - MULTIPLE PROPERTIES INVOLVED
333921332007	2130	68 - EXTENSIVE REMOD/ADD IMP/CHNG	✓
333920436008	2130	62 - DOUBTFUL TITLE, QUIT CLAIMS	✓ 66 - NON-REALTY ITEMS OF UNK VALUE Used to be vacant but is now commercial
333921337001	2135	64 - MULTIPLE PROPERTIES INVOLVED	✓ 68 - EXTENSIVE REMOD/ADD IMP/CHNG
333921226008	2135	60 - SETTLE AN ESTATE	✓
334112223016	2135	99 - NO DOC FEE	✓ 52 - PUBLIC UTILITY INVOLVED
Accounts Audited: 46 Auditor Agrees: -45 Auditor Disagrees: -1 Auditor Disagrees: -2.17%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Harry	10	Clear Creek	
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R016965	0100	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three lot sale
R008123	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> 1031 exchange for vacant land, atypical transfer
R161059	0100	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R013972	0100	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R013734	0100	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two lot sale
R009149	0100	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R006128	0100	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lot sale
R006139	0100	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Father to son transaction
R012404	0540	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Vacant acreage has a well on site, atypical
R164780	1000	03-SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Five lot sale
R013744	1112	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> House demolished in 2013, site has well, septic and fireplace.
R004590	1140	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Was a mobile home park, removed MH, purchased by Habitat for Humanity
R009482	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Major remodel after sale, private sale, no exposure to open market
R001032	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive remodeling per permit after sale (\$35,000)
R001150	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Buyer approached seller, not exposed to the open market
R007219	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two residential improvements on site
R010070	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Former shed upgraded to living area, now to improvements
R010580	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two duplex cabins on site
R010874	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Private sale, not exposed to the open market
R011705	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two residential improvements on site
R013102	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by tenant
R013467	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Grantor was Habitat for Humanity
R016656	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by tenant

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R017230	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Kitchen gutted and remodeled after sale
R001732	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> FSBO- not exposed to the open market
R001055	1212	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Bed and Breakfast, sold completely furnished
R006891	1220	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Mobile home park with three structures on site
R009617	1230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> FSBO- not exposed to open market
R013562	1277	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Included land not integral, mixed use
R004608	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Remodeled building into a hard cider brewery after sale
R010180	2212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sold in 2014, this was the balloon payment
R004806	2215	07-A-TYPICAL FINANCING	<input checked="" type="checkbox"/> Grantee and grantor have switched ownership, intercorporate
R010186	2230	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Happy Cooker restaurant, purchased personal property and business value
R001239	2230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> National franchised businesses with long term leases
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
598106203014	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598106203013	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572134315003	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Water and sewage tie-in in place to building site, atypical for utilities
556334101074	0100	48 ASSEMBLAGE	✓ Purchased by adjoining owner, to keep access to the river, motivated buyer
572320360311	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572134315002	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Water and sewage tie-in in place to building site, atypical for utilities
557122127013	0100	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
556335201092	0100	N / A	✓ No open market, buyer approached seller
598729107903	0200	34 EXTENSIVE REMODEL OR ADDITION	✓ Change in use from school to commercial, changed from exempt to non-exempt
598729138001	0200	34 EXTENSIVE REMODEL OR ADDITION	✓ Made additions after repair and then remodeling
572114316001	0200	16 SALE INVOLVES UNDETERMINED PP	✓ Undetermined value for personal property included in sale, equipment
572114300057	0200	16 SALE INVOLVES UNDETERMINED PP	✓ Blue sky equipment and inventory included
586724228084	0200	14 SALE INVOLVES MULTIPLE PROP.	✓ Relatives purchased and added to their ownership
598729140005	0200	07 RELATED PARTIES	✓ Includes commercial washers and dryers, laundromat
598729140004	0200	01 SALE INVOLVES GOV'T AGENCY	✓ Change in use from exempt to commercial, town of Antonito
598719100050	0520	34 EXTENSIVE REMODEL OR ADDITION	✓ Major remodel after purchase, inspected before sale
598931200009	0520	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
572304300201	0540	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
598330402104	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
571908400011	1212	7 RELATED PARTIES	✓ Related parties, no open market
572110300192	1212	14 SALE INVOLVES MULTIPLE PROP.	✓ Multiple properties transferred
571917100011	1212	34 EXTENSIVE REMODEL OR ADDITION	✓ Made additions after repair and then remodeling
571912300040	1212	07 RELATED PARTIES	✓ Related parties in-family

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
557122415008	1212	40 LESS THAN 100%	<input checked="" type="checkbox"/> Less than 100% transferred
556125200120	1212	19 O T H E R S A L E	<input checked="" type="checkbox"/> Made additions after repair and then remodeling
587508341053	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Adjoining property owner was motivated for adjacent open space, and to prevent outside ownership
572114200024	1212	7 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties, no open market
586724337003	1212	7 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties, no open market
556508300025	1212	7 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties, no open market, business affiliates
586724436023	1212	7 RELATED PARTIES	<input checked="" type="checkbox"/> From mother to daughter
598105300042	1212	13 SALE INVOLVES TRADE	<input checked="" type="checkbox"/> Includes trade 1031 exchange
572320451147	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Multiple properties, included mobile home
598106205008	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> Multiple properties transferred
556108300236	1212	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> Multiple properties transferred
586721411006	2000	19 O T H E R S A L E	<input checked="" type="checkbox"/> Change in use from residential mobile homes to Commercial
<hr/>			
Accounts Audited:	35	Auditor Agrees: -35	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
R037415	100	TO FIELD CHECK + RET FOR CODE	✓ Atypical financing, short term financing from seller
R012297	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R004490	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R005668	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R041392	100	SEE COMMENT	✓ Multiple properties transferred
R046405	100	SEE COMMENT	✓ Seller financing at atypical rates and terms
R007384	100	SEE COMMENT	✓ Sale price was incorrect, unable to determine unit value, asked on deed amounts.
R008919	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R008925	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R026956	100	TO FIELD CHECK + RET FOR CODE	✓ Multiple properties transferred
R008248	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R024521	100	SEE COMMENT	✓ Buyer contacts owners and makes offers, not open market
R012395	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R012872	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R013506	100	SEE COMMENT	✓ Multiple properties transferred
R035701	100	MULTIPLE PROPERTIES (O.P.I.)	✓ First sale in valuation period of this property
R016140	100	MULTIPLE PROPERTIES (O.P.I.)	✓ First sale in valuation period of this property
R016244	100	MULTIPLE PROPERTIES (O.P.I.)	✓ First sale after foreclosure, transferred by Treasurer's deed
R032702	100	SEE COMMENT	✓ First sale after foreclosure, transferred by Treasurer's deed
R007460	100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R009506	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006638	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Purchaser two properties one improved and one vacant
R007238	1112	SEE COMMENT	✓ Purchaser two properties one improved and one vacant

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008928	1112	SEE COMMENT	☑ Change in use from improved residential to vacant residential due to fire
R014086	1112	MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R003676	1212	MULTIPLE PROPERTIES (O.P.I.)	☑ Sale included mobile home of unknown value.
R005163	1212	PRD/SHRF/PTD/CORD	☑ Sale price changed after inclusion of water rights.
R006210	1212	SEE COMMENT	☑ Garage added and remodel of existing improvements, started after sale transaction
R006248	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ In-family transfer, no open market
R007021	1212	SEE COMMENT	☑ Change in use from improved residential to vacant residential due to fire
R011787	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ Transfer between related parties
R007501	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ Transfer between related parties
R008911	1212	SEE COMMENT	☑ Re-recorded quit claim deed for water right, no land exchanges. No value indicated for water rights
R006643	2212	COMM-IND IMPROVED (AUDIT)	☑ Improvements extensively remodeled after purchase
R006723	2212	SEE COMMENT	☑ Mixed use property with a combination of commercial and residential uses
R006808	2215	COMM-IND IMPROVED (AUDIT)	☑ Improvements in very poor condition, possibly land value only.
R047817	2230	SEE COMMENT	☑ SALE HAD TO BE SURVEYED FOR BOUNDARY LOT ADJUSTMENT. REMODELED AFTER SALE.
R001360	2230	SEE COMMENT	☑ Change in use from improved residential to vacant residential due to fire
R005561	2230	SEE COMMENT	☑ Improvements in poor condition when purchased
R005533	2235	COMM-IND IMPROVED (AUDIT)	☑ Mixed use property with a combination of commercial/industrial
R004705	2235	LAND IN AGRICULTURAL CLASSIFIC	☑ Multiple properties transferred
R006820	2240	COMM-IND IMPROVED (AUDIT)	☑ Mixed use property, gas station, retail
R003483	540	MULTIPLE PROPERTIES (O.P.I.)	☑ Multiple properties transferred
R047769	560	SEE COMMENT	☑ Change in use from improved residential to vacant residential due to fire
R002111	560	SEE COMMENT	☑ Multiple properties transferred
R002474	560	LAND IN AGRICULTURAL CLASSIFIC	☑ Multiple properties transferred

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	Crowley	
R000629	0100	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> BUYER IS TRACKING DOWN OUT OF AREA OWNERS WHO INVESTED AT HIGHER RATES AND ARE NOW SELLING AT A DISCOUNT. NO UTILITIES ON THESE SITES
R000645	0100	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> TALKED TO SELLER. BUYER WAS MOTIVATED TO PURCHASE LAND IN ORDER TO SELL LAND HOME PACKAGES. PROPERTY NOT EXPOSED TO MARKET. SELLER OBTAINED THE LAND THROUGH TAX SALE.
R000631	0100	NOT EXPOSED TO MARKET COUNTY USES QI	<input checked="" type="checkbox"/> BUYER IS TRACKING DOWN OUT OF AREA OWNERS WHO INVESTED AT HIGHER RATES AND ARE NOW SELLING AT A DISCOUNT.
R000644	0100	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> TALKED TO SELLER. BUYER WAS MOTIVATED TO PURCHASE LAND IN ORDER TO SELL LAND HOME PACKAGES. PROPERTY NOT EXPOSED TO MARKET. SELLER OBTAINED THE LAND THROUGH TAX SALE.
R000743	0100	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> LOTS SOLD TO ADJOINING PROPERTY OWNER. PRICE INCLUDED MULTIPLE PARCELS
R000646	0100	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> LONG TERM HOLDING BY OUT OF TOWN INVESTOR PURSUED BY DEVELOPER. PRICE FOR MULTIPLE LOTS.
R003027	1212	OTHER	<input checked="" type="checkbox"/> HOME WAS PURGED AND LAND/IMPROVEMENTS COMBINED TO FORM A NEW PARCEL
R000789	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> UPDATES TO PROPERTY THAT HAD NOT BEEN REPORTED. ALSO, SALE INCLUDED THREE PARCELS.
R002051	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SOLD BELOW MARKET; MULTIPLE OUTBUILDINGS
R002377	1212	AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> PORTION OF SITE IS IRRIGATED
R002034	1212	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> SOLD BELOW TYPICAL MARKET RANGE
R000355	1212	NOT EXPOSED TO MARKET	<input checked="" type="checkbox"/> SOLD BELOW MARKET. THIS WAS VERIFIED BY THE SALE FOR \$59,900 THREE MONTHS LATER.
R001154	1212	Q SALE	<input checked="" type="checkbox"/> PHOTOS ON REALTOR.COM REVEALED A COMPLETELY REMODELED INTERIOR, WITH NEW KITCHEN & BATH, AND REFINISHED HARDWOOD FLOORS.
R003081	1212	SPLIT	<input checked="" type="checkbox"/> PROPERTY SPLIT
R003082	1212	SPLIT	<input checked="" type="checkbox"/> PROPERTY SPLIT

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000015	1212	NOT EXPOSED TO MARKET Y	✓ CONVERSATION WITH PAUL & CAROL YOUNG, SELLERS, 10/25/2019: THIS PROPERTY SOLD IN 2016 FOR \$87,000. THE BUYER THEN PUT IN A NEW KITCHEN (CABINETS FROM THE PRISON AND GRANITE COUNTER TOPS.) THE YOUNGS HAD ELECTRICAL WORK, NEW RAIN GUTTER, NEW SCREEN DOORS, PLUMBING WORK, NEW APPLIANCES FOLLOWING THEIR PURCHASE FOR \$90,000 EARLIER IN 2019. WHEN THEY HAD THE PROPERTY APPRAISED FOR THE CURRENT SALE, IT APPRAISED FOR \$112,000. THE PURCHASE PRICE OF \$150,000 INCLUDES OWNER FINANCING.
R001351	1212	NON-RES IMPROVEMENTS	✓ THIS RESIDENCE INCLUDE 2 ATTRACTIVE OUTBUILDINGS WITH A HIGH LEVEL OF CONTRIBUTORY VALUE WHICH PRECLUDE IT USE FOR ESTABLISHING RESIDENTIAL VALUES
R001547	1212	Q SALE	✓ MLS DESCRIBES NEW FURNACE,HW HEATER, SEPTIC, ETC. "THERE IS STILL SOME FINISH WORK TO BE DONE" ACCORDING TO DESCRIPTION
R000027	1212	Q SALE	✓ MLS STATED THAT THE HOME HAD BEEN RE MODELED. MLS PHOTOS VERIFY THE THE HOME HAD BEEN MODERNIZED AND WAS IN GOOD CONDITION AT THE TIME OF SALE.
R002485	1212	MULTIPLE PROPERTIES	✓ SALE INCLUDED MULTIPLE PARCELS
R000924	1212	NOT EXPOSED TO MARKET	✓ PRIVATE SALE TO INVESTOR. SOLD BELOW MARKET.
R000067	1212	NOT EXPOSED TO MARKET	✓ SALE WAS CONDUCTED AS FORECLOSURE WAS IN PROCESS
R000218	1212	NOT EXPOSED TO MARKET	✓ SOLD BELOW EXPECTED MARKET RANGE. PURCHASED BY AN INVESTOR.
R000262	1212	Q SALE	✓ PURCHASED FOR \$20,000 IN 2008. SOLD BY OWNER WHO INDICATED SIGNIFICANT UPGRADES BETWEEN SALES.
R003086	2130	SPLIT	✓ PROPERTY SPLIT
R003036	2130	SPLIT	✓ PROPERTY SPLIT
R003078	2130	SPLIT	✓ PROPERTY SPLIT
R003035	2130	SPLIT	✓ PROPERTY SPLIT
R002471	2130	MULTIPLE PROPERTIES	✓ SALE INCLUDED MULTIPLE PARCELS
R001839	2212	Q SALE	✓ VERIFIED \$5,000 PERSONAL PROPERTY INCLUDED. ADJUSTED PRICE OF \$75,000
R000560	2220	Q SALE	✓
R000560	2220	Q SALE	✓
R002493	2230	Q SALE	✓ SALE INCLUDED NEWLY CONSTRUCTED IMPROVEMENTS THAT HAD NOT BEEN VALUED. New const inc in new appraisal

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002536	2230	Q SALE	<input checked="" type="checkbox"/> THERE WERE IMPROVEMENTS ON THE PROPERTY AT THE TIME THIS DEED WAS RECORDED. ACCORDING TO THE SELLER, THE PRICE OF THIS TRANSFER ONLY REFLECTS LAND VALUE AND THE IMPROVEMENTS WERE PART OF A SEPARATE AGREEMENT. THIS SALE IS CONSISTENT WITH SALES BEING SEEN IN THE MARIJUANA DEVELOPMENT AREA.
R000475	2230	UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> BOTH PARTIES INDICATED PERSONAL PROPERTY WAS INVOLVED IN THE SALE. GRANTEE IS KNOWN FOR "MAKING DEALS"
R000391	3215	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDED THREE PARCELS (115, 391, AND 397)
R001692	4279	SALE TO SETTLE ESTATE/DIV.	<input checked="" type="checkbox"/> ESTATE SALE OF PROPERTY ON 12 ACRES
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Accounts Audited:	37	Auditor Agrees: -37	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
10221115	0100	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10009400	0250	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred, for sale by owner
10030277	0400	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10112352	0400	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10027388	0450	73 AG CLASS AT TIME OF SALE	✓ Being used as AG at the time of sale
10115097	0450	73 AG CLASS AT TIME OF SALE	✓ Being used as AG at the time of sale
10100535	0450	73 AG CLASS AT TIME OF SALE	✓ Being used as AG at the time of sale
10121751	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10235985	1212	68 REMODEL-NEW CONSTRUCTION	✓ Added second home on property after purchase
10152420	1212	56 FINANCIAL	✓ Transferred by a finance company
10111307	1212	57 RELATED PARTIES	✓ For sale by owner, related parties
10184291	1212	57 RELATED PARTIES	✓ Related parties transferred property
10046334	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10063850	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10095652	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10102202	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10118550	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10019925	1212	72 IN LIEU OF FORECLOSURE/STRESS	✓ Sale from HUD to a qualified individual, not open market
10236849	1212	79 MULTIPLE JURISDICTIONS	✓ Situated in multiple counties
10220251	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10181750	1212	68 REMODEL-NEW CONSTRUCTION	✓ House was a framed shell at purchase, buyer finished improvement
10188253	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred
10068500	1212	64 MULTIPLE PROPERTIES	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10200546	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
10232906	1212	79 MULTIPLE JURISDICTIONS	<input checked="" type="checkbox"/> Situated in multiple counties
10005313	1212	74 OTHER	<input checked="" type="checkbox"/> Two deeds to transfer one property, same DOC fee on each, indicates twice the actual sale price
10136601	1212	79 MULTIPLE JURISDICTIONS	<input checked="" type="checkbox"/> Situated in multiple counties
10142550	1212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> After purchase garage constructed
10010350	2225	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
10035550	2225	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
10183950	2225	58 BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Friends transferred property
10159001	2230	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
10071202	2230	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
<hr/>			
Accounts Audited:	33	Auditor Agrees: -33	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R021855	0100	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R021757	0100	AG LAND	☑ Being used as agricultural land
R022484	0100	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R002469	0100	OTHER	☑ Not offered on the open market
R024637	0100	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R023373	0100	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R015365	0200	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R003394	0200	OTHER	☑ Not offered to the open market
R010985	0510	OTHER	☑ Mixed use property
R024319	0520	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R001974	0530	AG LAND	☑ Being used as agricultural land
R023452	0530	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R023092	0550	OTHER	☑ Deed in lieu of foreclosure
R013270	0550	AG LAND	☑ Being used as agricultural land
R023345	0550	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R000628	0550	AG LAND	☑ Being used as agricultural land
R019531	0560	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R019681	0600	AG LAND	☑ Being used as agricultural land
R007459	0600	AG LAND	☑ Being used as agricultural land
R002822	0600	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R003047	0600	LAND AND MOBILE HOME	☑ Mobile home included in sales price, unknown Value
R009812	0600	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R011731	1112	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006393	1112	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R017215	1112	AG LAND	☑ Being used as agricultural land
R001302	1112	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R024957	1112	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R024163	1112	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R014189	1115	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R005576	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R024605	1212	AG LAND	☑ Being used as agricultural land
R005995	1212	AG LAND	☑ Being used as agricultural land
R008822	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R024126	1212	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R001435	1212	AG LAND	☑ Being used as agricultural land
R002158	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R003477	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R002885	1212	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R018050	1212	OTHER	☑ Not open market
R015326	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R019850	1212	AG LAND	☑ Being used as agricultural land
R021370	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R012473	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R024987	1212	AG LAND	☑ Being used as agricultural land
R011727	1212	INVOLVES A GOVERNMENT AGENCY AS BUYER	☑ Veterans Admin. purchased the property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018680	1212	OTHER	☑ Change in use after sale
R004915	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R011796	1212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R022031	1212	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R011954	1230	BETWEEN RELATED PARTIES	☑ Not open market, transfer between related parties
R024914	1277	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R024876	1277	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R003401	2212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R003278	2212	OTHER	☑ Tenant purchase, no open market
R002829	2212	OTHER	☑ Mixed use property
R007880	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R019384	2212	OTHER	☑ Mixed use comm/res
R018393	2212	OTHER	☑ Mixed use property
R014402	2212	OTHER	☑ Mixed use
R014345	2212	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R014339	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R013436	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R024964	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R024838	2212	AG LAND	☑ Being used as agricultural land
R024439	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R008990	2212	OTHER	☑ Mixed use property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008986	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Extensive remodel after purchase
R008803	2212	INVOLVES P.P. OF UNDETERMINED VALUE	<input checked="" type="checkbox"/> Personal property included
R008194	2212	IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> In-family transfer, mother to daughter, no open market
R007892	2212	OTHER	<input checked="" type="checkbox"/> Mixed use property, 2 deeds filed for one property
R000298	2215	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Not open market, extensive remodeling after purchase, RV Park
R008958	2215	OTHER	<input checked="" type="checkbox"/> Mixed use property
R003361	2215	INVOLVES P.P. OF UNDETERMINED VALUE	<input checked="" type="checkbox"/> Personal property included as well as blue sky value
R002502	2215	OTHER	<input checked="" type="checkbox"/> Not offered on the open market
R023494	2215	OTHER	<input checked="" type="checkbox"/> Mixed use
R018848	2215	OTHER	<input checked="" type="checkbox"/> Multiple property transfer
R003619	2215	OTHER	<input checked="" type="checkbox"/> Mixed use property
R008230	2220	OTHER	<input checked="" type="checkbox"/> Multiple property transfer
R009944	2220	OTHER	<input checked="" type="checkbox"/> Purchased by contract dated in 2015
R007857	2220	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Extensive remodel after purchase
R014334	2220	OTHER	<input checked="" type="checkbox"/> Mixed use
R009072	2220	OTHER	<input checked="" type="checkbox"/> Change in use and building conversion
R021970	2225	OTHER	<input checked="" type="checkbox"/> First sale in valuation period
R014222	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Extensive remodel after purchase
R002760	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Business value in sale price
R014437	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> Extensive remodel after purchase
R007881	2230	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
R013918	2230	LAND AND MOBILE HOME	<input checked="" type="checkbox"/> Sale included land and mobile home

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018292	2230	INVOLVES P.P. OF UNDETERMINED VALUE	☑ Personal property included
R018720	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R020990	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R023169	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R023197	2230	OTHER	☑ Mixed use property
R023243	2230	OTHER	☑ Mixed use property
R015562	2230	OTHER	☑ Not offered to the open market
R023490	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R007263	2230	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R007229	2230	OTHER	☑ Mixed use commercial/residential
R014974	2230	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R004374	2230	OTHER	☑ Transfer of multiple proper4ties
R013914	2230	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R003292	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Change of use, extensive remodel after purchase
R007665	2230	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R011607	2230	OTHER	☑ Transfer of multiple properties, not offered to the open market
R013776	2230	OTHER	☑ Existing improvements were razed due to condition after sale
R013876	2230	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R019722	2235	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	☑ Extensive remodel after purchase
R010936	2235	INVOLVES MULTIPLE PROPERTIES	☑ Transfer of multiple properties
R006138	2235	AG LAND	☑ Being used as agricultural land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R013917	2235	OTHER	<input checked="" type="checkbox"/> Adjoining property owner purchased property for needed parking for his auto sales business, not open market
R020978	2235	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Not open market, transfer between related parties
R009928	2240	INVOLVES P.P. OF UNDETERMINED VALUE	<input checked="" type="checkbox"/> Personal property included
R008207	2245	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
R015222	3212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
R019497	3215	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple properties
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Accounts Audited:	115	Auditor Agrees: -115	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
110413018000	0100	4: Multiple Parcel	✓ Six parcel land sale
232122020000	0100	8:TD1000	✓ Related party sale of a partial ownership
110411004000	0100	4: Multiple Parcel	✓ Four parcel land sale
232330067000	0100	4: Multiple Parcel	✓ Two parcel land sale
221316020000	0101	8:TD1000	✓ Inter-related parties- have the same address
910209106000	0200	N:Not Reflective of Market*	✓ Flagpole lot, atypical size and shape
633424002000	0200	M:MLS	✓ Three non-contiguous vacant parcels
515506024000	0200	4: Multiple Parcel	✓ Four parcel land sale
523109004000	1112	8:TD1000	✓ Purchased and fixed in 2019, sold post-base year
605337009000	1112	N:Not Reflective of Market*	✓ Fair condition per TD
513203017000	1112	E:Estate Sale/Personal Representative Deed	✓ 1954 home that has absolutely no updating, atypical, fair condition per TD
511220007000	1112	M:MLS	✓ Unpermitted second dwelling unit, atypical
513414021000	1112	8:TD1000	✓ Seller financed with no appraisal
513503008000	1112	*:More explanation about sale in 960 notes	✓ Quit-claim deed from an individual to him and related individual
516118013000	1112	8:TD1000	✓ Estate sale where the daughter of the deceased knew the purchaser
516417017000	1112	8:TD1000	✓ No MLS, not exposed to the open market
517209010000	1112	*:More explanation about sale in 960 notes	✓ Fair condition per TD, fixed and flipped in the base year
521127011000	1112	8:TD1000	✓ No MLS, not exposed to the open market
525123007000	1112	M:MLS	✓ Purchased by an adjacent owner with development plan
527305001000	1112	M:MLS	✓ Thirty-year tenant purchases from existing owner
536408008000	1112	8:TD1000	✓ Significant remodel after sale, No MLS, not exposed to the open market
115204004000	1112	N:Not Reflective of Market*	✓ Two partial interests sold to the majority interest
607437013000	1112	U:Undocumented Sale; Deed Only	✓ Not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
619119034000	1112	8:TD1000	<input checked="" type="checkbox"/> Fair condition per TD, extensive remodel done after sale
901403005000	1112	8:TD1000	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
501614003000	1112	E:Estate Sale/Personal Representative Deed	<input checked="" type="checkbox"/> Fair condition per MLS, sold from an estate
235533020000	1112	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Deed correction
235413008000	1112	S:Physical Changes After Sale	<input checked="" type="checkbox"/> Fair per TD, the top was popped after sale
229221038000	1112	V:Sales Verification Letter	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
229136076000	1112	M:MLS	<input checked="" type="checkbox"/> Zero days on market, sold for \$200K above adjacent home
221410031000	1112	M:MLS	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
130431024000	1112	M:MLS	<input checked="" type="checkbox"/> Post base year sale
536119005000	1112	8:TD1000	<input checked="" type="checkbox"/> Inter-corporate sale
526506018000	1112	M:MLS	<input type="checkbox"/> Sale disqualification was not supported by market evidence
512103018000	1120	8:TD1000	<input checked="" type="checkbox"/> Four-plex in poor condition, fixed and flipped
235134002000	1120	N:Not Reflective of Market*	<input checked="" type="checkbox"/> Atypical seller motivation
227629015000	1125	8:TD1000	<input checked="" type="checkbox"/> Section VIII HUD housing project- atypical
604239003000	1125	R:Related	<input checked="" type="checkbox"/> Related party sale on a rent-restricted building
234537115115	1130	8:TD1000	<input checked="" type="checkbox"/> Teatro Hotel is not used for modeling for other complexes, only for subject
227514028028	1130	8:TD1000	<input checked="" type="checkbox"/> Two base year sale, inter-related parties
233109198198	1130	M:MLS	<input checked="" type="checkbox"/> No MLS exposure, private sale among brokers and buyers
233109256256	1130	8:TD1000	<input checked="" type="checkbox"/> Sold to an LLC, off market sale, fixed and flipped
233115058058	1130	V:Sales Verification Letter	<input checked="" type="checkbox"/> FSBO, not exposed to open market
233217023023	1130	N:Not Reflective of Market*	<input checked="" type="checkbox"/> Odor problem that affected market value
234510057057	1130	M:MLS	<input checked="" type="checkbox"/> Atypical seller motivation
234537030030	1130	8:TD1000	<input checked="" type="checkbox"/> Teatro Hotel is not used for modeling for other complexes, only for subject
234537119119	1130	8:TD1000	<input checked="" type="checkbox"/> Teatro Hotel is not used for modeling for other complexes, only for subject

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
503822155155	1130	N:Not Reflective of Market*	☑ Disruptive unit owner in this small building has affected market value
510115069069	1130	N:Not Reflective of Market*	☑ One partial interest buying out another
513301075075	1130	M:MLS	☑ Not exposed to the open market, fair condition to the open market
616305104104	1130	M:MLS	☑ Sale was reduced for inferior kitchen condition
632432060060	1130	M:MLS	☑ No listing, sold from one LLC to another who owns multiple units in the complex
234535052052	1130	V:Sales Verification Letter	☑ Poor condition per TD and excessive days on market
506104034000	2112	8:TD1000	☑ Mixed use: two commercial uses and one residential use
21100062000	2112	K: Encumbered lease	☑ Leased fee with a quality national tenant
219317022000	2112	4: Multiple Parcel	☑ Two improved commercial parcels
220114026000	2112	8:TD1000	☑ Not Listed in the open market
618111018000	2112	K: Encumbered lease	☑ Leased fee with a quality national tenant
234619033000	2115	8:TD1000	☑ Downtown national chain hotel with FFE
227129061000	2115	8:TD1000	☑ Inter-corporate sale
20401017000	2120	L: Non-Allocated Portfolio	☑ Four building portfolio sale with three in Adams County
123402008000	2120	C:Poor Condition	☑ Hotel sale with FFE
133115017000	2130	M:MLS	☑ Car Wash leased through 2039 with a national concern
227118017000	2130	4: Not modeled	☑ 1906 building with an old restaurant, 3100 sf lot, potential assemblage lot
114405003000	2135	L: Non-Allocated Portfolio	☑ 34 Property Portfolio Sale- non-allocated
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Accounts Audited: 65	Auditor Agrees: -64	Auditor Disagrees: -1	Auditor Disagrees: -1.54%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
504736219025	1112	15 NOT 100% INTEREST	✓
482132400010	1112	22 MULTI PROPERTY/BUILDINGS	✓ included adajacent mines parcel of 80+ acres
481726100095	1112	22 MULTI PROPERTY/BUILDINGS	✓ Included vacant lot, multi parcels
481726100094	1112	22 MULTI PROPERTY/BUILDINGS	✓ Included vacant lot, multi parcels
481708200046	1112	22 MULTI PROPERTY/BUILDINGS	✓
479928200017	1112	11 STRESS SALE	✓ sellers had health issues needed to sell asap, son was buying then trashed place, needed money
504735104012	1112	78 ADDED IMPROVEMENTS	✓ Added Imps after sale
506136300309	1112	06 AGRICULTURAL PROPERTY	✓ ag land
507103100001	1112	19 FORECLOSURE	✓ online auction
481726100095	1112	22 MULTI PROPERTY/BUILDINGS	✓ Included vacant lot to east, multi parcels
480536413038	1112	02 BETWEEN RELATED PARTIES	✓ not on open market, family
480536301004	1112	02 BETWEEN RELATED PARTIES	✓ mother/son
480536413007	1112	20 LEGAL PROBLEMS W/PROP	✓ sale was supposed to include lot to south, still working on it, seller now wants more \$. Buyer has updated home
504736223021	1112	26 JOINED WITH OTHER PROPERTY	✓ Combined two properties
481708200047	1112	22 MULTI PROPERTY/BUILDINGS	✓ purchased 2 lots, multi parcels
506301208008	1112	27 NOT AN ARMS-LENGTH TRANSACTION	✓ buyers approached owners, private sale, owns adjoining
507111200034	1112	02 BETWEEN RELATED PARTIES	✓ friends, private sale, not on open market
480536409007	1112	02 BETWEEN RELATED PARTIES	✓ friends, private sale, not on open market
506301206010	1112	99 RE-SOLD DURING DATA COLL. PER.	✓
480524400282	1112	02 BETWEEN RELATED PARTIES	✓ father/daughter
506301206010	1112	78 ADDED IMPROVEMENTS	✓ Added Imps after sale
504736223011	1112	99 RE-SOLD DURING DATA COLL. PER.	✓ Last of two sales

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
504736200104	1112	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> estate sale, friends, buyer owns adjoining
504725301012	1115	79 CASH SALE NO DEED OF TRUST	<input type="checkbox"/> private sale-not valid reason to DQ
480731310024	1135	09 INCLUDED M.H.	<input checked="" type="checkbox"/>
480536422007	1135	09 INCLUDED M.H.	<input checked="" type="checkbox"/>
481727100112	1212	42 IMPROVEMENTS ONLY	<input checked="" type="checkbox"/>
506301201002	2130	04 INCLUDED PERSONAL PROP.	<input checked="" type="checkbox"/> commercial, incl pers prop but not checked on TD, employee bought, not on open market
506301201002	2130	04 INCLUDED PERSONAL PROP.	<input checked="" type="checkbox"/>

Accounts Audited: 29
Auditor Agrees: -28
Auditor Disagrees: -1
Auditor Disagrees: -3.45%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0483394	0100	Incomplete Transfer	✓ Incorrect deed information, did not complete transfer
R0471855	0100	Other	✓ This is the sale of an incomplete home
R0471881	0100	Other	✓ This is the sale of an incomplete home
R0471890	0100	Other	✓ This is the sale of an incomplete home
R0459843	0200	Correct Defect in Title	✓ Correction deed. Re-recorded deed, second deed was qualified
R0494543	0200	Government Buyer	✓ Tract used for drainage purposes by city
R0365763	0520	Government Buyer	✓ This is a CDOT acquisition of right of way along Sane Fe Drive
R0414004	1212	Business Affiliates	✓ Fair condition per TD, no MLS, no market exposure, sold twice on same day
R0374482	1212	Business Affiliates	✓ Transfer between business affiliates, remodeled after sale
R0602087	1212	Incomplete Transfer	✓ Incorrect legal description, did not complete transfer
R0482575	1212	Incomplete Transfer	✓ Incorrect legal description, did not complete transfer
R0436744	1212	Incomplete Transfer	✓ Incorrect legal description, did not complete transfer
R0371140	1212	Other	✓ Salvage condition per TD, no MLS, no market exposure
R0427300	1212	Business Affiliates	✓ Multiple intercorporate sales involving same individual
R0364158	1212	Business Affiliates	✓ LLC to LLC, business affiliates per MLS
R0404450	1212	Other	✓ Deed in lieu of foreclosure, seller died, MLS withdrawn, resold in 2021
R0393132	1212	Other	✓ This is the second of two sales on the same day involving multiple LLC's
R0435950	1212	Incomplete Transfer	✓ Incorrect deed information, did not complete transfer
R0338753	1212	Related Parties	✓ Related parties per TD, seller financing
R0355483	1212	Incomplete Transfer	✓ Incorrect deed information, did not complete transfer
R0349080	1212	Related Parties	✓ Related parties per TD, no market exposure
R0014568	1212	Other	✓ Poor condition per MLS, excessive deferred maintenance
R0060020	1212	Related Parties	✓ Related parties per sales verification letter

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0084128	1212	Related Parties	☑ Related parties per TD
R0091820	1212	Other	☑ Fair condition per TD, 100% seller financing, remodeled after sale
R0100298	1212	Other	☑ Fair condition per TD, no MLS, no market exposure, FSBO
R0384390	1212	Business Affiliates	☑ This is a partial interest sale among inter-familial and business affiliates
R0332939	1212	Other	☑ No MLS, no market exposure, last listed in 2010
R0374047	1212	Incomplete Transfer	☑ Incorrect deed information, did not complete transfer
R0336080	1212	Other	☑ Fair condition, foundation issues, settling, \$88k to mitigate, vacant
R0315432	1213	Incomplete Transfer	☑ Deed left out legal name of grantee, related parties
R0460324	1230	Incomplete Transfer	☑ Sale missed the fact there was a death and grantee had no standing
R0601828	1230	Verified Multiple Parcels	☑ Includes a detached garage on a separate parcel number
R0602280	1230	Verified Multiple Parcels	☑ Includes a detached garage on a separate parcel number
R0609523	1230	Incomplete Transfer	☑ Incorrect legal description, did not complete transfer
R0434952	1230	Verified Multiple Parcels	☑ Includes a detached garage on a separate parcel number
R0490801	2212	Other	☑ No market exposure, purchased by tenant, part of an assemblage, auto dealership
R0076056	2212	Change in Property Prior to Verification	☑ Part of an assemblage, improvement demolished, high density residential
R0081891	2212	Government Buyer	☑ Gas station in Castle Rock, eminent domain, demolished improvement
R0372235	2212	Change in Property Prior to Verification	☑ Part of an assemblage, improvement demolished, high density residential
R0388237	2212	Non-Realty Items Included	☑ Long-term lease with a national franchise, 67% of sales price is non-real property
R0401115	2212	Other	☑ Part of a 15 parcel portfolio sale, sold under bankruptcy, this is an allocated value
R0477372	2212	Non-Realty Items Included	☑ Long-term lease with a national fast food franchise
R0439859	2212	Non-Realty Items Included	☑ Former fast food restaurant remodeled after sale to a coffee shop, sale and leaseback
R0490881	2212	Other	☑ Triple-net, 20 year land lease with extensions
R0499311	2212	Non-Realty Items Included	☑ Intercompany sale from a franchisor to a franchisee with a long-term lease
R0073681	2212	Change in Property Prior to Verification	☑ This parcel has been deleted, sold, remodeled and resold in base year

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0401112	2220	Non-Realty Items Included	<input checked="" type="checkbox"/> Undetermined FFE, triple-net long-term lease, food franchise
R0409253	2220	Other	<input checked="" type="checkbox"/> Six property portfolio sale
R0329083	2220	Other	<input checked="" type="checkbox"/> Bulk portfolio sale of 32 properties, allocated sales price
R0086692	2220	Other	<input checked="" type="checkbox"/> Part of a bulk post office portfolio sale from across the country, allocated sales price
R0381114	2230	Sale Leaseback	<input checked="" type="checkbox"/> National lubrication business sold under a long-term lease
R0406132	2230	Sale Leaseback	<input checked="" type="checkbox"/> Sale and leaseback, bulk sale of 36 chili restaurants sold for \$136M, allocated sales price
R0408742	2230	Other	<input checked="" type="checkbox"/> Three parcel portfolio sale, allocated sales price
R0448252	2230	Sale Leaseback	<input checked="" type="checkbox"/> 48 total properties in a bulk sale of a restaurant chain properties, allocated price
R0465437	2230	Other	<input checked="" type="checkbox"/> Buyer approached seller, wants to redevelop, basically a land sale
R0481740	2230	Sale Leaseback	<input checked="" type="checkbox"/> Property sold and leased back to the grantor for twenty plus ten years for a car wash
R0496228	2230	Sale Leaseback	<input checked="" type="checkbox"/> Improvement was incomplete at time of sale, build to suit for a national lubrication firm
R0497377	2230	Sale Leaseback	<input checked="" type="checkbox"/> Property sold and leased back to the grantor for a car wash, portfolio sale, excessive PP
R0477568	3230	Correct Defect in Title	<input checked="" type="checkbox"/> Duplicate recording to correct a defect in title
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Andy	19	EAGLE	
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R056177	0100	57 Related parties	<input checked="" type="checkbox"/> Sale between related parties
R040176	0100	54	<input checked="" type="checkbox"/> Change in use after sale from exempt to non-exempt
R041913	0100	7	<input checked="" type="checkbox"/> Assemblage sale
R057460	0200	54	<input checked="" type="checkbox"/> Change in use after sale
R058753	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058758	0400	7	<input checked="" type="checkbox"/> Trade involved in transfer, no details
R058698	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058699	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058700	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058719	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058756	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058766	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058781	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R059889	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R059898	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R059899	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R059900	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R059922	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R058713	0400	72 SALE OF LAND IN DISCOUNT/NOT FOR RATIO	<input checked="" type="checkbox"/> Sale of land in a discounted subdivision
R629160	0530	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R019035	1212	2 Sale between same party	<input checked="" type="checkbox"/> Partial interest transfer
R066326	1212	2 Sale between same party	<input checked="" type="checkbox"/> Sale between related parties
R064008	1212	2 Sale between same party	<input checked="" type="checkbox"/> Quit Claim deed, related parties
R024226	1212	2 Sale between same party	<input checked="" type="checkbox"/> Sale between related parties
R009718	1212	2 Sale between same party	<input checked="" type="checkbox"/> Not open market, loan assumption, not market value
R028123	1212	2 Sale between same party	<input checked="" type="checkbox"/> Sale between related parties
R056370	1212	2 Sale between same party	<input checked="" type="checkbox"/> Sale between related parties
R024085	1212	2 Sale between same party	<input checked="" type="checkbox"/> Partial interest between related parties, Quit Claim deed
R067525	2225	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple properties transferred
R067252	2235	69	<input checked="" type="checkbox"/> Business Affiliates
R055199	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R054962	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R057360	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R054950	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R059616	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R063897	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Mixed use and multiple property transfer
R063927	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R064831	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R066441	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R066725	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R067583	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R049447	2245	69	<input checked="" type="checkbox"/> Business Affiliates
R067579	2245	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple property transfer
R050405	3115	64 Multiple property transfer	<input checked="" type="checkbox"/> Multiple properties transferred
Accounts Audited: 44 Auditor Agrees: -44 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
7120002001	0100	KT	☑ Miscellaneous structures on site including a historic cabin and discarded PP
7335212092	0100	IK	☑ Purchase price included a home to be built
7335212086	0100	IK	☑ Purchase price included a home to be built
6419314043	0200	HK	☑ Related parties, assemblage for a future hotel
7336200001	0550	KT	☑ Grantor decided not to build a hospital, sold back to the developer, landfill
7335212056	1112	IK	☑ Purchase price included a home to be built
7329403005	1212	W	☑ Fair condition per TD, structural engineers report documenting problems
5136202007	1212	G	☑ Sale from a lender to an investor, 135 DOM, \$125K under listing, auctioned
5226404011	1212	DW	☑ Deed in lieu, sold with unfinished bathroom, incomplete condition
6506302005	1212	W	☑ No listing, not listed on the market
7502106061	1212	W	☑ Poor condition per TD, cash sale, No MLS or any on-line listing
7435309003	1212	HI	☑ Sold fully furnished as a VRBO, no PP declared
7435102063	1212	HI	☑ Sale included stock in a housing development per MLS
7427101024	1212	D	☑ Deed in lieu of foreclosure, 384 DOM, \$149k under list
6304307029	1212	DW	☑ Broker stated below average condition, deed in lieu of foreclosure
7413113003	1212	WX	☑ Quit-claim deed from one investor to another, poor condition per TD, No MLS
8316101019	1212	DW	☑ 105% financing, below average condition per listing broker
7108112027	1212	HW	☑ Fair condition per TD, MLS 60 DOM, foundation repair needed
6507105040	1212	P	☑ Conveyed on two separate deeds of \$240k, partial interest on deeds
6304410151	1212	Z	☑ Re-sale at \$336k on 9-29-21, fix and flip, not typical
6316213052	1212	DW	☑ Below average condition, below average condition, no carpeting
5407114165	1212	G	☑ No MLS, not listed, resold for \$213k post base year
6323103024	1212	W	☑ Poor condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
5319103028	1212	G	☑ Estate sale, No MLS, not on open market, bankruptcy
6402201059	1212	W	☑ Below average condition, sold \$56k under list, 57 DOM
6407106010	1212	W	☑ Fair per TD fixed and flipped for \$775k on 7-15-21, 110% financing
5532213021	1212	Z	☑ Fraudulent quit- claim deed, attempted theft of property
6428405373	1212	DW	☑ Fair condition per TD, resold for \$360k in 11-21, fix and flip, sold \$20k under list
6506302002	1212	HW	☑ Less than typical condition per selling broker
7414412019	1212	GW	☑ Sale out of foreclosure, photos support below average condition
7402303040	1215	I	☑ No MLS, not listed, sold to a management company, seller financing, fair condition
7404101095	1215	W	☑ Fair condition per TD, portion demolished after sale
6407416015	1220	Z	☑ No MLS, not exposed to open market per COSTAR
7402312096	1220	EZ	☑ Not offered on open market, sold out of estate
6407308010	1220	BW	☑ Multiple properties in poor condition per TD, No MLS, fixed and rented after sale
6406214009	1220	EM	☑ Part of a fifteen property portfolio sale, allocated sales price
6316401002	1220	EW	☑ Sold out of an estate and an LLC, atypical sale
5605316004	1220	Z	☑ Not offered on open market, grantee was urban renewal, condemnation
5407115017	1220	G	☑ First sale in the base year, subsequent sale qualified
6331304008	1225	EZ	☑ Part of a fifteen property portfolio sale, allocated sales price
6406314005	1225	RZ	☑ Part of a fifteen property portfolio sale, allocated sales price
6407408011	1225	WZ	☑ Part of a fifteen property portfolio sale, allocated sales price
6409408031	1225	MZ	☑ Part of a fifteen property portfolio sale, allocated sales price
6430210004	1225	Z	☑ Four parcel portfolio sale, not exposed to open market
7114200020	1225	IW	☑ Hospital sale with undetermined personal property
6332200008	1240	W	☑ Poor condition per TD, sale of a trailer park
9500000001	2020	IK	☑ Purchase of a leasehold interest of hangar space, Unit A9, and a ground lease

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6331306007	2212	Z	☑ Tenant purchased, never offered on open market
6326219004	2212	Z	☑ Tenant purchased, never offered on open market
6323414009	2212	Z	☑ Triple net investment of a Family Dollar, business portion
6321407008	2212	G	☑ Multiple buildings and multiple uses
6418119003	2212	Z	☑ Not offered on open market, cash sale, investor to investor neighborhood center
6434112002	2212	HI	☑ Not offered on open market, cash sale, investor to investor neighborhood center
6430409017	2215	HI	☑ Six property portfolio sale with allocated amounts
6430100030	2215	HI	☑ Motel, business value included, indeterminated personal property
6416211013	2220	DZ	☑ Auctioned property on-line
6416218038	2220	D	☑ Bank-owned, low occupancy, office building
6421119008	2220	Z	☑ Not listed on the open market, no MLS
7410104029	2220	GT	☑ Assemblage parcel, improvements demolished, combined for a credit union
6412402004	2220	HI	☑ Thirteen property portfolio sale with allocated amounts
6428403001	2230	HI	☑ Five Car car wash, not offered on open market,
6410321032	2230	G	☑ Bank to bank transaction, atypical sale
5301101061	2230	Z	☑ Sale was for one-tenth of market value, not offered on open market
6319101064	2230	Z	☑ Tenant purchase of a hospital, UC Health, no brokers involved, exempt now
6227114001	2235	Z	☑ Mini-storage, not offered on open market
6330115010	2235	Z	☑ Buyer approached seller directly, not exposed to open market
6331103014	2235	Z	☑ Not listed, not offered on open market
6420218022	2235	Z	☑ Not listed, not offered on open market
5407202009	2235	Z	☑ Warehouse, no MLS, Not offered on the open market
6220107007	2245	G	☑ Buyer owned adjacent property, office condo

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R113435	0400	LEGAL CHARACTERISTICS CHANGED AFTER SALE	<input checked="" type="checkbox"/> Parcel was split after sale into three parcels
R121968	0600	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> Sale included 6000 sf shop, formerly school land in Simla
R105092	0600	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> 1200 sf garage on site with possible interior finish
R118904	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 30' x 72' sf shop/garage added after sale, 16' tall
R119376	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 40' x 42' detached garage built after sale
R121524	1212	VACANT LAND-MULTIPLE LOTS NOT PRORATED	<input checked="" type="checkbox"/> Sale included three vacant lots
R121851	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Basement finished after sale
R104226	1212	LEGAL CHARACTERISTICS CHANGED AFTER SALE	<input checked="" type="checkbox"/> Poor condition per TD and property split after sale
R100440	1212	LEGAL CHARACTERISTICS CHANGED AFTER SALE	<input checked="" type="checkbox"/> Was an ag property, has been split into multiple parcels
R100717	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Extensive remodeling after sale, poor condition per TD
R100842	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 36' x 56' garage added after sale
R100992	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Financed for \$155k more than price, extensive remodel after
R119122	1212	LEGAL CHARACTERISTICS CHANGED AFTER SALE	<input checked="" type="checkbox"/> Two acre parcel with an improvement scraped after sale
R103903	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Exterior and interior remodel, sold 9-25-20 for \$490k.
R119034	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Remodeled after sale included basement finish, listed at \$550k
R104924	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Poor condition per TD, remodeled interior and exterior

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R118862	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 40' x 32' detached garage added after sale
R103706	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> New 40' x 72' shop added after sale
R118902	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 40' x 56' detached shop/garage added after sale
R107304	1212	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> 1200 sf shop on site
R118016	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 40' x 24' detached garage added after sale
R117977	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 36' x 32' detached garage built after sale
R117533	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 1400 SF detached garage built after sale
R117523	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Detached garage of 40' x 50' built after sale
R117510	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Detached garage of 40' x 50' built after sale
R117267	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 60' x 40' detached acreage built after sale
R114465	2212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
R106106	2240	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Related parties per TD, partial interest sale
R114018	2240	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Spring Valley Golf Course included seven parcels, clubhouse
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Accounts Audited: 29	Auditor Agrees: -29	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R015723	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R039830	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R039021	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R034033	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R024126	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R024491	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R024554	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R025947	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R026185	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R030853	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R016721	0100	SALE BETWEEN RELATED PARTIES 57	<input checked="" type="checkbox"/> sale involved related parties
R034207	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R034713	0100	SALE BETWEEN BUSINESS AFFILIAT 57	<input checked="" type="checkbox"/> sale is between business affiliates
R035777	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R038876	0100	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R039457	0100	SALE BETWEEN BUSINESS AFFILIAT 57	<input checked="" type="checkbox"/> sale is between business affiliates
R042907	0100	AGRICULTURAL SALE 74	<input checked="" type="checkbox"/> ag land included
R027349	0100	SALE BETWEEN RELATED PARTIES 57	<input checked="" type="checkbox"/> sale involved related parties
R024099	0100	UNCLEAR 0	<input type="checkbox"/> no valid reason provided for DQ
R038990	0200	SALE BETWEEN BUSINESS AFFILIAT 57	<input checked="" type="checkbox"/> sale is between business affiliates
R033679	0300	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R028215	0530	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES
R031018	0530	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R015877	1212	ADDITION OR REMODEL AFTER SALE 68	☑ sale was not verified before extensive remodeling
R014271	1212	SALE BETWEEN RELATED PARTIES 57	☑ Kassnor to Kassnor
R015803	1212	SALE BETWEEN RELATED PARTIES 57	☑ TD - 1000 states related parties
R015782	1212	ADDITION OR REMODEL AFTER SALE 68	☑ TD - 1000 states fair condition - cash sale
R016275	1212	SALE BETWEEN RELATED PARTIES 57	☑ sale involved related parties
R015485	1212	MULTIPLE PROPERTY SALES 64	☑ MULTIPLE PROPERTY SALES
R015356	1212	SALE BETWEEN RELATED PARTIES 57	☑ TD - 1000 states between related parties-cash sale
R016708	1212	ADDITION OR REMODEL AFTER SALE 68	☑ sale was not verified before extensive remodeling
R015171	1212	ADDITION OR REMODEL AFTER SALE 68	☑ TD - 1000 states property in fair condition
R014626	1212	MULTIPLE PROPERTY SALES 64	☑ more than one property conveyed
R014488	1212	ADDITION OR REMODEL AFTER SALE 68	☑ Quit claim deed
R016294	1212	SALE BETWEEN RELATED PARTIES 57	☑ sale involved related parties
R014197	1212	QUESTIONABLE SELLER TERMS 8	☑ TD - 1000 indicates 1031 exchange
R014132	1212	ADDITION OR REMODEL AFTER SALE 68	☑ TD - 1000 poor condition
R013429	1212	SALE BETWEEN RELATED PARTIES 57	☑ Grigar to Grigar
R013500	1212	SALE BETWEEN RELATED PARTIES 57	☑ TD - 1000 related parties
R013654	1212	ADDITION OR REMODEL AFTER SALE 68	☑ cash sale, house in fair condition
R013902	1215	MULTIPLE PROPERTY SALES 64	☑ MULTIPLE PROPERTY SALES
R015899	1215	SALE INVOLVES PROPERTY TRADES 63	☑ sale involves property trades
R016469	1220	UNCLEAR 0	☑ sale is to settle an estate
R014307	2212	MIXED USE PROPERTY 65	☑ Residential and commercial
R034283	2212	UNCLEAR 0	☑ sale is between business affiliates
R015740	2212	MIXED USE PROPERTY 65	☑ residence and commercial
R014990	2212	MIXED USE PROPERTY 65	☑ commercial and residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R042832	2212	INVOLVES GOVERNMENT AGENCY 51	<input checked="" type="checkbox"/> city of Cannon City sold
R020577	2215	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> property 610-00-950 and 610-00-920
R031673	2220	INVOLVES EDUCATIONAL INSTITUT 51	<input checked="" type="checkbox"/> school district involved
R014724	2220	MIXED USE PROPERTY 65	<input checked="" type="checkbox"/> residence and commercial
R013766	2220	UNCLEAR 0	<input checked="" type="checkbox"/> Phillips, Elisabeth A to 429 Properties LLC. TD- 1000 private sale by owner, doc fee \$17 but TD states 260,000 financed. Low by comps
R014702	2230	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> Seller financed
R013873	2230	MULTIPLE PROPERTY SALES 64	<input checked="" type="checkbox"/> 110-09-(620-630) and 110-05-(370-380)
R014308	2230	INCLUDES FRANCHISE OR LICENSE 67	<input checked="" type="checkbox"/> Starbucks coffee
Accounts Audited: 55 Auditor Agrees: -54 Auditor Disagrees: -1 Auditor Disagrees: -1.82%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R111598	0100	BUSINESS AFFILIATES	✓ Sold by owner to related parties, sold with 1/2 interest and 1/2 operating and maintenance costs in the water well, also included ditch water rights.
R044360	0100	BUSINESS AFFILIATES	✓ No MLS found, buyer was tenant of seller.
R247291	0200	BUSINESS AFFILIATES	✓ Seller financed, for sale by owner, business affiliate transfer
R084181	0520	BUSINESS AFFILIATES	✓ Business affiliates transferred multiple properties.
R084180	0520	BUSINESS AFFILIATES	✓ Business affiliates transferred multiple properties.
R084183	0520	BUSINESS AFFILIATES	✓ Business affiliates transferred multiple properties.
R210930	0520	BUSINESS AFFILIATES	✓ Closed market business affiliates, no public exposure for the property,
R011439	0530	SALE BEFORE REMODELING	✓ Remodeled after sale, before assessor inspection. Added domestic water well, driveway, other site improvements before inspection. Pre-existing restrictive building height and building envelope placement.
R084182	0530	BUSINESS AFFILIATES	✓ Business affiliates transferred multiple properties.
R044399	1112	OTHER	✓ Purchased by adjoiner at a very high price when compared to other similar properties.
R009056	1112	OTHER	✓ For sale by owner, sale between related parties, no open market exposure
R006967	1112	BUSINESS AFFILIATES	✓ Notes indicate a business relationship, for sale by owner, not open market
R006486	1212	OTHER	✓ The sale price discovered during final sales analysis shows this sale to be an outlier when compared.
R007974	1212	OTHER	✓ Property sold thru relocation company, no open market
R007480	1212	OTHER	✓ For sale by owner, no open market exposure
R006982	1212	OTHER	✓ First sale after foreclosure from US Bank, improvements in fair condition, repaired and remodeled after purchase
R040381	1212	OTHER	✓ Not exposed to open market. The sale price was found to be an outlier, high sales price, in this market for properties with similar amenities after analysis..
R006591	1212	OTHER	✓ NO MLS, not open market, sent transfer Deed and TD for sale in 2015
R006442	1212	OTHER	✓ Motivated sellers, water rights were included in sale price, no break-out
R770299	1212	FINANCIAL INSTITUTION AS BUYER	✓ Sold via Public Trustees Deed, as a result of a foreclosure, no market exposure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R360993	1212	FINANCIAL INSTITUTION AS BUYER	✓ Sold via Public Trustees Deed, as a result of a foreclosure, no market exposure
R312070	1212	FINANCIAL INSTITUTION AS BUYER	✓ Transferred by Deed in Lieu of foreclosure, not open market, improvements in tear down condition
R247198	1212	FINANCIAL INSTITUTION AS BUYER	✓ Sold via Public Trustees Deed, as a result of a foreclosure, no market exposure
R041478	1212	FINANCIAL INSTITUTION AS BUYER	✓ Sale from foreclosure, transferred by Public Trustees Deed
R580185	1212	BUSINESS AFFILIATES	✓ Tenants purchased from owner, no market exposure
R007350	1212	BUSINESS AFFILIATES	✓ No MLS, transfer between business affiliates, not open market
R006595	1212	OTHER	✓ Not exposed to the open market, No MLS, damaged at sale time due to a break-in
R084377	1213	BUSINESS AFFILIATES	✓ Business affiliates, builder sold property, not open market
R084110	1215	BUSINESS AFFILIATES	✓ For sale by owner, not exposed to open market, business affiliates
R361350	2212	SALE BEFORE REMODELING	✓ For sale by owner, no MLS or other public exposure, remodeled before county inspection
R084205	2212	OTHER	✓ Related parties, purchased from builder, no market listing, price included value of a long term lease with Dollar General..
R360510	2212	SALE BEFORE REMODELING	✓ Garage and storage units located in property at time of sale, unknown value
R370523	2230	SALE BEFORE REMODELING	✓ Remodeled before county inspection. Residential improvements constructed after purchase
R311844	2230	OTHER	✓ Not listed on MLS, transferred but Public Trustees Deed stemming from a foreclosure
R361834	2230	SALE BEFORE REMODELING	✓ Buyer remodeled improvements before county assessor staff inspection following sale
R111273	2235	RELATED PARTIES	✓ This was an in-company transfer, no open market
R050044	2235	OTHER	✓ Poor condition residential improvement, down to studs, very large warehouse, in great condition used for a marijuana cultivation, atypical property.
R210996	2236	OTHER	✓ No MLS, Zillow only, garage, carport and ag buildings, unknown value, house burned down in 2017
R042426	2245	RELATED PARTIES	✓ County notes and TD statements state transfer b between related parties, not offered on the open market
R210339	3212	OTHER	✓ County records state; no MLS, sale price is an outlier when compared to similar properties sold in the valuation period

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 40	Auditor Agrees: -40	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Harry	24	GILPIN	
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R011417	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Twelve vacant land parcels
R012932	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant land parcels
R010473	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant land parcels
R009687	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Twelve vacant land parcels
R002412	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant land parcels
R002786	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant land parcels
R008986	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three vacant land parcels
R012931	0100	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant land parcels
R004148	0200	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Old Gold Mine Casino plus the parking lot
R011275	1112	OTHER	<input checked="" type="checkbox"/> Property situated in two counties
R001722	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased by the tenant
R004647	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased by adjacent property owner
R004550	1212	DURESS SALE	<input checked="" type="checkbox"/> Deed in lieu of foreclosure, sold for \$380K on 8-17-20
R003418	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> Barn converted into living area, value in the ten acres of land
R003321	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Purchased by adjacent property owner
R002086	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
R001841	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R005084	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R001171	1212	OTHER	<input checked="" type="checkbox"/> Property situated in two counties
R114709	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Sold as ag, now improved residential, not on open market
R005169	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R006974	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Tenant purchased
R008287	1212	OTHER	<input checked="" type="checkbox"/> Property situated in two counties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005007	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> Extensive, unpermitted remodeling
R004658	1212	DURESS SALE	<input checked="" type="checkbox"/> Poor condition per TD, FSBO, private sale
R005685	1212	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Tenant purchased
R012474	1212	DURESS SALE	<input checked="" type="checkbox"/> Water-damaged property, poor condition
R002535	2212	1031 EXCHANGE	<input checked="" type="checkbox"/> Investor had to reinvest funds, vacant building, not used
R006177	2212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Inter-familial
R006572	2227	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Z Casino with five parcels total, unknown personal property
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R088100	0200	OTHER DOCUMENT EXTENSIVELY	✓ Improved parcel which had the improvements immediately demolished
R186305	0200	OTHER DOCUMENT EXTENSIVELY	✓ Not in MLS, no market exposure, purchased by adjacent owner, assemblage
R186307	0200	OTHER DOCUMENT EXTENSIVELY	✓ Not in MLS, no market exposure, purchased by adjacent owner, assemblage
R109450	0540	OTHER DOCUMENT EXTENSIVELY	✓ Purchase of a working gravel pit
R183147	0540	OTHER DOCUMENT EXTENSIVELY	✓ Residential improvement destroyed in the East Troublesome Fire
R108937	0600	AG LAND	✓ Zoned ag with an agricultural use at the time of sale
R310343	1113	OTHER DOCUMENT EXTENSIVELY	✓ Residential improvement destroyed in the East Troublesome Fire
R119290	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Remodeled and added onto in 2019
R168463	1212	PUBLIC UTILITY	✓ Grantor was a local water and sanitation: district office in a residential structure
R169100	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Structural issues at time of sale, extensive remediation done, listed for \$1.125M
R171620	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Purchased at 46% complete, finished with a \$146k permit
R115090	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Complete remodel and an addition made, sold for \$384k in 10/20
R178870	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Added a steel-building garage after purchase
R020060	1212	BANK SALE AFTER FORECLOSURE	✓ Frozen pipes, poor condition per TD, broker recruited buyer, no exposure
R153680	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	✓ Permit pulled for a 939 sf addition
R095310	1212	PERSONAL PROPERTY VALUE UNDETERMIN	✓ Sale included a share in a Grand County water company, former ag land
R183167	1212	OTHER DOCUMENT EXTENSIVELY	✓ Residential improvement destroyed in the East Troublesome Fire

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R085025	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Tenant purchased, a rent to own, ILC, recorded the agreement in 2012
R159320	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Listed in poor condition (1902), share water and sewer with adjacent home
R160190	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Inter-familial sale
R141310	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Rent to own, tenant purchased, price agreed on 4/16, five year lease
R160880	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Poor condition per TD, gutted and remodeled after sale, interior/exterior
R110650	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Added a 1200 sf, four-car garage
R309713	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> 195 SF addition to the main level
R143140	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Six-unit condo with no separate ownerships, sold as apartment building
R149120	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Condominium with a detached garage that has a separate schedule number
R149181	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Condominium with a detached garage that has a separate schedule number
R199634	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Four-unit condominium with no separate ownership, sold as apartment building
R089080	2235	PERSONAL PROPERTY VALUE UNDETERMIN	<input checked="" type="checkbox"/> Business value and real estate sold, discarded personal property to be removed
R092290	2235	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Former office turned into a hostel, change in use
R088150	2240	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Mixed use scraped, put up new dental office

Accounts Audited: 31
Auditor Agrees: -31
Auditor Disagrees: 0
Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R002236	0100	76 PARCEL RECONFIGURED AFTER SALE	✓ Property subdivided subsequent to purchase
R002857	0100	71 SALE NOT ON OPEN MARKET	✓ Buyer approached owner and made offer, not open market
R042735	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R041108	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R041087	0100	70 OTHER	✓ Change in use after purchase, vacant to improved residential
R040587	0100	58 BETWEEN BUSINESS AFFILIATES	✓ Related parties - business affiliates
R002216	0100	76 PARCEL RECONFIGURED AFTER SALE	✓ Property subdivided subsequent to purchase
R002117	0100	70 OTHER	✓ Purchased by adjoining property owner, to cure property dispute, not open market
R030957	0100	76 PARCEL RECONFIGURED AFTER SALE	✓ Property subdivided subsequent to purchase
R031527	0100	58 BETWEEN BUSINESS AFFILIATES	✓ Related parties - business affiliates
R031563	0100	70 OTHER	✓ Change in use from vacant to improved residential
R031570	0100	70 OTHER	✓ Change in use from vacant to improved residential
R031712	0100	76 PARCEL RECONFIGURED AFTER SALE	✓ Merged this property to adjoining property to one account number
R031775	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer to adjoining property
R032264	0100	71 SALE NOT ON OPEN MARKET	✓ Not offered to the open market, not advertised
R002904	0100	76 PARCEL RECONFIGURED AFTER SALE	✓ Property subdivided subsequent to purchase
R004883	1112	58 BETWEEN BUSINESS AFFILIATES	✓ Related parties - business affiliates
R001165	1112	71 SALE NOT ON OPEN MARKET	✓ Not offered to the open market, not advertised
R001280	1112	57 BETWEEN RELATED PARTIES	✓ Related parties - business affiliates
R001169	1112	57 BETWEEN RELATED PARTIES	✓ Related parties - business affiliates
R001159	1112	74 MULTIPLE SFR'S ON PARCEL	✓ Multiple single family residences located on property
R003338	1112	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R010681	1112	70 OTHER	✓ Contract to purchase dated 2007, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010648	1112	57 BETWEEN RELATED PARTIES	☑ Related parties - business affiliates
R006991	1112	71 SALE NOT ON OPEN MARKET	☑ Related parties - father to son
R001251	1112	77 REMODEL AFTER SALE	☑ Major remodeling after purchase
R001186	1112	74 MULTIPLE SFR'S ON PARCEL	☑ Multiple single family residences located on property
R011630	1112	73 MIXED USE PROPERTIES	☑ Mixed use property combination of commercial/residential uses
R001183	1112	74 MULTIPLE SFR'S ON PARCEL	☑ Multiple single family residences located on property
R072480	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R001523	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R001671	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R005481	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R073163	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R073162	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R073161	2112	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R003535	2112	73 MIXED USE PROPERTIES	☑ Mixed use property combination of commercial/residential uses
R013396	2112	70 OTHER	☑ Mixed use property, remodel and change in use
R002201	2112	76 PARCEL RECONFIGURED AFTER SALE	☑ Change in property configuration after purchase
R001663	2112	58 BETWEEN BUSINESS AFFILIATES	☑ Related parties - business affiliates
R002079	2112	77 REMODEL AFTER SALE	☑ Demolition of several buildings after sale
R072265	2112	73 MIXED USE PROPERTIES	☑ Mixed use property combination of commercial/residential uses
R073166	2112	64 SALE INVOLVES MULTIPLE PROPERTIES	☑ Multiple property transfer,
R001822	2112	77 REMODEL AFTER SALE	☑ Major remodeling after purchase
R015726	2115	71 SALE NOT ON OPEN MARKET	☑ Tenant approached owner and made offer, not offered to open market
R001607	2115	73 MIXED USE PROPERTIES	☑ Mixed use property combination of commercial/residential uses
R001612	2115	73 MIXED USE PROPERTIES	☑ Mixed use property combination of commercial/residential uses

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R030859	2115	70 OTHER	✓ No sale, gift from church
R002362	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R071236	2115	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R002824	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R010500	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R027463	2115	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R003402	2115	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R001954	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R016120	2115	74 MULTIPLE SFR'S ON PARCEL	✓ Multiple residential improvements located on property
R010078	2115	66 SALE INVOLVES PP OF UNKNOWN VALUE	✓ Approximately half of the sales price was stated to be personal property
R071987	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R010553	2115	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R001758	2120	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R002182	2120	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R040247	2120	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001533	2120	80 CHANGE OF USE AFTER SALE	✓ Change in use after purchase from commercial to mixed use
R073288	2120	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001757	2120	58 BETWEEN BUSINESS AFFILIATES	✓ Related parties - business affiliates
R001615	2120	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R003530	2120	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R073292	2120	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R001591	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001596	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001675	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R031353	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R003197	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001348	2130	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R001669	2130	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R024534	2130	58 BETWEEN BUSINESS AFFILIATES	✓ Related parties - business affiliates
R032027	2130	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R001266	2130	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R030869	2135	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R073172	2135	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R002208	2135	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R015234	2135	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R002264	2135	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R043167	2135	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R010269	2135	73 MIXED USE PROPERTIES	✓ Mixed use property combination of commercial/residential uses
R002179	2135	73 MIXED USE PROPERTIES	✓ Commercial and residential uses on property
R072927	2135	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R004060	2135	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R011205	2225	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R005745	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R045200	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R005261	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R002315	2245	57 BETWEEN RELATED PARTIES	✓ Related parties - business affiliates
R003604	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R044492	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R032093	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R032098	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R033903	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R032047	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R043630	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R003506	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R003549	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R030884	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R040270	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R042173	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R042852	2245	71 SALE NOT ON OPEN MARKET	✓ Tenant approached owner and made offer, not offered to open market
R043912	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R005970	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R045238	2245	76 PARCEL RECONFIGURED AFTER SALE	✓ Parcel split by owner after purchase
R072568	2245	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R031327	2245	77 REMODEL AFTER SALE	✓ Major remodeling after purchase
R072592	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R032041	2245	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ Multiple property transfer,
R032022	3115	76 PARCEL RECONFIGURED AFTER SALE	✓ Change in property configuration after purchase
Accounts Audited: 114 Auditor Agrees: -114 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R000174	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDED IN THE SALE R171, R173 & R172
R003350	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ OWNER SPLIT THE PROEPRTY UP SELLING 2 OF THE 4 LOTS ON ACCOUNT ALONG WITH IMPROVEMENT. SEE R3351
R002269	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVED MULTIPLE PROPERTIES - INCLUDES LOTS R2270
R000256	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES, SEE R000275 WHICH HAS A HOUSE ON IT AND IS CLASSIFIED RESIDENTIAL. THIS ACCOUNT IS VACANT LAND ONLY. UNQUALIFIED/INVALID SALE
R000495	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES ACCOUNT R494
R000517	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES ACCOUNT R516
R000775	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES ACCOUNT R768
R000777	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R776
R001330	0100	68 SALE INV PROP W/EXTENSIVE REMOD OR ADDNS	✓ UNQUALIFIED/INVALID IN TYLER DUE TO INVENTORY DATING - HOUSE WAS UNDER CONSTRUCTION AT TIME OF SALE
R001501	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R1504
R003181	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R3309
R002681	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R2680
R002897	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R1460
R000798	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R797, R796, R795, R794, R793, R792
R002278	0520	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES ACCOUNTS R1455, R2335 AND R1454
R001710	0520	71 NON-TYPICAL MARKET SALE	✓ NOT ON THE OPEN MARKET
R000175	0540	57 SALE IS BETWEEN RELATED PARTIES	✓ SALE INVOLVES FAMILY
R002339	0550	64 SALE INVOLVES MULTIPLE PROPERTIES	✓ SALE INVOLVES MULTIPLE PERCENTAGES AND ACCOUNTS - R2283,R106,R2339
R000120	0550	66 SALE INV PERS PROP OF UNDETERMINABLE VAL	✓ SALE PRICE REFLECTS LAND. THERE IS A MEMBERSHIP VALUE STATED ON THE TD-1000 OF \$485,000, HOWEVER NOT INCLUDED IN ANYWAY WITH THE SALE PRICE.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003297	0550	69 SALE OF PARTIAL INTEREST-LESS THAN 100%	<input checked="" type="checkbox"/> TD IS LISTED AS \$46,400 FOR LAND AND \$153,600 FOR LF MEMBERSHIP
R000038	0550	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES, - INCLUDES R37
R002505	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R2874
R000355	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R392
R000578	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R579
R002573	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R361
R002800	1112	64 & 71 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R472 AND NOT ON THE OPEN MARKET
R002915	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R2915, R2570 & R1985
R003245	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R3244 & R3243
R001282	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R977
R002026	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R3300
R000375	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R376
R000057	1135	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTY SALE INCLUDED ACCOUNT M000018
R000403	1212	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> NOT LISTED ON OPEN MARKET - SALE BETWEEN FRIENDS
R003057	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDES THE PORTION IN ARCHULETA COUNTY
R001495	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R386
R003084	1212	64 & 71 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INVOLVES MULTIPLE PROPERTIES - INCLUDES R3088, R3087 & NOT ON THE OPEN MARKET
R001431	1212	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> SEVERELY DISTRESSED OWNER AT TIME OF SALE
R003321	1212	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> THIS SALE WAS ORIGINALLY SPLIT 1/2 UNDIVIDED INTERESTS BETWEEN SIBLINGS. ACCOUNTS R1383 AND R1385. BOTH SOLD 1/2 UNDIVIDED INTERESTS AND COMBINED INTO THIS NEW ACCOUNT AS 100% INTEREST.
R000591	1212	68 SALE INV PROP W/EXTENSIVE REMOD OR ADDNS	<input checked="" type="checkbox"/> EXTENSIVE REMODEL THAT ASSESSOR WAS UNAWARE, NO PERMIT SUBMITTED
R000013	1212	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> THIS SALE INCLUDED ACREAGE IN GUNNISON COUNTY, TOTAL SALE WAS \$530,000 FOR BOTH PARCELS. DOC FEE OF \$46.90 REFLECTS HINSDALE COUNTY SALE.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002558	1212	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> NOT LISTED ON OPEN MARKET
R002730	1230	70 OTHER	<input checked="" type="checkbox"/> BANK WAS INVOLVED IN THIS SALE AS SELLER AND UNIT WAS ON THE MARKET FOR A LONG TIME.
R001135	2212	57 SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
R001085	2212	70 OTHER	<input checked="" type="checkbox"/> MIXED USE PROPERTY - COMMERCIAL KITCHEN DOWNSTAIRS AND RESIDENCE UPSTAIRS
R001219	2212	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> NOT ON OPEN MARKET
R002843	2212	70 OTHER	<input checked="" type="checkbox"/> MIXED USE PROPERTY - COMMERCIAL RETAIL DOWNSTAIRS AND RESIDENCE UPSTAIRS
R002048	2215	70 OTHER	<input checked="" type="checkbox"/> MIXED USE COMMERCIAL LODGING AND RESIDENCE
R001989	2215	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> NON TYPICAL SALE. WAS A FORCLOSURE, PURCHASED BY A BANK AND NOW SOLD TO THE BROWNS.
R001132	2215	70 OTHER	<input checked="" type="checkbox"/> MIXED USE - RESIDENCE AND MOTEL
R002417	2220	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> MIXED USE - EXEMPT RELIGIOUS - SFR AND COMMERCIAL
R002300	2230	70 OTHER	<input checked="" type="checkbox"/> MIXED USE - COMMERCIAL RETAIL DOWNSTAIRS AND RESIDENCE UPSTAIRS
R001099	2235	70 OTHER	<input checked="" type="checkbox"/> MIXED USE- COMMERCIAL LODGING AND SFR
R001087	2235	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INCLUDES MULTIPLE ACCOUNTS - R1050 INCLUDED
R002502	2235	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> INCLUDES MULTIPLE ACCOUNTS - R3246 INCLUDED
R002475	2235	71 NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> SALE INCLUDES FISHING AND WATER RIGHTS WITH UNSPECIFIED AMOUNT.
Accounts Audited: 55 Auditor Agrees: -55 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	Huerfano	
474814	0100	70 NON-TYPICAL	✓ Change in use from vacant to really high-end residential improved property, new developing area
474884	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
329754	0100	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
1274010	0100	74 SALE INVOL ITEMS UNDETERM VAL	✓ The value of the items which were included was undeterminable
122420	0200	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
147223	0550	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
157751	0550	83 OWNS ADJ PROPERTY	✓ Purchased by the adjoining property owner
2499519	0550	38 CHANGE IN USE AFTER SALE	✓ Change in use from vacant to residential
157752	0550	38 CHANGE IN USE AFTER SALE	✓ Change in use from vacant to residential
429286	0550	34 UNDETERMINABLE VAL OF PERS PR	✓ The value of the personal property which was included was undeterminable
14289	0550	83 OWNS ADJ PROPERTY	✓ Purchased by the adjoining property owner
21905	0560	23 AG @ SALE	✓ Used as agricultural on date of sale
35511	0560	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
12011	0560	33 SALES OF DOUBTFUL TITLE	✓ Transferred via Quit Claim deed
4243934	1112	19 BI-COUNTY	✓ Property located in two different counties
3339515	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
3477577	1112	20 DURESS	✓ Duress caused sale to occur
34775100	1112	20 DURESS	✓ Owner needed to leave town
25051	1112	22 REMODEL OR ADDITION AFTER SALE	✓ Repair, additions and remodel after purchase
2488410	1112	25 PARTIAL INTEREST	✓ Transfer of partial interest
33393103	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
3959410	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1639401	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
26219123	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
2310627	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
3339371	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
4656024	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
474893	1112	16 OTHER-NOTE	✓ Repair, additions and remodel after purchase
46677	1112	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
33393158	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
3339391	1112	42 2 TRANS 1 DAY PREVIOUS OWN	✓ Transferred to buyer, transferred back to prior owner in the same day
3020000	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
1951110	1112	27 ESTATE	✓ Property transfer in order to close estate
3339336	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
3477562	1112	70 NON-TYPICAL	✓ Change in use from vacant to really high-end residential improved property, new developing area
37798	1112	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use property with multiple buildings on the property
3339343	1112	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use property with multiple buildings on the property
3240017	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
3339556	1112	28 MOBILE HOME INCLUDED IN SALE	✓ A mobile home was included in sale, unknown value
33394125	1112	28 MOBILE HOME INCLUDED IN SALE	✓ A mobile home was included in sale, unknown value
3339481	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
22697	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
26016	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
40817	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
27200	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
27665	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
32584	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
20104	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
33224	1212	16 OTHER-NOTE	✓ Addition before field review
21922	1212	16 OTHER-NOTE	✓ Outlier after analysis, outside of high end of value range
23078	1212	16 OTHER-NOTE	✓ Repair, additions and remodel after purchase
393498	1212	16 OTHER-NOTE	✓ Used as barn and residential, one building
16788	1212	16 OTHER-NOTE	✓ Repairs, additions and remodel after purchase
46000	1212	16 OTHER-NOTE	✓ Addition constructed before field review
12430	1212	7 FAMILY	✓ Related parties transfer
29070	1212	7 FAMILY	✓ Related parties transfer
20281	1212	7 FAMILY	✓ Related parties transfer
51394	1212	18 MULTIPLE PROPERTIES	✓ Multiple properties transferred
28756	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
46883	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
35927	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
18306	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
258001	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
22450	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
465394	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
34680	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
11693	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
10740	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection
414351	1212	69 2 BLDGS/ MULTI USE PROP	✓ Mixed use property with multiple buildings on the property
46943	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	✓ Improvements placed before county field review and inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
11714	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
27025	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
28649	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
347752	1212	70 NON-TYPICAL	☑ Change in use from vacant to really high-end residential improved property, new developing area
45831	1212	70 NON-TYPICAL	☑ Change in use from vacant to really high-end residential improved property, new developing area
29871	1212	70 NON-TYPICAL real custom homes created own market	☑ Change in use from vacant to really high-end residential improved property, new developing area
26222	1212	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
31072	1212	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
21645	1212	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
17963	1212	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
42927	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
19518	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
12215	1212	47 SALE BETWEEN RELATED PARTY	☑ Transfer between related parties
5182989	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
4797251	1212	28 MOBILE HOME INCLUDED IN SALE	☑ Mobile home included in sale, unknown value
279403	1212	84 INTERNET/EBAY PURCHASE	☑ Not open market, only offered on line - EBAY
3339495	1212	81 PURGE	☑ MH purged moving to real property
533517	1212	81 PURGE	☑ MH purged moving to real property
15807	1212	77 UNKNOWLEDGEABLE BUYER	☑ It was discovered after final analysis the price paid was an outlier in this market
169017	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
46358	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
11710	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
29310	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
41440	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
47047	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
46182	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
25340	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
329771	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
34895	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
20020	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
13401	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
23822	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
40471	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
44843	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
12022	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
465574	1212	20 DURESS	☑ Duress caused sale to occur
26232	1212	27 ESTATE	☑ Property transfer in order to close estate
36652	1212	27 ESTATE	☑ Property transfer in order to close estate
465573	1212	27 ESTATE	☑ Property transfer in order to close estate
24103	1212	25 PARTIAL INTEREST	☑ Transfer of partial interest
27920	1212	25 PARTIAL INTEREST	☑ Transfer of partial interest
12600	1212	22 REMODEL OR ADDITION AFTER SALE	☑ Repair, additions and remodel after purchase
4747641	1212	22 REMODEL OR ADDITION AFTER SALE	☑ Repair, additions and remodel after purchase
18847	1212	22 REMODEL OR ADDITION AFTER SALE	☑ Repair, additions and remodel after purchase
19450	1212	27 ESTATE	☑ Property transfer in order to close estate
350152	1212	22 REMODEL OR ADDITION AFTER SALE	☑ Repair, additions and remodel after purchase
36245	1212	27 ESTATE	☑ Property transfer in order to close estate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
35011	1212	20 DURESS	☑ This sale involved duress on the part of the seller, low priced to sell quickly
21143	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
32988	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
426501	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
10006	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
46675	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
38172	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
40095	1212	64 1ST SALE IN TIME FRAME	☑ This is the first sale of the property in the valuation period
41056	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
38759	1212	28 MOBILE HOME INCLUDED IN SALE	☑ A mobile home was included in sale, unknown value
23666	1212	34 UNDETERMINABLE VAL OF PERS PR	☑ The value of the personal property which was included was undeterminable
44325	1212	25 PARTIAL INTEREST	☑ Transfer of partial interest
33395152	1212	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
465392	1212	27 ESTATE	☑ Property transfer in order to close estate
469691	1212	32 SALE BETWEEN BUSINESS AFFILIAT	☑ Property transfer between business affiliates, no open market
259561	1212	38 CHANGE IN USE AFTER SALE	☑ Change in use from commercial to residential
42450	1212	28 MOBILE HOME INCLUDED IN SALE	☑ A mobile home was included in sale, unknown value
533952	1212	28 MOBILE HOME INCLUDED IN SALE	☑ A mobile home was included in sale, unknown value
21007	1212	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
12700	1212	40 RENTER THAN BUYER	☑ Sold to long term tenant, no open market
45262	1212	33 SALES OF DOUBTFUL TITLE	☑ Transfer of title was via a Quit Claim deed
18374	1212	61 WATER RIGHTS	☑ Transfer of water rights only, no real property
39307	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
14517	1212	27 ESTATE	☑ Property transfer in order to close estate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
29605	1212	64 1ST SALE IN TIME FRAME	☑ This is the first sale of the property in the valuation period
140571	1212	27 ESTATE	☑ Property transfer in order to close estate
21715	1212	27 ESTATE	☑ Property transfer in order to close estate
129344	1212	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
18365	1212	27 ESTATE	☑ Property transfer in order to close estate
14277	1215	16 OTHER-NOTE	☑ Additions to building before field review
3470454	1230	34 UNDETERMINABLE VAL OF PERS PR	☑ The value of the personal property which was included was undeterminable
117339	1230	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
21422	1230	22 REMODEL OR ADDITION AFTER SALE	☑ Repair, additions and remodel after purchase
3470453	1230	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
20362	1240	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
20381	1277	23 AG @ SALE	☑ Ag use at time of sale
27819	2112	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
39542	2112	34 UNDETERMINABLE VAL OF PERS PR	☑ The value of the personal property which was included was undeterminable
26229	2112	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
169021	2112	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
134922	2115	32 SALE BETWEEN BUSINESS AFFILIAT	☑ Transfer between business affiliates
42372	2120	22 REMODEL OR ADDITION AFTER SALE	☑ Remodel after purchase
413541	2120	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
469141	2130	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
38921	2130	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
28690	2130	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
353915	2130	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvements placed before county field review and inspection
17194	2130	83 OWNS ADJ PROPERTY	☑ Purchased by the adjoining owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
22652	2130	22 REMODEL OR ADDITION AFTER SALE	☑ Repair and remodel before county inspection
121972	2130	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
10610	2130	32 SALE BETWEEN BUSINESS AFFILIAT	☑ Transfer between business affiliates
16900	2130	40 RENTER THAN BUYER	☑ Transfer to long time renter, no open market
35880	2130	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
35191	2135	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
200638	2135	38 CHANGE IN USE AFTER SALE	☑ Change in use from commercial to residential
37750	2140	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
144831	2140	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
182951	2212	22 REMODEL OR ADDITION AFTER SALE	☑ Repair and remodel before county inspection
12356	2215	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
18938	2215	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
13850	2215	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
46852	2215	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
230761	2215	16 OTHER-NOTE	☑ Addition constructed before field review and inspection
183381	2220	73 NOT VERIFIED BEFRE EXTEN REMOD	☑ Improvemen+L171
32725	2230	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
18034	2230	20 DURESS	☑ Duress caused sale to occur
393934	2235	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
204000	2235	38 CHANGE IN USE AFTER SALE	☑ Change in use from vacant to residential
395782	2235	18 MULTIPLE PROPERTIES	☑ Multiple properties transferred
39135	2235	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
39544	2240	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property
18279	2240	69 2 BLDGS/ MULTI USE PROP	☑ Mixed use property with multiple buildings on the property

Parcel	Abstract #	Qualification Notes	Auditor Concurrs - Notes
Accounts Audited: 189	Auditor Agrees: -189	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29	Jackson	
R000819	0100		✓ Mobile home included in sales price, unknown value or contribution
R001034	0100		✓ Not open market, never offered to the open market
R001057	0510		✓ Transferred via Quit Claim deed
R001210	0520		✓ Multiple property transfer
900868800	0520		✓ Multiple property transfer
R001178	0520		✓ Multiple property transfer
R000896	0530		✓ Sold to a Trust, not open market, multiple properties
R000964	0550		✓ No ownership transfer
R000960	0550		✓ Multiple property transfer
900899012	0550		✓ Multiple property transfer
900005700	0560		✓ Multiple property transfer
R000829	0560		✓ Multiple property transfer
R001386	1212		✓ Partial interest transferred
R001647	1212		✓ Name change only, no property transfer
R000117	1212		✓ Sold to long time tenant, not open market
90257500	1212		✓ Multiple property transfer
R000702	1212		✓ Multiple property transfer
R000697	1212		✓ In-family transfer, Quit Claim deed
R000649	1212		✓ Transferred by PR deed in order to close an estate
R000623	1212		✓ Merely adding a family member, not open market
R000614	1212		✓ Transferred via a Quit Claim deed
R000602	1212		✓ In-family transfer, Quit Claim deed
R000428	1212		✓ Multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000233	1212		<input checked="" type="checkbox"/> Merely adding a family member, not open market, Quit Claim deed
R000756	1212		<input checked="" type="checkbox"/> Multiple property transfer
R000233	1212		<input checked="" type="checkbox"/> Correction deed for previous transfer
R000495	1212		<input checked="" type="checkbox"/> Merely added another joint tenant, no open market
R000234	1212		<input checked="" type="checkbox"/> Transferred by PR deed in order to close an estate
R001395	2112		<input checked="" type="checkbox"/> Name change only, no transfer
R001396	2112		<input checked="" type="checkbox"/> Treasurers' deed, first sale after foreclosure
R001426	2120		<input checked="" type="checkbox"/> Not arm's length
R001436	2130		<input checked="" type="checkbox"/> Name change only, no transfer
R001388	2130		<input checked="" type="checkbox"/> In-family transfer, Quit Claim deed
R001440	2215		<input checked="" type="checkbox"/> Name change only, no transfer
R001496	3112		<input checked="" type="checkbox"/> Quit Claim deed transfer
Accounts Audited:	35	Auditor Agrees:	-35
		Auditor Disagrees:	0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	30	JEFFERSON	
300001388	0530	DQSaleNonarms	<input checked="" type="checkbox"/> Acreage sale with small cabin on site, to be demolished
300005737	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Sale between two LLC's, not listed, no exposure
300452311	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Bulk sale at non-market price
300502896	1112	ExcessppothrREsl	<input checked="" type="checkbox"/> No MLS, No market exposure
300452323	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Bulk sale at non-market price
300085248	1112	NotQualified	<input checked="" type="checkbox"/> At time of sale there was an addition over garage that was 50% complete, CO in 10/20
300069514	1112	VSMultiSchdeed	<input checked="" type="checkbox"/> Two parcel, multi-parcel sale
300088990	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, No market exposure
300006663	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Sale between two LLC's, not listed, no exposure
300015675	1112	Physchnghaftersl	<input checked="" type="checkbox"/> Basement finish and remodeling added after sale
300015725	1112	Physchnghaftersl	<input checked="" type="checkbox"/> Not listed, sold to a rehabilitation company
300018885	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300018903	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300004773	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300087680	1112	NotQualified	<input checked="" type="checkbox"/> Fire damage, fix and flip, no MLS, sold for \$499K in 8/20
300410531	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300084364	1112	NotQualified	<input checked="" type="checkbox"/> Cash only sale, structural problems, atypical condition
300029054	1112	Relatedparties	<input checked="" type="checkbox"/> Related parties per TD 1000
300029389	1112	NotQualified	<input checked="" type="checkbox"/> Related parties per TD 1000
300070806	1112	VSMultiSchdeed	<input checked="" type="checkbox"/> Two parcel, multi-parcel sale
300030357	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD 1000
300031342	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, No market exposure
300032385	1112	NotQualified	<input checked="" type="checkbox"/> Estate sale to a rehab company, fair condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300019517	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Sold to a rehab company, No MLS, No market exposure, sold post base year for \$442,500
300149048	1112	NotQualified	<input checked="" type="checkbox"/> Related parties per TD 1000
300431314	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Related parties per TD 1000
300412079	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No TD 1000, No MLS, No market exposure
300411955	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300205313	1112	VSMultiSchdeed	<input checked="" type="checkbox"/> Multi-parcel (3) sale
300190126	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD 1000
300183576	1112	ExcessppothrREsl	<input checked="" type="checkbox"/> \$140,000 of PP per TD 1000
300164332	1112	Outbuilding Value	<input checked="" type="checkbox"/> Purchased by adjacent homeowner
300005014	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300151180	1112	NotQualified	<input checked="" type="checkbox"/> Purchased by adjacent homeowner
300019549	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Related parties per TD 1000
300007036	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Fixed and flipped 7 months later for \$558k, fair condition
300148339	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition per TD 1000, No MLS, sold at auction
300447345	1112	DQForeclosSale	<input checked="" type="checkbox"/> Vacant land sale
300103356	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, No market exposure
300103064	1112	NotQualified	<input checked="" type="checkbox"/> Fair condition, fix and flipped, No Mls, No market exposure
300100923	1112	NotQualified	<input checked="" type="checkbox"/> Poor condition per TD
300411888	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Non-arm's length per MLS
300153521	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, No market exposure
300021575	1112	DQSaleNonarms	<input type="checkbox"/> No justification for disqualification
300029932	1112	NotQualified	<input type="checkbox"/> No justification for disqualification
300083265	1115	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300058230	1120	DQSaleNonarms	<input checked="" type="checkbox"/> Single-family house plus four plex, land sale, assemblage

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300058628	1120	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, No market exposure
300109858	1120	PartInterest	<input checked="" type="checkbox"/> Multiple parcels, multi-deed
300015834	1125	DQSaleNonarms	<input checked="" type="checkbox"/> Multiple schedule sale
300411213	1125	ImpDemo	<input checked="" type="checkbox"/> Improvement demolished after sale
300421232	2112	NotQualified	<input checked="" type="checkbox"/> No Listing, No COSTAR, seller financed 95%
300196672	2112	DQSaleNonarms	<input checked="" type="checkbox"/> Tenant purchased with no broker representation
300428462	2120	Physchngaftersl	<input checked="" type="checkbox"/> 100% vacancy, tenant finish after sale, internal demolition
300440905	2120	NotQualified	<input type="checkbox"/> No justification for disqualification
300406410	2120	Physchngaftersl	<input type="checkbox"/> No justification for disqualification
300110082	2130	ExcessppothrREsl	<input checked="" type="checkbox"/> Under contract since October, 2016, undetermined business value
300166700	2130	NotQualified	<input checked="" type="checkbox"/> Portfolio sale, allocated sales, leased back to a day care
Accounts Audited: 58 Auditor Agrees: -54 Auditor Disagrees: -4 Auditor Disagrees: -6.90%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	Kiowa	
111110910	0100	70 OTHER	✓ BUYER WAS UNAWARE THAT THERE WAS A LARGE LIEN ON PROPERTY BY THE TOWN. BUYER HAS NOT PAID ANY TAXES.
111111930	0200	51 GOVERNMENT AGENCY	✓ COUNTY OWNED LOT (THROUGH TAX DEFAULT). BUYERS BID ONLY ONE RECEIVED.
111110019	0200	62 QUIT CLAIMS	✓ LOT HAD OLD VACANT COMM IMP. ADJOINING BUSINESS OWNER PURCHASED WITH INTENT TO DEMOLISH OLD IMP.
111110855	1112	N/A	✓ Qualified sale
111110181	1112	N/A	✓ Qualified sale
111110034	1112	N/A	✓ Qualified sale
111112074	1112	62 QUIT CLAIMS	✓ UNINHABITABLE RES IMP ON LOT. CLOSE TO BUYER'S RES WHERE HE PUT IN A BASKETBALL COURT FOR HIS CHILDREN.
111111556	1112	N/A	✓ Qualified sale
111111700	1112	N/A	✓ Qualified sale
111111724	1112	72 DISCOUNTED/STRESS SALE	✓ LONG TIME TENANT PURCHASED FOR SELLER MORTGAGE PAYOFF TO GET SELLER OUT FROM UNDER MORTGAGE.
111111771	1112	57 RELATED PARTIES	✓ BROTHER TO LONG TERM CARE FACILITY-SISTER PURCHASED RESIDENCE.
111111809	1112	57 RELATED PARTIES	✓ GRANDMOTHER PURCHASED FROM ENTITY AFTER FORECLOSURE AND RESOLD TO GRANDDAUGHTER AFTER LOAN SECURED.
111111553	1112	N/A	✓ Qualified sale
111112041	1112	N/A	✓ Qualified sale
111111593	1112	N/A	✓ Qualified sale
111112075	1112	N/A	✓ Qualified sale
111112220	1112	62 QUIT CLAIMS	✓ UNINHABITABLE RES/NEW OWNER DOING RESTORATION AND REMODELING.
111112220	1112	62 QUIT CLAIMS	✓ UNINHABITABLE RES/BUYER (OUT OF AREA) NOT AWARE OF HOW BAD CONDITION WAS. (SEE ABOVE)
111112315	1112	N/A	✓ Qualified sale
111112386	1112	N/A	✓ Qualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111112442	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111111884	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110735	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110206	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110347	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110434	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110465	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110561	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111111701	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110653	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111111218	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110738	1112	62 QUIT CLAIMS	<input checked="" type="checkbox"/> LONG TIME TENANT PURCHASED AFTER HAVING DONE SOME WORK ON RESIDENCE. OWNER FINANCED SALE.
111110739	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110973	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111111150	1112	N/A	<input checked="" type="checkbox"/> Qualified sale
111110181	1112	N/A	<input type="checkbox"/> THIS SALE SHOULD PROBABLY BE QUALIFIED. THE RESIDENCE SOLD TWICE IN SALE PERIOD BUT FIRST SALE GOT MARKED UNQ.
111111173	1135	57 RELATED PARTIES	<input checked="" type="checkbox"/> MH LOT W/SMALL GARAGE-GRANDFATHER TO GRANDDAUGHTER
111112002	1135	N/A	<input checked="" type="checkbox"/> Qualified sale
111112330	2115	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> OLD MOTEL/NOT OPERATING AT TIME OF SALE. BLDG NEEDED MAJOR REPAIR AND NO PERSONAL PROPERTY DECLARED.
111111921	2130	N/A	<input checked="" type="checkbox"/> Qualified sale
111111127	2130	68 REMODEL/ADDITION	<input checked="" type="checkbox"/> ORIGINAL SALE WAS OKAY, BUT BUYER CONSRUCTED A LARGE COMM IMP RIGHT AFTER PURCHASE.
111110742	2130	N/A	<input checked="" type="checkbox"/> Qualified sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111112347	2130	N/A	<input checked="" type="checkbox"/> Qualified sale
111110021	2130	N/A	<input checked="" type="checkbox"/> Qualified sale
111110021	2130	56 FINANCIAL/FORECLOSURE	<input checked="" type="checkbox"/> AUCTIONED TO PAY OFF DEBT BEFORE ANY FORECLOSURE PROCEEDINGS
<hr/>			
Accounts Audited:	45	Auditor Agrees: -44	Auditor Disagrees: -1
			Auditor Disagrees: -2.22%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	Kit Carson	
R004660	1212	OTHER	☑ FORECLOSURE SALE
R009761	1212	OTHER	☑ 2 RESIDENCES ON THIS PARCEL
R005037	1212	OTHER	☑ 2 RESIDENCES ON THIS PARCEL
R012431	1212	OTHER	☑ ATYPICAL SALE PRICE FOR AREA
R009293	1212	OTHER	☑ ATYPICAL SALE PRICE FOR AREA
R005314	1212	OTHER	☑ FORECLOSURE SALE
R005071	1212	OTHER	☑ DISTRESS SALE DUE TO SELLERS HEALTH
R005054	1212	OTHER	☑ 2 RESIDENCES ON THIS PARCEL
R004473	1212	OTHER	☑ FORECLOSURE SALE
R004732	1212	OTHER	☑ FORECLOSURE SALE
R004291	2212	MULTI PARCEL	☑ INCLUDED MORE THAN ONE PARCEL
R004502	2212	NOT ON THE OPEN MARKET	☑ TENANT WAS BUYER & NOT ADVERTISED
R004228	2212	TREAS DEED	☑ NOT AND ARMS TRANSACTION
R005708	2212	PP UNDETERMINED	☑ LIQUOR STORE
R004464	2215	MULTI PARCEL	☑ INCLUDED R004464 & R004463
R000074	2215	MULTI PARCEL	☑ INCLUDED R000073 & R000075
R000325	2215	MULTI PARCEL	☑ INCLUDED R000325, R000326, R000327, R000383
R000383	2215	MULTI PARCEL	☑ INCLUDED R000325, R000326, R000327, R000383
R004682	2220	RELATED	☑ TD-1000 MARKED RELATED PARTIES
R012109	2220	REMODEL/ADDITION	☑ INTERIOR GUTTED & REMODELED TO DENTIST OFFICE
R004916	2220	MULTI PARCEL	☑ INCLUDED R004917
R002291	2225	MULTI PARCEL	☑ INCLUDED R002298, R002278, R002271
R004488	2230	PP UNDETERMINED	☑ CARWASH

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010853	2230	PARCEL SPLIT/COMBINE POST SALE	✓
R007576	2230	REMODEL/ADDITION	✓ LARGE BUILDING ADDED TO MAIN BLDG AFTER SALE
R005707	2230	LEASE	✓ LONG TERM HIGH VALUE LEASE DROVE THE SALES PRICE (VALUEWEST)
R005710	2230	RELATED	✓ SAME ENTITY
R007288	2230	BUYER OWNS ADJACENT PROPERTY	✓ ASSEMBLAGE WITH R007277
R005191	2230	BUYER OWNS ADJACENT PROPERTY	✓ ASSEMBLAGE WITH R005192 & R005188
R007728	2230	AGRI USE	✓
R012368	2230	BUSINESS AFFILIATES	✓ NE COLORADO CELLULAR TO MOUNTAIN TOWER & LAND LLC (SAME ENTITY)
R004130	2235	NOT ON THE OPEN MARKET	✓ PRIVATE SALE NOT EXPOSED TO MKT
R009698	2235	OTHER	✓ IMPS BURNED DOWN AFTER SALE
R010679	2235	MULTI PARCEL	✓ INCLUDED R010686
R012362	2235	OTHER	✓ PRIVATE SALE & NOT INDICATIVE OF LOCAL MARKET
R009320	2235	MULTI PARCEL	✓ INCLUDED R009305
R004161	3215	MULTI PARCEL	✓ INCLUDED R004156

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	34	LA PLATA	
R436001	0100	NOT MARKET SALE NOTES REQUIRED	✓ PURCHASED BY ADJACENT PROPERTY OWNER AT PRICE SIGNIFICANTLY LOWER THAN MKT PRICE, WAS LISTED ON MLS FOR K169K. MC
R021727	0100	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON MLS BUYER CONTACTED OWNER DIRECTLY AND GAVE AN OFFER JUST OVER TAX VALUE. DDC
R436212	0100	NOT MARKET SALE NOTES REQUIRED	✓ SALE FOR 3 LOTS, NOT ON OPEN MARKET, SOLD TO DEVELOPER. MS
R436891	0100	NOT MARKET SALE NOTES REQUIRED	✓ NOT TYPICAL MARKET SALE, ABOVE AND BEYOND TYPICAL MARKET PRICE DUE TO LAND SCARCITY. MC
R436353	0100	NOT MARKET SALE NOTES REQUIRED	✓ PER MLS LISTING PURCHASE PRICE INCLUDES \$35K AS A DEPOSIT FOR KOGAN BUILDERS. MC
R007059	0100	NOT MARKET SALE NOTES REQUIRED	✓ THE TRANSACTION IS NOT IN LINE WITH COMPARABLE SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE. DOC FEE FOR 2 PARCELS, SEE R007058.SJ
R419843	0520	NOT MARKET SALE NOTES REQUIRED	✓ PROPERTY SPLIT AFTER SALE. JW
R013962	0550	NOT MARKET SALE NOTES REQUIRED	✓ PROPERTY IS VERY RESTRICTED. SELLER JUST WANTED TO UNLOAD THE PROPERTY. DDC
R417560	1112	NOT MARKET SALE NOTES REQUIRED	✓ WAS NOT LISTED BY MLS AND PURCHASED BY NEIGHBOR. DDC
R436240	1212	NOT MARKET SALE NOTES REQUIRED	✓ 6 LOTS IN EDMONT MEADOWS, NOT ON OPEN MARKET, SOLD TO DEVELOPER. MS
R023230	1212	NOT MARKET SALE NOTES REQUIRED	✓ DAYS ON MLS 777. SELLER MOVED OUT YEARS AGO, NEEDED TO UNLOAD THIS HOME. SOLD FOR LESS THAN HOMES OF THIS QUALITY AND SIZE IN NBHD. STRESSING NICE QUALITY HERE. NOT A GENERIC HOME. MC
R021749	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON MLS. COMPS NOT SUPPORT THE SALES PRICE. DDC
R021624	1212	NOT MARKET SALE NOTES REQUIRED	✓ SELLER FINANCING PER TD 1000. MC
R019924	1212	NOT MARKET SALE NOTES REQUIRED	✓ FSBO. UI SALE AT THIS POINT BECAUSE WE HAVE NOT SPOKEN TO HOMEOWNER. SALE NOT IN LINE WITH COMP SALES THAT CONFORM TO THE DEFINITION OF MARKET VALUE TO THE AREA. ST
R023603	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON OPEN MARKET, SALE IS BELOW MARKET PRICE. MS
R013132	1212	NOT MARKET SALE NOTES REQUIRED	✓ QUIT CLAIM DEED BELOW MKT VALUE. GRANTOR AND THE GRANTEE ARE THE SAME PERSON. SJ
R011495	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT ON MLS OR OPEN MKT, UNDER MARKET VALUE. JW

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010094	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT A MARKET SALE; NO MARKET EXPOSURE. TRANSACTION BETWEEN FRIENDS. ES
R006714	1212	NOT MARKET SALE NOTES REQUIRED	✓ MOBILE/STICK BUILT HOME. CASH BUYER ONLY. BELOW MARKET VALUE. SM
R428487	1212	NOT MARKET SALE NOTES REQUIRED	✓ NOT A TYPICAL MARKET SALE. ABOVE AND BEYOND TYPICAL MARKET PRICE DUE TO LAND SCARCITY. MC
R022684	1212	NOT MARKET SALE NOTES REQUIRED	✓ NO MKT EXPOSURE, SALE PRICE BELOW MKT VALUE. JW
R020253	1212	NOT MARKET SALE NOTES REQUIRED	✓ OFF MARKET SALE FOR 215K BELOW INITIAL ASKING PRICE. SM
R023572	1212	NOT MARKET SALE NOTES REQUIRED	✓ FORECLOSURE BELOW MKT VALUE. SM
R008879	1212	NOT MARKET SALE NOTES REQUIRED	✓ PURCHASED FROM COWORKER. NEW OWNER FELT LIKE HE GOT A GOOD DEAL ON THE PROPERTY. NO APPRAISAL AT THE TIME OF PURCHASE. ST
R015630	1212	NOT MARKET SALE NOTES REQUIRED	✓ SELLER FINANCING INDICATED ON TD 1000. MC
R008641	2212	NOT MARKET SALE NOTES REQUIRED	✓ TALKED TO KIMBERLY TUCKER, SHE SAID THAT THIS SALE WAS TO BUY OUT PREVIOUS OWNER CARRY LOAN, SO THAT THEY COULD SELL. PROPERTY IS CURRENTLY LISTED FOR \$449,000. CW
R000416	2220	NOT MARKET SALE NOTES REQUIRED	✓ TALKED TO SELLER. PROPERTY WAS NOT ON THE MARKET PURCHASER APPROACHED WITH AND OFFER. DDC
R426026	2220	NOT MARKET SALE NOTES REQUIRED	✓ PROPERTY WAS IN FORECLOSURE. ALSO PURCHASED FROM A FAMILY MEMBER. JW
R002094	2220	PARTIAL INTEREST	✓ UND 25% INT - DOC FEE FOR INTEREST IN 3 PARCELS
R432176	2230	PARTIAL INTEREST	✓ UND 50% INT
R022516	2230	RELATED PARTIES	✓ UND. 1/2 INT.
R437477	2230	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	✓ LAND EXCHANGE BETWEEN ELECTRA SPORTING CLUB AND PUBLIC SERVICE CO OF COLO. DEED FOR 10 PARCELS.
R004597	2230	SALE INVOLVED PROP TRADE, EX: 1031 EXCH	✓ PP INCLUDED IN SALE
R432173	2230	SPEC INCENT/CON NOTES REQUIRED	✓ BUYER PAID ALL COMMISSION AND CLOSING COSTS AND RECEIVED \$44K IN PERSONAL PROPERTY. DOM 477, ORIG LIST \$510K ST
R427418	2245	NOT MARKET SALE NOTES REQUIRED	✓ 1031 EXCHANGE OWNER ALSO NEGOTIATED A 10 YEAR LEASE WITH VERIZON AS APART OF THE PURCHASE. DDC

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
R007593	0100	CHANGE IN USE POST SALE	☑ For sale by owner, change from taxable to exempt
R003704	0100	QUIT CLAIMS	☑ Transferred by Quit Claim deed.
R005065	0100	NOT ON MARKET	☑ For sale by owner, not made available to the open market
R008148	0200	NOT ON MARKET	☑ Seller financing,, not open market sold to adjoining property owner
R004823	0540	QUIT CLAIMS	☑ Seller financing, transferred by Quit Claim deed
R004592	0540	NOT ON MARKET	☑ Not listed in MLS, stress between elderly owner and her children, stress related sale.
R006397	1212	REMODEL-NEW CONST OR USE CHNG	☑ Improvements in tear down condition, bldg permit to construct residential improvements
R001318	1212	MULTIPLE PROPERTIES	☑ Multi[ple properties transferred
R007761	1212	CHANGE IN USE POST SALE	☑ Purchased by tenant, not open market, moves from exempt to non-exempt
R005804	1212	CHANGE IN USE POST SALE	☑ Change in use from commercial to residential
R005163	1212	DISCOUNTED	☑ The sale price was discounted, stress sale, after final analysis the price was well below market due to the stress
R006004	1212	DISCOUNTED	☑ Complete remodel needed to to age and condition, mostly land value
R000476	1212	FINANCIAL	☑ Limited market due to all cash requirement.
R005466	1212	MIXED USE	☑ 1031 exchange, multiple improvements on property
R005663	1212	MIXED USE	☑ Found for sales on Zillow, multiple residences on property
R007930	1212	MULTIPLE BUILDINGS ON PARCEL	☑ Multiple residential improvements located on property
R008196	1212	MULTIPLE BUILDINGS ON PARCEL	☑ Multiple residential improvements located on property, not open market contacted builder directly
R001133	1212	MULTIPLE PROPERTIES	☑ Multi[ple properties transferred
R006249	1212	NOT ON MARKET	☑ Not exposed to the open market, seller contacted buyer
R007499	1212	NOT ON MARKET	☑ Not on open market, seller financed
R001268	1212	PURCHASE PRICE EXCEEDS MARKET	☑ Seller financing concessions, unknown specifics, after final analysis the sales price was an outlier.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005911	1212	RELATED PARTIES	☑ Related parties sold from a trust to a family member
R006005	1212	RELATED PARTIES	☑ Not offered on open market, related parties
R000759	1212	RELATED PARTIES	☑ Seller concessions, related parties
R005278	1212		☑ Included large amount of personal property, furnished at time of sale
R005773	1212	REMODEL-NEW CONST OR USE CHNG	☑ Seller concessions
R006419	1212	NOT ON MARKET	☑ For sale by owner, not open market
R007585	1212	REMODEL-NEW CONST OR USE CHNG	☑ Remodeling of first floor and addition of a second floor
R005866	1212	STRESS SALE	☑ Notmoffered to the openmmarket, was sold via PR deed to clear estste
R005903	1212	STRESS SALE	☑ The price was dtermined to be an outlier after further analysis.
R005153	1212	RELATED PARTIES	☑ Related parties
R007623	1212	NOT ON MARKET	☑ For sale by owner, not open market
R003467	2212	MIXED USE	☑ Mixed use, commercial and residential
R006344	2212	MIXED USE	☑ Mixed use as stated on TD
R006967	2220	MIXED USE	☑ Mixed use, commercial and residential
R006343	2230	MIXED USE	☑ Mixed use of commercial and residential
<hr/>			
Accounts Audited: 36	Auditor Agrees: -36	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1145878	0100	70D	✓ Cameron Peak fire perimeter scheme
R1145860	0100	70D	✓ Cameron Peak fire perimeter scheme
R1638166	0200	70G	✓ Present worth discounting- partial value
R1589941	0520	70Q	✓ Mobile home and outbuildings on site, were not truthful on TD 1000
R0267988	1135	66A	✓ Titled mobile home on site
R0411019	1135	66A	✓ Titled mobile home on site
R0125768	1212	70Q	✓ Grantor was the grantee of a partial interest
R1614428	1212	63A	✓ Vehicle with trailer included with sale on a quit-claim
R1586211	1212	70Q	✓ Property trades involved
R1586061	1212	62	✓ Sold on a quit-claim for the same value of twenty years ago
R1324861	1212	70Q	✓ Fix and flip, inter-familial, resold 10/18 for \$495k
R1277359	1212	68A	✓ Change in use from commercial Use to residential
R1270869	1212	66A	✓ Fully furnished with excessive personal property including golf cart
R1192183	1212	71C	✓ Multiple residences on site
R0571300	1212	70Q	✓ Sold one week earlier, related parties, inter-corporate
R1620418	1212	66A	✓ No MLS, not exposed to the open market
R0517330	1212	70Q	✓ Financed through a Greeley real estate company, originally listed at \$334k
R0468819	1212	70Q	✓ Seller financing, No MLS, not exposed to the open market
R0445681	1212	63A	✓ Mixed Use: residential and commercial
R1624991	1212	68C	✓ Incorrect inventory at the time of sale
R0181765	1212	70Q	✓ No MLS, not exposed to the open market
R0676071	1212	70Q	✓ Inter-related, went back to the prior grantor
R0121746	1212	70B	✓ Fix and flip, fair condition, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0076929	1212	66A	✓ Has a short-term rental license that went with the property, paid more than market
R0038890	1212	70B	✓ Salvage value per TD, land sale
R0018171	1212	63A	✓ 34% personal property declared on TD
R0345237	1212	70B	✓ Sold before it was listed, unpermitted kitchen in garage, remodeled after sale
R1628838	1212	72A	✓ Duplicate sale just out of time frame
R1660291	1212	68C	✓ 1709 sf of basement finish added after sale
R1660591	1212	68C	✓ Basement finish added after sale
R1663433	1212	63A	✓ New construction, possible property trade
R1663438	1212	68C	✓ Basement finish added after sale
R1668257	1212	70O	✓ Partial value on improvement- hindered by COVID and the fire
R1628660	1212	68A	✓ Mixed use- in home office and workshops, VRBO, to be fully residential after sale
R0560901	1212	70Q	✓ Owned died, PRD, two residential improvements on site
R0013404	1215	70B	✓ Uninhabitable, to be demolished, redeveloped
R0111767	1215	70B	✓ Cash sale, fair overall condition per listing broker, land purchase, to be redeveloped
R0568171	1230	63A	✓ Old hotel that has been condominium-ized, inter-corporate, multiple sales, trades,
R0568163	1230	63A	✓ Old hotel that has been condominium-ized, inter-corporate, multiple sales, trades,
R1629625	2212	66A	✓ Two parcel sale: Whole Foods and Wilbur Liquor store
R1638167	2212	69B	✓ Partial interest (16.33%) sold
R1648057	2212	66A	✓ Included undisclosed personal property at a convenience store sale
R1665383	2212	66A	✓ Personal property not disclosed in a convenience store sale
R1669380	2212	68C	✓ Deleted: replated into condominiums
R1671587	2212	70O	✓ New construction: partial valuation
R1590903	2212	58A	✓ K-Mart sale between business affiliates
R1672263	2212	70O	✓ Sold with partially finished improvements

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1657616	2212	58A	✓ Deleted parcel, has been replated into retail, inter-corporate
R1671588	2212	70O	✓ New construction: partial valuation
R0010596	2212	64B	✓ Three parcel sale
R1547569	2212	64B	✓ Two parcel sale: Kohl's and Guitar Center
R1530747	2212	64B	✓ Multiple parcels of retail shopping center
R1310836	2212	68C	✓ Extensive remodeling after sale, taken down to the studs.
R1246321	2212	69B	✓ Multiple parcels with an improvement only property
R0526754	2212	51B	✓ CDOT purchased with a winery on site that has been demolished
R0518921	2212	64B	✓ Multiple use, residential and retail, multiple parcels
R0427209	2212	70B	✓ Atypical condition, multiple use, mobile home included, personal property included
R0126888	2212	64B	✓ Multiple parcels with multiple restaurants, personal property
R1668399	2212	64B	✓ Two parcel sale
R1590883	2212	70P	✓ Parcel replated and deleted
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Accounts Audited: 60	Auditor Agrees: -60	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Carl	36	Las Animas	
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R0016133	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale Confirmation states sale is between family members
R0009707	1212	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one improved one vacant 12940500 10997300
R0005116	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale Confirmation states sale is between family members
R0001627	1212	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0003579	1277	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one improved one vacant 10795500 10795600
R0001811	1277	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one improved one vacant 10422200 13319911
R0013502	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0005530	1277	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale Confirmation states sale is between brothers
R0006863	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0014749	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0010973	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0010971	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0009681	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0007632	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0006997	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0006170	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0005691	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0004923	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0001372	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0001247	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0001108	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0007051	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0006812	2230	PARTIAL INTEREST	<input checked="" type="checkbox"/> This deed conveys only 42% interest

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0007720	2230	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Between business affiliates, ex husband and ex wife , she was awarded building in divorce
R0008241	2230	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Between business affiliates, changing names for marajuana industry per phone call
R0017797	2230	EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> Building gutted
R0002438	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> This parcel is mixed use, commercial and residential
R0007056	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one residential and one commercial 12222300 12222300
R0012118	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one residential and one commercial 13518000 13517500
R0015622	2230	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one in sec twsp range on is in industrial park
R0002765	2230	RELIGIOUS INSTITUTE INVOLVED	<input checked="" type="checkbox"/> Holy Trinity Acanemy purchased building, this is a religious school.
R0004439	2230	SHORT SALE/NON ARMS LENGTH	<input checked="" type="checkbox"/> Per phone call with buyer was the only purchaser because the way the lot is laid out. Buyers business surrounds this property on 3 sides, added parking to their buisness for the towing company.
R0005298	2235	MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/> Two parcels in this sale one is residetial and one is commercial 14343300 11186500
R0007385	2236	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0010206	2236	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Land Code is 4147
R0001787	2236	OTHER	<input type="checkbox"/> This parcel is a residential parcel. The abst codes were incorrect and looked like a commerical property. Should not be disqualified or "other"
R0003639	3215	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Between business affiliates, changing names for marajuana industry per phone call
<hr/>			
Accounts Audited:	37	Auditor Agrees: -36	Auditor Disagrees: -1
		Auditor Disagrees: -2.70%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	37	Lincoln	
R008367	0100	DQ REMODELED NEW BLDGS CHANGE USE	✓ New construction for 2021
R001632	1212	DQ PARTIAL INTEREREST	✓ 1/2 INTEREST
R002024	1212	DQ OTHER	✓ Quick sale for health reasons to relocate in nursing home
R001650	1212	DQ MULTIPLE PROPERTIES	✓ ALSO PURCHASED R1651
R002655	1212	DQ FAMILY SALE	✓ FAMILY WAS CHECKED ON TD 1000
R002201	1212	DQ FAMILY SALE	✓ MOM TO DAUGHTER
R001561	1212	DQ MULTIPLE PROPERTIES	✓ ALSO PURCHASED R1453
R001741	1212	DQ FAMILY SALE	✓ MOM TO SON
R002056	1212	DQ FAMILY SALE	✓ SISTER TO SISTER
R002975	1212	DQ ESTATE	✓ FATHER DIED, BROTHER SOLD TO BROTHER TO SETTLE ESTATE
R002407	1212	DQ ESTATE	✓ GRANDMA PASSED AWAY, GRANDKIDS BOUGHT FROM AUNTS, UNCLE AND PARENT
R003985	1212	DQ REMODELED NEW BLDGS CHANGE USE THEY WERE BUYING AN INCOME STREAM. ONLY LIQUOR STORE IN TOWN	✓ THIS PARCEL HAS A HOME ON IT BUT HOUSE WAS NOT THERE 1/1/2019
R002357	1212	DQ AG SALE	✓ BOUGHT TO BE PART OF AN AG OPERATION
R001933	1212	DQ MULTIPLE PROPERTIES	✓ ALSO PURCHASED R1932
R002321	1212	DQ NON TPICAL FINANCING	✓ GRANTOR WAS FRIENDS WITH GRANTEE, THEY OWNER CARRIED
R003846	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ HAD BUILDING PERMIT FOR REMODEL
R001950	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ TOTAL GUT AND REMODEL WAS NOT PICKED UP UNTIL FOLLOWING YEAR; DID NOT USE BECAUSE OUT OF TIME FRAME
R003247	1212	DQ FAMILY SALE	✓ PARENTS SOLD TO DAUGHTER; FOR ESTATE PLANNING
R002301	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ HOUSE HAD A FIRE, THEN REPAIRED AND TOOK 3 YEARS
R006148	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ CHANGED FROM AG TO RESIDENTIAL
R008264	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ DESTROYED HOUSE; PUT A NEW BUILDING ON PARCEL; THEN BUILT A NEW HOUSE THAT TOOK 3 YEARS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003111	1212	DQ REMODELED NEW BLDGS CHANGE USE	✓ TOTAL GUT AND REMODEL WAS NOT PICKED UP UNTIL FOLLOWING YEAR
R001774	1220	DQ MULTIPLE PROPERTIES	✓ 9 APARTMENT BUILDINGS ON THIS PARCEL
R003841	1225	DQ FINANCE CO BANK REPO	✓ THIS PARCEL WAS TAXLIENED, FORECLOSED ON AND THEN SOLD INLEU OF 2ND FORECLOSURE COULD NOT GET INFORMATION FROM EITHER PARTY
R003845	1225	DQ MULTIPLE PROPERTIES	✓ ALSO PURCHASED R2127, &R2136 , R2134
R001758	2212	DQ MISC DOCUMENT	✓ NO DOC FEE WAS FILED ON THE SPWD. SALES PRICE WAS GIVEN ON TD
R001911	2212	DQ TRADE	✓ TRADED FOR A WAREHOUSE IN DENVER ACCORDING TO GARY SMITH
R003575	2212	DQ REMODELED NEW BLDGS CHANGE USE	✓ BOUGHT IN 2018, HAD TO LOTS OF REPAIRS BEFORE THEY COULD OPEN
R002985	2212	DQ MULTIPLE PROPERTIES	✓ BOUGHT LIQUOR STORE, INVENTORY, HOUSE AND LAND
R002141	2215	DQ PARTIAL INTEREREST	✓ LEFT GRANTOR NAME ON WITH A 1/2 INTEREST
R003436	2215	DQ FAMILY SALE	✓ FAMILIES INVOLVED IN SAME CORPORATION
R002277	2225	DQ REMODELED NEW BLDGS CHANGE USE	✓ NEW CARPET, NEW FURNITURE CHANGED LOCKER ROOMS, PAINT DID NOT GET TO CONFIRM BUYER DOES NOT LIVE IN COUNTY
R002403	2230	DQ REMODELED NEW BLDGS CHANGE USE	✓ WAS A VET CLINIC CHANGED TO RESIDENTIAL USE
R003192	2230	DQ FAMILY SALE	✓ SOLD TO DAUGHTER
R005282	2230	DQ MISC DOCUMENT	✓ QUIT CLAIM DEED. FROM USA TO CIVILIAN
R001909	2235	DQ MULTIPLE PROPERTIES	✓ THIS SALE IS FOR TED LYONS 1/2 INTEREST AND ALSO INCLUDES PARCEL 258517307006
R002278	2235	DQ ESTATE	✓ OWNER PASSED AWAY; SISTER HAD TO SELL TO SETTLE ESTATE
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	LOGAN	
5994000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> MOTHER TO DAUGHTER AND SON-IN-LAW (ALSO) MULTIPLE PROPERTIES SALE PRICE INCLUDES PARCELS 5190000 & 5994000
1866000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> ONE BROTHER BOUGHT OUT THE OTHER
2016000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> WILMINGTON TRUST NATIONAL ASSOCIATION TO TEL TYSON
2845000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> PART OWNER OF THE COMPANY
2955000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO RAFFURTY
3081000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> HAGEMEIER ANNA MAE LIFE ESTATE TO HOLLOWAY DEATH CERTIFICATE RECORDED WITH IT
3210000	1212	CP CERTIFICATE OF PURCHASE	<input checked="" type="checkbox"/> KELLY ALBER TO QUICKEN LOANS INC. SHOULD BE FORECLOSURE (THERE WILL NOT BE A TD1000 FOR THIS TRANSACTION)
5629000	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/> 3 BUILDING PERMITS
3609000	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/> BUILDING PERMIT
6093000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE PRICE INCLUDES PARCEL 6093000 & 5454000
38052531458009	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> MOTHER TO DAUGHTER
38052532343007	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> DEED OUT OF ESTATE INTO INDIVIDUAL NAME
38052736303024	1212	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/> BUILDING PERMIT FOR REMODEL
38073505101070	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> SECRETARY OF HOUSING TO WALLS
5190000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE PRICE INCLUDES PARCELS 5190000 & 5994000 TD-1000 also states related parties
1157000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> JP MORGAN MORTGAGE ACQUISITION TRUST TO RYAN FLORES
1465000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> SOLD OUT OF TRUST BY TRUSTEE
580000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> GRANDFATHER TO GRANDSON
5454000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDES PARCEL 5454000 & 6093000
38052727410009	1212	I TITLE CORRECTION	<input checked="" type="checkbox"/> ADDRESS CORRECTION QUALIFIED SALE BK 1035 PG 144 HURTADO TO DEEDS
1335000	1212	1 OVER MOTIVATED SELLER	<input type="checkbox"/> (SEE PAGE 2) County comment- Don't see anything on page 2 for showing over motivated seller

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
38052529120010	1215	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDES PARCELS 38052529120010 & 38052529424020
38052529424020	1220	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDES PARCELS 38052529120010 & 38052529424020
3014000	2212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE INCLUDES 4041000 , 727 WEST MAIN
38052530427002	2212	P RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES AND INCLUDES SCHEDULE # 38052530427003 (NAME CHANGE)
38052530427003	2212	P RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES AND INCLUDES SCHEDULE # 38052530427002 (NAME CHANGE)
38052531128012	2212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> FORT MORGAN STATE BANK TO PURE PLATINUM REAL ESTATE LLC
3141000	2220	X IMPROVED AFTER SALE	<input checked="" type="checkbox"/> BUILDING PERMITS
38052529336013	2230	A GOING CONCERN	<input checked="" type="checkbox"/> PIZZA HUT
5754000	2230	A GOING CONCERN	<input checked="" type="checkbox"/> SAV-O-MAT GAS STATION
38052532202003	2230	A GOING CONCERN	<input checked="" type="checkbox"/> TACO JOHNS
4552000	2230	A GOING CONCERN	<input checked="" type="checkbox"/> TACO BELL
3055000	2230	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SALE PRICE INCLUDES PARCEL #3053000 ALSO GOING CONCERN FUNERAL HOME
Accounts Audited: 33 Auditor Agrees: -32 Auditor Disagrees: -1 Auditor Disagrees: -3.03%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R097790	0100	Business Affiliation	✓ Multiple property transfer
R055227	0100	Multiple Parcels	✓ Multiple property transfer
R068173	0100	Multiple Parcels	✓ Multiple property transfer
R014496	0200	Business Value Adjustment	✓ Purchased by adjoining property owner to curb neighbor expansion
R051437	1212	Atypical Nonconforming	✓ Not open market, not exposed to the open market
R023251	1212	Atypical Nonconforming	✓ Improvements only, no land
R032534	1212	Atypical Nonconforming	✓ Not open market, not exposed to the open market
R033026	1212	Atypical Nonconforming	✓ Poor condition when compared to other similar properties
R038623	1212	Atypical Nonconforming	✓ First sale after foreclosure
R043478	1212	Atypical Nonconforming	✓ Transfer via Public Trustees Deed, after foreclosure
R045645	1212	Atypical Nonconforming	✓ Poor condition when compared to other similar properties
R100035	1212	Business Affiliation	✓ For sale by owner, not open market
R045507	1212	Atypical Nonconforming	✓ Related parties transfer, not open market
R063881	2212	Atypical Nonconforming	✓ Purchased by adjoining owner for required parking
R102244	2212	Mixed Use Prop	✓ Multiple property transfer
R000459	2212	Multiple Parcels	✓ Multiple property transfer
R024030	2212	Mixed Use Prop	✓ Multiple property transfer
R024201	2212	Business Affiliation	✓ Not open market, purchased from business affiliate
R071454	2212	Atypical Nonconforming	✓ Trade, 1031 exchange
R012221	2212	Atypical Nonconforming	✓ Purchased as part of an assemblage by neighbor
R054734	2212	Atypical Nonconforming	✓ Purchased on a lease-purchase option by tenant
R012299	2212	Atypical Nonconforming	✓ Conditions of sale was for a lease-back until 2037
R064075	2212	Atypical Nonconforming	✓ Purchased in poor condition

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R065265	2212	Related Parties	✓ Not offered to the open market
R064749	2212	Business Affiliation	✓ Not open market, purchased from business affiliate
R098055	2212	Unfulfilled Agreements	✓ Deed in lieu of foreclosure
R053121	2215	Mixed Use Prop	✓ Mixed use sold furnished
R032629	2215	Related Parties	✓ Related parties, no market exposure
R015128	2215	Mixed Use Prop	✓ Mixed use residential and commercial
R012239	2220	Remodel, Addition or Change In Use	✓ Not open market sold to adjoining owner
R063251	2220	Atypical Nonconforming	✓ Improved with the old hospital building, will raze to a different use
R058467	2220	Related Parties	✓ No transfer, within business transfer
R062620	2220	Atypical Nonconforming	✓ Atypical financing due to inability to qualify for conventional loan
R045023	2220	Business Affiliation	✓ Not open market, purchased from business affiliate
R063234	2220	Atypical Nonconforming	✓ Not open market
R064139	2220	Remodel, Addition or Change In Use	✓ Major remodeling after purchase
R012538	2225	Atypical Nonconforming	✓ Not open market, not exposed to the open market
R053962	2225	Remodel, Addition or Change In Use	✓ Change in use after sale, major remodeling
R098642	2230	Atypical Nonconforming	✓ Transfer was part of a lease-purchase option
R044250	2230	Atypical Nonconforming	✓ Business affiliates., not open market, included inventory
R084577	2230	Business Affiliation	✓ For sale by owner, not open market
R071432	2230	Business Affiliation	✓ Transferred by Deed in lieu of foreclosure
R056971	2230	Business Affiliation	✓ Not open market, purchased from business affiliate
R020046	2230	Atypical Nonconforming	✓ Purchased on a lease-purchase option by tenant
R023926	2230	Business Affiliation	✓ Not open market, purchased from business affiliate
R017800	2230	Business Affiliation	✓ Not open market, purchased from neighbor
R097308	2230	Business Affiliation	✓ Leaseback transfer, long term leases in place

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R020360	2230	Atypical Nonconforming	✓ Multiple property transfer
R024310	2230	Remodel, Addition or Change In Use	✓ Major remodeling after purchase
R071520	2230	Atypical Nonconforming	✓ Not open market to Domino's Pizza
R026857	2230	Atypical Nonconforming	✓ Business affiliates., not open market
R067450	2230	Atypical Nonconforming	✓ Not open market, purchased from neighbor
R065267	2230	Atypical Nonconforming	✓ Business value, blue sky, goodwill included in sale
R064217	2230	Multiple Parcels	✓ Multiple property transfer
R085174	2230	Remodel, Addition or Change In Use	✓ Change in use from warehouse to brewery and restaurant
R062999	2230	Atypical Nonconforming	✓ Not open market
R063206	2230	Atypical Nonconforming	✓ Change in church use to artists commercial business
R054034	2230	Atypical Nonconforming	✓ Purchased on a lease-purchase option by tenant
R020332	2230	Atypical Nonconforming	✓ Improvements only, no land
R023879	2230	Mixed Use Prop	✓ Mixed use residential and commercial
R101119	2230	Not open market	✓ Business relationship, not open market
R101606	2230	Remodel, Addition or Change In Use	✓ Poor condition of improvements, needed asbestos remediation after purchase, affected price
R062643	2230	Mixed Use Prop	✓ Mixed use property
R026865	2230	Property Trades	✓ Sold to long term tenant, no open market
R058122	2230	Property Trades	✓ Property trade involved, no details
R063301	2230	Atypical Nonconforming	✓ Included business value
R013419	2230	Related Parties	✓ Sold to long term tenant, no open market
R024029	2230	Mixed Use Prop	✓ Mixed use residential and commercial
R057698	2230	Business Affiliation	✓ For sale by owner, not open market
R057577	2230	Related Parties	✓ Multiple property transfer
R064620	2230	Atypical Nonconforming	✓ Not open market, purchased from neighbor

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R101273	2230	Mixed Use Prop	✓ Mixed use property residential and commercial
R061108	2230	Atypical Nonconforming	✓ Purchased for existing leases, long term
R098645	2230	Business Value Adjustment	✓ Transferred to long term tenant no market exposure
R057101	2230	Business Affiliation	✓ Multiple property transfer
R065070	2230	Business Value Adjustment	✓ Not offered to the open market
R054804	2230	Business Value Adjustment	✓ Transfer of real estate and business value
R100267	2230	Business Affiliation	✓ Contractor sale, with build to suit
R101353	2230	Business Affiliation	✓ Transferred to long term tenant no market exposure
R064137	2230	Remodel, Addition or Change In Use	✓ Change in use from service to restaurant
R033361	2230	Business Value Adjustment	✓ Transferred to long term tenant no market exposure
R069566	2235	Mixed Use Prop	✓ Mixed use property
R065138	2235	Mixed Use Prop	✓ Mixed use property
R069788	2235	Business Affiliation	✓ Multiple property transfer
R002452	2235	Atypical Nonconforming	✓ Not open market, purchased from neighbor
R069002	2235	Business Affiliation	✓ Not open market, purchased from business affiliate
R037961	2235	Atypical Nonconforming	✓ Not open market, not exposed to the open market
R062775	2235	Atypical Nonconforming	✓ Multiple property transfer
R057065	2235	Business Affiliation	✓ Not open market, purchased from business affiliate
R057144	2235	Multiple Parcels	✓ Multiple property transfer
R023727	2235	Multiple Parcels	✓ Multiple property transfer
R065205	2240	Atypical Nonconforming	✓ Atypical financing
R064049	2240	Atypical Nonconforming	✓ Motivated buyer, paid high price
R052531	2240	Atypical Nonconforming	✓ Purchased with long term leases in place.
R064035	2240	Business Affiliation	✓ Not open market, purchased from business affiliate

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R060483	2245	Business Affiliation	✓ Not open market, purchased from a lease-purchase contract
R101267	2245	Business Affiliation	✓ Not open market, no exposure to open local market
R081868	2245	Mixed Use Prop	✓ Mixed use property residential and commercial
R058486	2245	Business Affiliation	✓ Not open market, purchased from a lease-purchase contract
R055094	2245	Business Affiliation	✓ Not open market, purchased from business affiliate
R020274	2245	Atypical Nonconforming	✓ Improvements only, no land
R054972	2245	Business Affiliation	✓ Not open market, purchased from business affiliate
R054814	2245	Business Affiliation	✓ Not open market, purchased from business affiliate
R020273	2245	Atypical Nonconforming	✓ Not open market, not exposed to the open market
R054973	2245	Business Affiliation	✓ Not open market, purchased from business affiliate
R057642	2245	Business Affiliation	✓ For sale by owner, not open market
R057118	3212	Business Affiliation	✓ Not open market, purchased from business affiliate
R055366	3212	Atypical Nonconforming	✓ Private sale not open market
R057015	3212	Business Value Adjustment	✓ Not open market, for sale by owner
R017584	3212	Related Parties	✓ Related parties, no market exposure
R068901	3212	Atypical Nonconforming	✓ Multiple property transfer
R002925	3212	Atypical Nonconforming	✓ Change in use from residential to commercial
R057600	3212	Business Affiliation	✓ Not open market, purchased from business affiliate, tenant
R017552	3212	Business Affiliation	✓ Purchased with lease-purchase option
R081878	3212	Partial Interest	✓ Partial interest transfer
R014455	3212	Atypical Nonconforming	✓ Multiple property transfer
R069756	3212	Atypical Nonconforming	✓ Improvements Only
R012765	3215	Related Parties	✓ Related parties transfer, not open market
R005929	3215	Atypical Nonconforming	✓ Conditions of sale was for a lease-back until 2037

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010234	3215	Mixed Use Prop	<input checked="" type="checkbox"/> Mixed use, included mobile home
R101263	3215	Business Affiliation	<input checked="" type="checkbox"/> Not open market, purchased from business affiliate
R005938	3215	Atypical Nonconforming	<input checked="" type="checkbox"/> Conditions of sale was for a lease-back until 2037
R057139	3230	Atypical Nonconforming	<input checked="" type="checkbox"/> Not open market. Purchased by adjoining property owner
R057135	3230	Atypical Nonconforming	<input checked="" type="checkbox"/> Multiple property transfer
R057613	3230	Business Affiliation	<input checked="" type="checkbox"/> No local market exposure, internet sale
R016298	3230	Atypical Nonconforming	<input checked="" type="checkbox"/> Not open market, purchased by existing tenant
R016299	3230	Business Affiliation	<input checked="" type="checkbox"/> Not open market, purchased from neighbor
R057605	3230	Business Affiliation	<input checked="" type="checkbox"/> Atypical financing causing sale price to be inflated
Accounts Audited: 128 Auditor Agrees: -128 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	Mineral	
R000648	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential, permit has been acquired for improvements
R000922	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential after purchase
R000886	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential after purchase
R000885	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential after purchase
R000652	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential after purchase
R000658	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from vacant to residential after purchase
R000134	0530	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> After further analysis the sales price was found to be an extreme outlier
R000167	0540	73 ATYPICAL FINANCING	<input checked="" type="checkbox"/> Seller financed, rates, amount and period were not given
R000429	1212	68 REMODELING OR ADDITION	<input checked="" type="checkbox"/> Major remodeling started after purchase, city bldg. permit
R001380	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties transferred property
R000988	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R001376	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R001661	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> Related parties transferred a partial interest
R001719	1212	10 LEASE	<input checked="" type="checkbox"/> Business affiliates, lease - back between buyer and seller
R001725	1212	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> Restricted to improvements only, land under the structure only.
R001763	1212	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> After further analysis the sales price was found to be an extreme outlier
R002037	1212	74 IMPS XFOB'S ONLY	<input checked="" type="checkbox"/> Transfer included improvements only, transferred by BILL OF SALE
R000432	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Related parties transferred property
R000685	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Historic property transferred by related parties.
R001159	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R001933	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R001964	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R002097	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> Partial interest between related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000694	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R000940	1235	72 INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> Mobile home included in price paid, no breakout
R000588	2220	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R000582	2235	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R000564	3215	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> Change in use from industrial to residential, PR deed
Accounts Audited: 28 Auditor Agrees: -28 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	41	Moffat	
R008446	0100	sale also includes R009448 & R009449	✓ Multiple properties transferred
R003986	0300	deed was a personal representative's deed to settle estate	✓ Transfer via PR deed, not open market
R000821	1112	sale also includes R008193	✓ Multiple properties transferred
R000904	1112	sale also included R012470	✓ Multiple properties transferred
R000740	1112	sale also includes R012657 R010460 R012656	✓ Multiple properties transferred
R011825	1112	sale also includes R0011819 R0011820 R011821 R0011822 R011823 R0011824	✓ Multiple properties transferred
R003319	1112	appraiser noted that this was not listed on the open market, TD notes for sale by owner	✓ For sale by owner
R010928	1112	SEE RECEPTION #'S 2018-1779 - 2018-1785 SEE CONFIDENTIAL DOC (DARRELL CAMILLETTI) ALSO INCLUDES TRADE OF AG LAND FOR COMMERCIAL PROPERTY	✓ Multiple properties transferred
R005189	1212	Sale also includes R000855	✓ Multiple properties transferred
R010861	1212	Was not listed on the open market	✓ Not offered to the open market, for sale by owner
R011042	1212	sale between father and son	✓ Related parties transfer
R007737	1212	appraiser noted that this was not listed on the open market, TD notes for sale by owner	✓ Not offered to the open market, for sale by owner
R007639	1212	Sale also includes R000895 & R000894	✓ Multiple properties transferred
R012471	1212	Sale Includes R003320	✓ Multiple properties transferred
R007082	1212	part of this account is residential, part of it is multi-units	✓ Mixed use property
R005961	1212	the ground floor is commercial, residential apartments are the second floor	✓ Mixed use property
R008913	1212	TD checked YES for blood related	✓ Related parties transfer
R004469	1212	Sale also includes R011488	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003949	1212	Not listed on the open market, & 3rd party lender \$323,000 Reception # 2019-0474 due by 02/13/2020	✓ Atypical financing includes balloon payment
R003435	1212	\$130,000 @ 6% with balloon due 01/01/2025	✓ Transfer between related parties, not open market
R003353	1212	appraiser noted that this was not listed on the open market	✓ Not offered to the open market, for sale by owner
R002669	1212	Part of this account is commercial, part of it is residential	✓ Mixed use property
R002232	1212	sale between mother and son	✓ Transfer between related parties
R001140	1212	TD checked YES for blood related	✓ Transfer between related parties, not open market
R006802	1212	Sale also includes R000811 & R000812	✓ Related parties transfer
R007487	1215	appraiser noted that this was not listed on the open market, TD notes for sale by owner	✓ Not offered to the open market, for sale by owner
R007209	1220	Seller is Federal National Mortgage Association	✓ Transfer between related parties, not open market
R012656	2135	sale split account R009372, also was seller financed	✓ Multiple properties transferred
R009119	2135	appraiser noted that this was not listed on the open market, TD notes for sale by owner	✓ Mobile home included in transfer, unknown value, for sale by owner
R008282	2215	sale also includes R008444	✓ Multiple properties transferred
R008306	2215	sale between family, noted such on TD... also wasn't listed on open market	✓ Multiple properties transferred
R011586	2220	sale also includes R009112	✓ Multiple properties transferred
R003182	2230	Distress sale as owner could not manage the property or anything to do with the property	✓ Distress sale as owner could not manage the property or anything to do with the property
R007436	2230	appraiser noted that this was not listed on the open market, TD notes for sale by owner	✓ Multiple properties transferred
R009447	2230	transferred w/ QCD. TD says that it sold w/ a MH. (also contiguous property ownership)	✓ Multiple properties transferred, via Quit Claim deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009122	2235	SELLER'S SPOUSE IS STILL ON TITLE AND SHE IS DECEASED. TITLE CO DID NOT DEAL WITH HER ESTATE BEFORE SELLING THIS PROPERTY. PARTIES ARE AWARE OF TITLE ISSUE, -LJ	<input checked="" type="checkbox"/> Distress sale after death, to clear title
R012742	2235	property is commercial and residential	<input checked="" type="checkbox"/> Mixed use property
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	42	Montezuma	
R006896	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> WATER RIGHTS INCLUDED MVI SHARES
R006808	1212	Death Certificate	<input checked="" type="checkbox"/> Estate sale needed to get rid of home.
R006449	1212	Death Certificate	<input checked="" type="checkbox"/> NOT ARMS LENGTH TD 1000 RELATED PARTIES-JG
R006198	1212	Miscellaneous	<input checked="" type="checkbox"/> PERSONAL PROPERTY INCLUDED IN SALE:SALE INCLUDED IRRIGATION WATER- JG
R005905	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> MVI included in sale
R005351	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> MVI water rights
R003011	1212	Family Transaction	<input checked="" type="checkbox"/> Estate sold to family with Personal Rep. deed
R002984	1212	Court Order	<input checked="" type="checkbox"/> represenaitve Deed for mutipal accounts
R007007	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> 2 mobiles included in sale
R002617	1212	Bank Repossession	<input checked="" type="checkbox"/> Owner was an outfitter and under foreclosure. Owner listed for 600,000 until bank took over.
R006230	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> ADJUDICATED WATER RIGHTS INCLUDED IN SALE: PER OWNER-JG
R007261	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile home included in sale
R007344	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile home included in sale
R007373	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile home included in sale
R007375	1212	Not Arms Length Transaction	<input checked="" type="checkbox"/> FAMILY TRANSACTION -JG
R008579	1212	Family Transaction	<input checked="" type="checkbox"/> JOHN AND NANCY PORTER SOLD TO MARY PORTER-ZF
R008459	1212	No Doc Fee	<input checked="" type="checkbox"/> NOT ARMS LENGTH: PARTIES ARE RELATED - NO DOC FEE- NO TD 1,000 - JG
R008189	1212	Bank Repossession	<input checked="" type="checkbox"/> Foreclosure sale
R001818	1212	Mobile Home Included in Sale	<input checked="" type="checkbox"/> Mobile home included in sale.
R001556	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> R001557 INCLUDED IN SALE
R000687	1212	Not Arms Length Transaction	<input checked="" type="checkbox"/> Joint tenants sold to new half interest-zf
R000457	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> R456 sold with R457
R002518	1212	Divorce Settlement	<input checked="" type="checkbox"/> Divorce settlement

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000080	1212	Death Certificate	✓ FAMILY NEEDED TO GET RID OF HOME-ZF
R000580	1212	Bank Repossession	✓ Bank sold property
R003997	1212	Miscellaneous	✓ TRUCK AND CAMPER INCLUDED IN SALE-ZF
R003644	1212	Water Rights Included in Sale	✓ 5 SHARES MVI SOLD WITH PROPERTY -JG
R003333	1212	Distressed	✓ MISC DOCS RESEARCH SHOWED HOUSE PRICED \$30,000 BELOW APPRAISAL OWNER WAS DISTRESSED-JG
R006729	1215	No Doc Fee	✓ NO DOC FEE PAID -JG
R004973	1220	Not Arms Length Transaction	✓ WAS NEVER ON OPEN MARKET. SOLD UNDER TABLE-LOW VALUE BY MARKET COMPS
R002347	1236	Mobile Home Included in Sale	✓ Mobile Home Included in Sale
R004008	1236	Mixed Use	✓ Mobile home included in sale.
R005687	1236	Mobile Home Included in Sale	✓ Mobile with sale
R007017	1236	Multi Imps on Land	✓ Mobile home included in sale
R007165	1236		✓ TRANSACTION BETWEEN RELATED PARTIES. -JG
R007507	1277	Agricultural Class	✓ Ag land
R006725	2212	Sheriff's Deed	✓ The commercial appraiser can be reached at johnz@valuewest.com
R006366	2212	Bank Repossession	✓ The commercial appraiser can be reached at johnz@valuewest.com
R009599	2230	Purchased By Tax Exempt Org	✓ The commercial appraiser can be reached at johnz@valuewest.com
R010262	2230	Family Transaction	✓ PER SEC OF STATE BURT RAMSEY IS MANAGER OF KAYRAY PROPERTIES. FAMILY TRANSACTIONS-ZF
R009675	2230	Mixed Use	✓ Mixed use res/Comm-John Zimmerman
R005116	2230	Remodeled/New Const After Sale	✓ The commercial appraiser can be reached at johnz@valuewest.com
R005120	2230	Multi Parcels Included in Sale	✓ The commercial appraiser can be reached at johnz@valuewest.com
R009968	2230	Remodeled/New Const After Sale	✓ The commercial appraiser can be reached at johnz@valuewest.com
R002653	2235	Multi Parcels Included in Sale	✓ MULTI PARCEL OTHER PARCEL IS R002654 ALSO, SALE INCLUDED PERSONAL PROPERTY WITH NO VALUE PRESENTED.
R006681	2235	Multi Parcels Included in Sale	✓ The commercial appraiser can be reached at johnz@valuewest.com

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	43	MONTROSE	
R0010935	0100	70 OTHER	✓ AFTER FINAL ANALYSIS OF THIS MARKET THE SALE PRICE FOR THIS PROPERTY WAS FOIUND BY THE COUNTY TO BE AN OUTLIER
R0021832	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024334	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0011892	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024252	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024378	0100	57 BETWEEN RELATED PARTIES	✓ RELATED PARTY TRANSFER, NO OPEN MARKET
R0024429	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024633	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0018464	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024336	0100	70 OTHER	✓ AFTER FINAL ANALYSIS OFTHIS MARKET THE SALE PRICE FOR THIS PROPERTY WAS FOIUND BY THE COUNTY TO BE AN OUTLIER
R0012992	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES, SEVERAL PARCELS LOCATED IN OURAY COIUNTY
R0024464	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0019497	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024496	0100	70 OTHER	✓ BUSINESS AFFILIATES, PRICE INCLUDED ON SITE IMPROVEMENTS
R0024185	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0020530	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0017495	0100	70 OTHER	✓ NO MARKET EXPOSURE, HIGH PRICE SALE DETERMINED TO BE AN OUTLIER
R0024001	0100	71 NOT ON OPEN MARKET	✓ SOLD BY OWNER, NO EXPOSURE TO THE OPEN MARKET
R0010200	0100	70 OTHER	✓ SOLD BY OWNER, NO EXPOSURE TO THE OPEN MARKET
R0017200	0100	70 OTHER	✓ PRICE INCLUDED ON-SITE IMPROVEMENTS
R0021182	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024173	0100	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0650952	0200	70 OTHER	✓ PRICE WAS SET IN 2016, MULTIPLE PROPERTIES TRANSFERED
R0024521	0200	71 NOT ON OPEN MARKET	✓ NO MARKET EXPOSURE, SALE PRICE SET 2 YEARS EARLIER.
R0016278	0200	57 BETWEEN RELATED PARTIES	✓ QUIT CLAIM DEED , NO OPEN MARKET EXPOSURE, SELLER FINANCED
R0024465	0520	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0023390	0520	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0019000	0520	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0023419	0520	70 OTHER	✓ MULTIPLE PROPERTIES, SOME OF THE PARCELS ARE IN 2 COUNTIES
R0020544	0540	70 OTHER	✓ AFTER FINAL ANALYSIS OF SALES THE SALE PRICE FOR THIS PROPERTY WAS FOUND BY THE COUNTY TO BE AN OUTLIER, WATER WELL IN PLACE AT TIME OF SALE
R0024822	0540	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0024823	0540	64 MULTIPLE PROPERTIES	✓ MULTIPLE PROPERTIES
R0023418	0560	57 BETWEEN RELATED PARTIES	✓ RELATED PARTY TRANSFER, NO OPEN MARKET, MULTIPLE PROPERTIES
R0000631	1212	70 OTHER	✓ NOT ON THE OPEN MARKET, NOT A TYPICAL SALE.
R0000783	1212	70 OTHER	✓ FOR SALE BY OWNER, NO MARKET EXPOSURE, SELLER FINANCED
R0000734	1212	56 FINANCIAL INSTITUTION	✓ FIRST SALE AFTER FORECLOSURE, POOR CONDITION
R0008481	1212	51 GOVERNMENT AGENCY	✓ SOLD BY HUD, NOT OPEN MARKET, BUYERS MUST QUALIFY TO PURCHASE THIS PROPERTY
R0007460	1212	68 EXTENSIVE REMODEL AFTER SALE	✓ BUILDINGS WERE GUTTED AFTER SALE AND EXTENSIVELY REMODELED AFTER PURCHASE
R0001897	1212	60 SETTLE ESTATE	✓ NO MARKET EXPOSURE, SOLD TO SETTLE ESTATE OF DECEASED MOTHER
R0006736	1212	70 OTHER	✓ FOR SALE BY OWNER, NO OPEN MARKET EXPOSURE, POOR CONDITION
R0007361	1212	57 RELATED PARTIES	✓ NO MLS INFO OWNER BY STATED THIS WAS BETWEEN FAMILY MEMBERS TO SETTLE THE ESTATE (GRANDSON). NOT A MARKET SALE.
R0006754	1212	70 OTHER	✓ SOLD UNDER DURESS DUE TO THE DEATH OF THE OWNER'S HUSBAND
R0007325	1212	70 OTHER	✓ MOTIVATED SELLER , LIQUIDATION SALE
R0008515	1212	71 NOT ON OPEN MARKET	✓ NOT OPEN MARKET, RECEIVED BY JUDICIAL DECREE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0002388	1212	70 OTHER	<input checked="" type="checkbox"/> INDICATIONS OF A DISTRESSED SALE, FAR BELOW MARKET VALUE, DISCOVERED DURING VALUATION REVIEW.
R0651853	2212	70 OTHER	<input checked="" type="checkbox"/> MIXED USE PROPERTY, TWO STORY BUILDING
R0024352	2212	70 OTHER	<input checked="" type="checkbox"/> TRANSFER BASED ON BUSINESS INCOME STREAM,; INCOMPLETE IMPROVEMENTS AT TIME OF SALE
R0651557	2212	70 OTHER	<input checked="" type="checkbox"/> GOING CONCERN, INVENTORY, BLUE SKY WERE ALL IINCLUDED IN PRICE
R0022289	2212	70 OTHER	<input checked="" type="checkbox"/> NNN LEASE WITH FIVE- FOIUR YEAR LEASE OPTIONS IN PLACE, LIMITATIONS ON VALUE
R0650879	2212	71 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> FOR SALE BY OWNER, NO MARKET EXPOSURE
R0650528	2215	70 OTHER	<input checked="" type="checkbox"/> MIXED USE PROPERTY
R0650471	2215	71 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> FIXTURES INCLUDED IN TRANSFER, OF MOTEL, MOLD IN CEILINGS, etc. OVERALL. POOR CONDITION
R0016681	2230	70 OTHER	<input checked="" type="checkbox"/> VALUE BASED ON GUARANTEED REVENUE, STREAM. INVESTMENT VALUE
R0650591	2230	70 OTHER	<input checked="" type="checkbox"/> FURNITURE AND ALL EQUIPMENT INCLUDED IN PRICE PAID, UNKNOWN VALUE FOR EQUIPMENT
R0016277	3212	71 NOT ON OPEN MARKET	<input checked="" type="checkbox"/> NO LISTING FOUND, NO EXPOSURE TO THE OPEN MARKET
R0652125	3215	78 SALE PRIOR TO FORECLOSURE	<input checked="" type="checkbox"/> SALE BEFORE FORECLOSURE, INCLUDED MINING EQUIPMENT IMCLUDED IN PRICE, UNKNOWN VALUE
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Accounts Audited: 56	Auditor Agrees: -56	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	44	MORGAN	
R006683	1212	27 liquidtion, sold well below market comps	<input checked="" type="checkbox"/> Buyer is Rltr/Investor. Prop not listed or appr'sd
R006286	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Rltr buyout of his neighbor's relative. No listing
R006697	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Chg'd to Code 28 tax exempt buyer. Not listed
R006544	1212	17 Realtor buyout to assist seller's new purchase	<input checked="" type="checkbox"/> Buyout by Listing Agent \$15,000 below listing
R006804	1212	26 deeded after fulfillment of contract	<input checked="" type="checkbox"/> Existing tenants refinanced with rent-to-own agmt
R007010	1212	26 deeded after fulfillment of contract	<input checked="" type="checkbox"/> Purchase by occupant. No listing, no RPTD
R006249	1212	37 below mkt purch for short term re-sale	<input checked="" type="checkbox"/> From Pub Trstee, then QCD to invstr. No list or TD
R005220	1212	27 liquidtion, sold well below market comps	<input checked="" type="checkbox"/> HUD liquidation - sold well below nbhd mkt comps
R007062	1212	28 sale to religious, charitable, government buyer	<input checked="" type="checkbox"/> Buyer is a tax exempt entity
R006886	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Poor cond at sale. Major remodel per inspection
R004950	1212	27 liquidtion, sold well below market comps	<input checked="" type="checkbox"/> Liquidation, sold 20% below 3 similar comp prop's
R006921	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties. No listing. Seller financed
R001249	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties per RPTD - no appraisal
R001895	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Reason code deleted - Chg'd to Qualified Sale
R002314	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Buyer&Seller related per RPTD. No appraisal
R002559	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related Parties - no listing or appraisal
R004145	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties, Conservator's deed
R005166	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties, no listing or appraisal
R005300	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Estate sale sold to investor known to remodel & flip
R006092	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties per insp. No listing Or appraisal
R006152	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties per RPTD - no appraisal or listing

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006796	1212	15 UNABLE TO CONFIR SALE INFORMATION	<input checked="" type="checkbox"/> Chg'd code to #16. no list.Sold \$38/sf below 4cmps
R006882	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> No doc fee. Buyer and Seller same person
R004044	1212	7 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> Resd & Mobile destroyed after sale. Chg in class
R004735	1212	2 Sale is to settle estate	<input checked="" type="checkbox"/> Sale was to settle estate
R000325	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Family trans. w/Life Estate to sellers
R006325	1212	2 Sale is to settle estate	<input checked="" type="checkbox"/> Estate liquidation to investor buyer
R001185	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Tot. remodel by seller under 2018 permit, then sold
R004682	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Remodeled by buyer after sale
R005593	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Total remodel by buyer in progress per insp.
R006040	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Remodeled by investor/contractor after estate sale
R006443	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Repair/remodel in progress after sale per insp.
R004820	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Total interior remodel after sale, then resold
R006504	1212	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Related parties separation settlement
R001331	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Buyer&Seller Acquainted. No list. Buyer remodeling
R006592	2212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Old bldg purchased by theater next door to expand
R021111	2212	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/> Sold w/several different parcels on same deed
R007324	2230	1 Sale between related/affiliated parties	<input checked="" type="checkbox"/> Sale between affiliated parties. Replace old gas sta
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	45	OTERO	
Y	0100	64 MULTIPLE PARCELS INVOLVED	☑ other properties involved
Y	0100	64 MULTIPLE PARCELS INVOLVED	☑ 114220 other property involved
Y	0100	64 MULTIPLE PARCELS INVOLVED	☑ 112788/other property involved
Y	0200	64 MULTIPLE PARCELS INVOLVED	☑ 101163/other property involved
Y	0200	64 MULTIPLE PARCELS INVOLVED	☑ 900034390/other property involved
Y	0200	64 MULTIPLE PARCELS INVOLVED	☑ 108271/other property involved
Y	0520	64 MULTIPLE PARCELS INVOLVED	☑ 114554/other property involved
Y	0520	64 MULTIPLE PARCELS INVOLVED	☑ 101700/other property involved
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel
Y	1112	64 (2) 1212s on Parcel	☑ more than one property/two homes
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	☑ major remodel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> major remodel
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> major remodel
Y	1112	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> 2 mobile homes included with one as rental/water shares involved
Y	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> major remodel
Y	1112	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> water well included/water shares involved
Y	1112	70 Acct had a salvage 1212 from fire, residents had put in purged title mobile home. Sale was for mobile home	<input checked="" type="checkbox"/> sale included mobile home
Y	1115	V VALID DUPLEX SALE	<input type="checkbox"/> Qualified sale
Y	1120	64 (2) 1212s on Parcel	<input checked="" type="checkbox"/> multiple uses
Y	1120	V One sale in data collection period was Valid, the other was outside of data collection. Used this sale from 3-27-19	<input type="checkbox"/> Sounds like cty knew it should be qualified but entered the wrong code thinking it was the first sale
Y	2112	58 BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Internal Corp transfer
Y	2130	75 QUESTIONABLE SALES PRICE	<input checked="" type="checkbox"/> Sold high by comps (sold in \$176.46 SF and comps show \$30.00 SF range)
Y	2135	75 QUESTIONABLE SALES PRICE	<input checked="" type="checkbox"/> Sold high by comps (sold in \$22.81 SF and comps show \$7.0 SF range)
Y	2135	75 QUESTIONABLE SALES PRICE	<input checked="" type="checkbox"/> Sold high by comps (sold in \$3.12 SF and comps show \$.50 SF range)
Accounts Audited: 36 Auditor Agrees: -34 Auditor Disagrees: -2 Auditor Disagrees: -5.56%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Carl	46	Ouray	
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R005469	0550	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R001352	1135	MOBILE HOME INCLUDED IN SALE	✓ SEPARATE MOBILE ACCOUNT
R000401	1212	FORECLOSURE OR FORCED SALE	✓ BANK SALE
R000819	1212	MAJOR RENOVATION AFTER SALE	✓ \$35,000 PERMIT PULLED FOR REMODEL
R000812	1212	SPECIAL CONCESSIONS/INCENTIVES	✓ ALSO OWNS ADJOINING PROPERTY
R001024	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R000578	1212	MAJOR RENOVATION AFTER SALE	✓ \$150,000 PERMIT PULLED FOR RENOVATION
R000253	1212	LESS THAN 100% CONVEYED	✓ 99 YEAR LEASE ON LAND
R000007	1212	USE CHANGE AFTER SALE	✓ CLASS CHANGED FROM COMMERCIAL TO RESIDENTIAL
R001317	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R001219	1212	MAJOR RENOVATION AFTER SALE	✓ \$550,000 PERMIT FOR REMODEL & ADDITION
R001761	1212	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	✓ \$48,000 PERMIT FOR GARAGE BUILT
R001185	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R001645	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R001465	1212	FORECLOSURE OR FORCED SALE	✓ BANK SALE; BANKRUPTCY ESTATE
R001389	1212	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R001888	1212	USE CHANGE AFTER SALE	✓ CONVERTED TO RESIDENCE
R001058	1212	USE CHANGE AFTER SALE	✓ CONVERTED TO RESIDENCE
R001026	1215	MULTIPLE RESIDENCES ON SAME PARCEL	✓ TWO RES MODELS ON ACCOUNT
R001856	1230	USE CHANGE AFTER SALE	✓ CONVERTED TO RESIDENCE
R001206	1277	AGRICULTURAL PROPERTY	✓ INCLUDED AGRICULTURAL LAND
R000656	2212	RELATED PARTIES	✓ SOLD TO DECEDENT'S SISTER

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000596	2212	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R001094	2212	OWNS ADJOINING LAND	✓ PURCHASED BY NON-PROFIT NEXT DOOR FOR EXPANSION
R000889	2212	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R001003	2212	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R005569	2212	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R000788	2212	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R006687	2212	NOT MADE AVAILABLE TO PUBLIC	✓ SELLER FINANCING; NOT ON OPEN MARKET
R000887	2215	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R000757	2215	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R002492	2215	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R000958	2215	OWNS ADJOINING LAND	✓ ADJOINING LODGE OWNER PURCHASED
R000665	2215	NOT MADE AVAILABLE TO PUBLIC	✓ NOT ON OPEN MARKET & MAJOR RENO AFTER SALE
R002097	2220	MULTIPLE PARCELS	✓ SALE INCLUDES THREE PARCELS
R000564	2220	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R001159	2220	MULTIPLE PARCELS	✓ PURCHASED ADJOINING VACANT LOT; RESIDENTIAL & COMMERCIAL USE
R001860	2220	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R001586	2230	NOT MADE AVAILABLE TO PUBLIC	✓ NOT ON OPEN MARKET
R001992	2230	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R003363	2230	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R000773	2230	MIXED USE	✓ RESIDENTIAL & COMMERCIAL USE
R003002	2230	MAJOR RENOVATION AFTER SALE	✓ INTERIOR REMODEL AFTER SALE
R006274	2230	MULTIPLE PARCELS	✓ SALE INCLUDES CROSS COUNTY PARCELS
R005570	2230	RELATED PARTIES	✓ MOTHER SELLING TO SON
R000009	2230	MINOR STRUCTURE INCLUDED IN SALE	✓ ADD'L NON-RES STRUCTURES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000592	2230	MIXED USE	<input checked="" type="checkbox"/> RESIDENTIAL & COMMERCIAL USE
R000661	2230	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> LONG TIME TENANT PURCHASED BUILDING
R001916	2235	MIXED USE	<input checked="" type="checkbox"/> RESIDENTIAL & COMMERCIAL USE
R005292	2235	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> NOT ON OPEN MARKET
R001854	2245	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> NOT ON OPEN MARKET-BELOW MARKET SP BY COMPS
R006506	2245	MULTIPLE PARCELS	<input checked="" type="checkbox"/> MULTIPLE CONDOS PURCHASED
R006573	2245	ARMS LENGTH TRANSACTION	<input checked="" type="checkbox"/> WRONG QUAL CODE; SHOULD HAVE BEEN NOT MADE AVAILABLE TO PUBLIC; NOT ON OPEN MARKET
R006574	2245	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> NOT ON OPEN MARKET-BELOW MARKET SP BY COMPS
R004927	2245	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> NOT ON OPEN MARKET-BELOW MARKET SP BY COMPS
R006601	2245	MULTIPLE PARCELS	<input checked="" type="checkbox"/> MULTIPLE BUILDINGS/CONDOS ON SEPARATE ACCOUNT PURCHASED
R006504	2245	BUSINESS AFFILIATES INVOLVED	<input checked="" type="checkbox"/> PARTNERS SELLING TO PARTNERS/CHANGE LLC NAME
R003077	3215	EXCESSIVE PERSONAL PROPERTY	<input checked="" type="checkbox"/> EXCESSIVE AMOUNT ASSIGNED TO PERSONAL PROPERTY
R004141	3215	USE CHANGE AFTER SALE	<input checked="" type="checkbox"/> USE CHANGED AFTER SALE TO MARIJUANA GROW FACILITY
Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	Park	
R0045853	0100	64	✓ Multiple property transfer
R0025633	0100	16	✓ Not offered to the open market
R0014020	0100	64	✓ Multiple property transfer
R0018024	0100	64	✓ Multiple property transfer
R0032326	0100	64	✓ Multiple property transfer
R0012977	0100	64	✓ Multiple property transfer
R0023866	0100	64	✓ Multiple property transfer
R0020990	0100	64	✓ Multiple property transfer
R0047157	0100	64	✓ Multiple property transfer
R0040287	0100	16	✓ Changed in use after sale
R0045774	0100	64	✓ Multiple property transfer
R0019636	0100	64	✓ Multiple property transfer
R0019476	0100	64	✓ Multiple property transfer
R0026790	0100	64	✓ Multiple property transfer
R0044312	0100	16	✓ Property located in two different counties
R0029663	0100	64	✓ Multiple property transfer
R0038433	0100	64	✓ Multiple property transfer
R0047165	0540	2	✓ No open market sold to town of Fairplay
R0018474	0550	14	✓ Transferred via PR deed, not open market, sold to close the estate
R0030312	0550	16	✓ Sales price was in question based on documents provided
R0000064	1112	60	✓ Transferred via PR deed, not open market, sold to close the estate
R0025053	1112	60	✓ Transferred via PR deed, not open market, sold to close the estate
R0020869	1112	58	✓ Transfer between business affiliates related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0042917	1112	57	<input checked="" type="checkbox"/> Transfer between related parties
R0045280	1112	57	<input checked="" type="checkbox"/> Transfer between related parties
R0018486	1112	58	<input checked="" type="checkbox"/> Transfer between business affiliates, not open market
R0007337	1112	58	<input checked="" type="checkbox"/> Transfer between business affiliates related parties
R0044290	1115	57	<input checked="" type="checkbox"/> Transfer between related parties
R0000339	1120	57	<input checked="" type="checkbox"/> Transfer between related parties
R0036878	2112	64	<input checked="" type="checkbox"/> Multiple property transfer
R0021194	2112	64	<input checked="" type="checkbox"/> Multiple property transfer
R0000125	2115	64	<input checked="" type="checkbox"/> Multiple property transfer condition of improvements
R0021023	2120	64	<input checked="" type="checkbox"/> Multiple property transfer
R0003600	2120	64	<input checked="" type="checkbox"/> Multiple property transfer
R0018793	2120	51	<input checked="" type="checkbox"/> Multiple property transfer
R0013559	2135	64	<input checked="" type="checkbox"/> Multiple property transfer
<hr/>			
Accounts Audited: 36	Auditor Agrees: -36	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	48	Phillips	
R002154	1112	SALE INVOLVES MULTIPLE PROPERTIES	☑ TD-1000 multiple properties
R003417	1135	BETWEEN RELATED PARTIES	☑ TD-1000/related parties
R002320	1212	Qualified Sale	☑
R002104	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000 remodel after sale
R001820	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ REMODEL AFTER SALE (USE CODE 68)
R001816	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000 complete remodel
R002098	1212	TO SETTLE AN ESTATE	☑ TD-1000 estates sale
R001820	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ no TD 1000 provided
R002127	1212	Qualified Sale	☑ Qualified
R002134	1212	Qualified Sale	☑ Qualified
R002238	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ TD-1000 multiple properties
R003035	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000 states will remodel
R001825	1212	Change in Use	☑ TD-1000 changed use
R002159	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ TD-1000 multiple properties
R000372	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000 will remodel
R001779	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000
R001825	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ Td-1000 cjamge of use/remodel
R003561	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ TD-1000

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003560	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> TD-1000/related parties
R001824	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> TD-1000 remodel after sale
R003442	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> TD-1000 related parties
R001827	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> TD-1000 remodel after sale
R001984	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> TD-1000 sale involves multiple properties
R002020	1212	SECOND SALE IN TIME FRAME	<input checked="" type="checkbox"/> TD-1000
R002127	1212		<input type="checkbox"/> no reason given to DQ
R002262	1235	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> TD-1000 multiple sales
R003400	2220	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
R003292	2230	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> TD-1000 reviewed
R003343	2230	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
R003265	2235	MIXED USE PROPERTY	<input checked="" type="checkbox"/> TD-1000 mixed use property
R003348	2235	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> PP included
R003300	2235	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> TD-1000 changed use
R003516	2235	MIXED USE PROPERTY	<input checked="" type="checkbox"/> mixed use
R003516	2235	SALE INVOLVES UNFULFILLED AGREEMENTS (CONTRACT)	<input checked="" type="checkbox"/> TD-1000/Businessw affiliates
R003591	2235	MIXED USE PROPERTY	<input checked="" type="checkbox"/> TD-1000/mixed use
R002306	2240	Qualified Sale	<input checked="" type="checkbox"/> Qualified
R002211	2240	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> major remodel
Accounts Audited: 37 Auditor Agrees: -36 Auditor Disagrees: -1 Auditor Disagrees: -2.70%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	Pitkin	
R003819	0100	70 MISC, SEE COMMENTS	✓ Seller in bankruptcy, forced sale, atypically motivated seller
R022001	0560	64 SALE INVOLVED MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R019554	1112	SALE INVOLVED MULTIPLE PROPERTIES	✓ Transfer of multiple properties
R006720	1212	MISC, SEE COMMENTS	✓ Land value only as stated on MLS, major repair issues, improvements in disrepair
R001201	1212	SALE WAS FOR PARTIAL INTEREST	✓ Partial interest transferred between related parties
R020663	1212	MISC, SEE COMMENTS	✓ Sold via auction,. major seller concessions
R003297	1212	SALE BETWEEN BUSINESS AFFILIATES	✓ Bank owned and sold without listing or advertising. Not open market
R006304	1212	MISC, SEE COMMENTS	✓ The sales price stated is for two different properties transferred via two different deeds. No indication of individual values.
R003727	1212	SALE INVOLVED FORECLOSURE, REO OR SHORT SALE	✓ Sale was result of foreclosure by lender, this sale is from lender to an individual
R002091	1212	SALE WAS BETWEEN RELATED PARTIES	✓ Related parties transfer as noted on TD1000
R002392	1212	SALE WAS BETWEEN RELATED PARTIES	✓ Partial interest transferred between related parties
R016501	1212	69 SALE WAS FOR PARTIAL INTEREST	✓ One-quarter interest transferred
R001805	1212	SALE WAS FOR PARTIAL INTEREST	✓ Partial interest transferred as stated in documents
R002122	1212	MISC, SEE COMMENTS	✓ Partial interest transferred as stated in documents
R001293	1212	MISC, SEE COMMENTS	✓ Change in character from vacant to improved residential, permit in place
R010755	1212	70 MISC, SEE COMMENTS	✓ Uneconomic parcel purchased for Pitkin County Open Space and Trails, not open market
R001615	1212	MISC, SEE COMMENTS	✓ Incorrect sale price on TD. Transferred partial interest by PRD
R013566	1212	SALE RESULT OF COURT ORDER OR DECREE	✓ Court ordered sale in bankruptcy court, not open market
R013593	1212	SALE RESULT OF COURT ORDER OR DECREE	✓ Court ordered sale in bankruptcy court, not open market
R002433	1212	SALE WAS BETWEEN RELATED PARTIES	✓ Sold by owner, no open market offering

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R006264	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> The existing improvements had frame work completed on the date of sale. The improvements were estimated to be approximately 40% complete
R004784	1212	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Improvements were not complete on date of purchase, seller financed seven million with a one year term.
R022552	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale between related parties.
R021398	1230	51 SALE INVOLVES GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Government restricted housing, buyers must qualify for purchase, not open market
R008910	1230	SALE INVOLVES GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Purchased by Pitkin Housing Authority, (a quasi-governmental agency), not open market
R022431	1230	51 SALE INVOLVES GOVERNMENT AGENCY	<input checked="" type="checkbox"/> Transferred to the City of Aspen for Employee Housing
R021775	1231	DEED RESTRICTED EMPLOYEE HOUSING	<input checked="" type="checkbox"/> Restricted sale to qualified applicants only via Housing Authority
R009280	1231	58 SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Sale between business affiliates, not open market
R008764	1231	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Sale price set a year earlier, waiting on zoning issues to be resolved, assemblage
R017355	1277	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties transferred
R006312	1277	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties (2) transferred; one parcel improved residential and the other agricultural
R009619	200	58 SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Sale between business affiliates, not open market
R016102	2225	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple non-adjacent parcels purchased in one deed.
R006924	2230	70 MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Sale between business affiliates to satisfy deed of trust between them; affects multiple parcels
R013734	2230	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Significant improvements located on property; Improvements from adjacent parcel was included in transfer. Leasehold interest only
R020106	2245	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Transfer between business affiliates
R018990	2245	MISC, SEE COMMENTS	<input checked="" type="checkbox"/> Transfer included a non-realty item, club membership
R016304	2245	64 SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Transfer of multiple non-adjacent parcels purchased in one deed
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	50	PROWERS	
242013040	1212	3 FAMILY	✓ FAMILY - YES IT WAS FAMILY
262003040	1212	18 ESTATE BEING SOLD	✓ ESTATE BEING SOLD
262002040	1212	18 ESTATE BEING SOLD	✓ ESTATE BEING SOLD
291002010	1212	22 REMODEL AFTER SALE	✓ ADDITION AFTER SALE
253015070	1212	3 FAMILY	✓ FAMILY
244005040	1212	18 ESTATE BEING SOLD	✓ NIECE SELLING ESTATE AS PR
258002040	1212	18 ESTATE BEING SOLD	✓ ESTATE SOLD THRU TRUST
240000133	1212	11 SEVERAL PARCELS INCLUDED	✓ TWO PROPERTIES (HOUSES) INCLUDED IN THIS SALE
237039010	1212	29 SPECIAL FINANCING	✓ THIS GUY BOUGHT ABOUT 10 HOUSES IN THE LAST COUPLE OF YEARS AND PAID WAY OVER THE NBHD. High by comps.
203501030	1212	11 SEVERAL PARCELS INCLUDED	✓ SEVERAL PARCELS INCLUDED
205003190	1212	21 ADDITION AFTER SALE	✓ REMODEL PERMIT ISSUED 6/2/2020
207000190	1212	22 REMODEL AFTER SALE	✓ SOLD IN 2019 REMODELED IN 2020
232002100	1212	22 REMODEL AFTER SALE	✓ 2020 PERMIT TO REMODEL AND THEY DID
236075020	1212	22 REMODEL AFTER SALE	✓ WAS REMODELED AND THEN FIRE TOTALED THE INSIDE. NOW IT'S REALLY BEING REMODELED.
244005120	1212	3 FAMILY	✓ FAMILY - YES IT WAS FAMILY
281002060	1212	3 FAMILY	✓ FAMILY
291004050	1212	18 ESTATE BEING SOLD	✓ DEED WAS A PERSONAL REP DEED
415000066	1212	22 REMODEL AFTER SALE	✓ REMODEL AFTER SALE YES THEY DID
281002140	1212	4 FIN INST AS SELLER OR BUYER	✓ CELESTIAL MEADOWS LLC & RCV INV
262003060	1212	29 SPECIAL FINANCING	✓ THIS GUY BOUGHT ABOUT 10 HOUSES IN THE LAST COUPLE OF YEARS AND PAID WAY OVER THE NBHD. High by comps.
265004121	1212	21 ADDITION AFTER SALE	✓ ADDITION AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
236045020	1212	29 SPECIAL FINANCING	<input checked="" type="checkbox"/> THIS GUY BOUGHT ABOUT 10 HOUSES IN THE LAST COUPLE OF YEARS AND PAID WAY OVER THE NBHD. High by comps.
961313014	1212	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
265003180	1212	29 SPECIAL FINANCING	<input checked="" type="checkbox"/> THIS GUY BOUGHT ABOUT 10 HOUSES IN THE LAST COUPLE OF YEARS AND PAID WAY OVER THE NBHD. High by comps.
265003135	1212	29 SPECIAL FINANCING	<input checked="" type="checkbox"/> THIS GUY BOUGHT ABOUT 10 HOUSES IN THE LAST COUPLE OF YEARS AND PAID WAY OVER THE NBHD. High by comps.
263001140	1212	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/> ESTATE BEING SOLD POA
919003100	1212	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> SOLD IN 2018 REMODELED IN 2019
291008081	1212	18 ESTATE BEING SOLD	<input type="checkbox"/> I ACTUALLY HAVE THIS AS A QUALIFIED SALE. Changed to a qualified sale.
210005032	1213	56 OTBL INCLUDED IN SALE	<input checked="" type="checkbox"/> THIS IS NOT A HOUSE IT'S A SHOP change of use
961331010	1233	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL IN 2020
200054621	2212	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODELED TO OFFICE
200000291	2212	99 UNDETERMINED BLUE SKY OR PP	<input checked="" type="checkbox"/> BOUGHT LIQUOR STORE AND ALL CONTENTS WITH NO \$ AMOUNT GIVEN FOR INVENTORY
500039771	2212	84 INFLATED PP OR BLUE SKY	<input checked="" type="checkbox"/> NO IDEA OF WHAT THEY PAID FOR JUST THE BUILDING
200010011	2212	46 PAPER SALE	<input checked="" type="checkbox"/> ANOTHER "SALE" JUST A CORPORATE THING
200035061	2212	30 MULTI-USE	<input checked="" type="checkbox"/> SEVERAL PARCELS AND THEY REMODELED THIS ONE
200036756	2212	46 PAPER SALE	<input checked="" type="checkbox"/> ANOTHER "SALE" JUST A CORPORATE THING business affiliates
200052821	2212	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> COMPLETE REMAKE
900005931	2212	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> SEVERAL BIG R PARCELS
200008840	2215	84 INFLATED PP OR BLUE SKY	<input checked="" type="checkbox"/> HOTEL - NO PP REPORTED AND DID SOME REMODEL
900063070	2215	84 INFLATED PP OR BLUE SKY	<input checked="" type="checkbox"/> HOTEL - NO PP REPORTED AND DID SOME REMODEL
200036810	2220	30 MULTI-USE	<input checked="" type="checkbox"/> HOUSE AND COMMERCIAL ON SAME SALE
200070690	2230	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> SEVERAL PARCELS INCLUDED - DEMO'D SEVERAL
900017481	2230	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL AFTER SALE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
900001627	2230	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> SEVERAL PARCELS INCLUDED
500061020	2230	43 MULTI-USE PROPERTY	<input checked="" type="checkbox"/> HOUSE AND COMMERCIAL ON SAME SALE
200037410	2233	46 PAPER SALE	<input checked="" type="checkbox"/> PIZZA HUT
200057410	2233	84 INFLATED PP OR BLUE SKY	<input checked="" type="checkbox"/> SAME GROUP DIFFERENT NAME
200007040	2235	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> SEVERAL PARCELS INCLUDED
900015330	2235	99 UNDETERMINED BLUE SKY OR PP	<input checked="" type="checkbox"/> A LOT OF RENTAL EQUIP INCLUDED IN SALE
500027541	2235	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/> REMODEL & ADDITION AFTER SALE
200054110	2235	10 ASSEMBLAGE	<input checked="" type="checkbox"/> ASSEMBLAGE - BOUGHT VAC PIECE NEXT TO THEIR BUSINESS
200054641	2235	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> SEVERAL PARCELS INCLUDED
Accounts Audited: 52 Auditor Agrees: -51 Auditor Disagrees: -1 Auditor Disagrees: -1.92%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Harry	51	PUEBLO	
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9624016003	0100	B	✓ Two lot sale
9531031009	0100	B	✓ Twenty-two lots changed to exempt use
5801010003	0100	B	✓ Two lot sale
514462023	0100	B	✓ Part of an assemblage deal
511115001	0100	B	✓ Sale of an entire subdivision plus three commercial lots, undeveloped
408313002	0100	B	✓ Multi-parcel sale
417201025	0100	B	✓ Two parcel sale: Parcel number deleted and combined
408109004	0100	B	✓ 100 plus parcel sale to a Tiny Homes builder, platted and minimal infrastructure
1504221006	0100	Z	✓ Intercorporate and interfamilial
3815205029	0100	B	✓ Two lot sale
1522229019	0100	B	✓ Five lot sale, assembled with prior sale
1522228024	0100	B	✓ Four lot sale
1522126019	0100	B	✓ Change in use- came off of agricultural use
1514412105	0100	B	✓ Three lot commercial land sale
511310021	0100	B	✓ Three lot multiple lot sale
1512108003	0100	B	✓ Four lot sale
4719000010	0100	B	✓ Three lot sale
1406329008	0100	B	✓ Multi-parcel sale
1305024028	0100	B	✓ Two parcel sale
525326003	0100	B	✓ Sale of one construction company to another
522430217	0100	PZ	✓ Sale of one construction company to another
512214153	0100	B	✓ Seven parcel sale
1514200051	0100	Z	✓ Purchased by an adjacent property owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
9532021010	0200	Z	✓ New Dollar General store in Pueblo West
419437006	0200	B	✓ 1,338 DOM
507105029	0200	BP	✓ Two lot sale
512335003	0200	Z	✓ Atypical access, has to use a shared easement
513000072	0200	B	✓ Two lot sale
513041002	0200	Z	✓ Improved with a KFC after sale
525417014	0200	B	✓ Two lot sale
1405301016	0200	ZP	✓ Access issues and drainage issues
1501146001	0200	B	✓ Three lot sale
1513302005	0200	B	✓ Two lot sale
4617100002	0200	Z	✓ Assemblage sale from an adjacent landowner
1514458002	0200	Z	✓ Improved with a new Subway after sale
430113003	1112	Z	✓ No MLS, not listed on the open market
609306004	1112	Z	✓ No MLS, not listed on the open market
602309016	1112	Z	✓ No MLS, not listed on the open market
330001014	1112	Z	✓ Transferred from business name to personal name, resold for \$235k in 11/2020
429238009	1112	Z	✓ No MLS, no market exposure
429242003	1112	Z	✓ Auction sale, investor sale,
429326002	1112	Z	✓ No MLS, not listed on the open market
429415012	1112	Z	✓ No exposure to market
535404014	1112	Z	✓ No MLS, not listed on the open market
603402012	1112	Z	✓ Purchased by a realtor who did not take a commission (\$20K)
607108004	1112	Z	✓ Two sales in the collection period, this is the first sale, fixed and flipped
612402001	1112	Z	✓ Owner was related to the listing broker, sold in five days, cash, quick sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
620003030	1112	Z	<input checked="" type="checkbox"/> Less than average condition per field inspection, No MLS, not listed on the open market
621004022	1112	Z	<input checked="" type="checkbox"/> No MLS, not listed on the open market
621008009	1112	Z	<input checked="" type="checkbox"/> No MLS, not listed on the open market
623315030	1112	Z	<input checked="" type="checkbox"/> Sold in one day, atypical marketing period: typical is 30-45 days
1509134023	1112	Z	<input checked="" type="checkbox"/> No MLS, no market exposure
1510104015	1112	Z	<input checked="" type="checkbox"/> No MLS, no market exposure
1510123024	1112	Z	<input checked="" type="checkbox"/> Grantor and grantee were the same. No MLS
1510206001	1112	Z	<input checked="" type="checkbox"/> 453 DOM, atypical marketing period
1510210008	1112	Z	<input checked="" type="checkbox"/> No MLS, no market exposure
9508005021	1112	Z	<input checked="" type="checkbox"/> Bank-owned, short sale, 132 DOM
605303017	1112	Z	<input checked="" type="checkbox"/> Vacant house that was not listed on the open market
624203014	1112	Z	<input checked="" type="checkbox"/> Needed flooring, windows and electrical work, poor condition per TD
331003029	1112	Z	<input type="checkbox"/> No justification for unqualification
1503101026	1212	Z	<input checked="" type="checkbox"/> Purchased by an adjacent property owner
1503409010	1212	Z	<input checked="" type="checkbox"/> No MLS, not listed on the open market
1502223001	1212	Z	<input checked="" type="checkbox"/> Sold before the listing became public, no exposure
1502222022	1212	Z	<input checked="" type="checkbox"/> No MLS, not listed on the open market
1502223010	1212	Z	<input type="checkbox"/> No justification for unqualification
1514108047	2130	Z	<input checked="" type="checkbox"/> Restaurant in poor condition
514149005	2130	Z	<input checked="" type="checkbox"/> Demolished a gas station and built a Starbucks, long-term lease
513028001	2130	Z	<input checked="" type="checkbox"/> Former Denny's, vacant for five years, auction sale after foreclosure
513021004	2130	Z	<input checked="" type="checkbox"/> No Exposure to the open market, car wash, buyer and seller were the same
507434016	2130	Z	<input checked="" type="checkbox"/> Purchased by adjacent property owner
1509455024	2130	Z	<input checked="" type="checkbox"/> Not exposed to the open market, there were two sales of this Urgent Care use

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1509455027	2130	Z	✓ Jersey Mike's with long-term lease and FFE, multiple tenants moved out after sale
1512204001	2130	Z	✓ Fire, building demolished, Pizza Hut rebuilt
1510314026	2130	Z	✓ Dental clinic with FFE and a long-term lease on multiple tenants
1512108008	2130	Z	✓ Private sale, no market exposure
1511101009	2130	Z	✓ Inter-familial sale
1512401013	2130	Z	✓ Mixed use: residential and commercial uses
536117005	2130	Z	✓ Inter-familial sale of a restaurant
1514415112	2130	Z	✓ Multiple building sale, included business value
501005003	2130	Z	✓ Chili's Restaurant with FFE and business value, No MLS
1501142005	2130	Z	✓ Multiple use property: first floor commercial and second floor residential
525133005	2130	Z	✓ No MLS, price included FFE, doctors' office
1509120002	2130	Z	✓ Car wash sold with favorable lease and a Subway restaurant, office space and other commercial
431206013	2130	Z	✓ Wendy's restaurant with FFE and business value, no MLS
506012002	2130	Z	✓ Under construction for three years, wooden foundation, partially completed, no utilities on site
1504119006	2130	Z	✓ Building damaged by vehicle, repaired and sold with no market exposure
535423025	2130	Z	✓ Former gas station converted to a tire shop, related parties per TD
1501202004	2130	Z	✓ Restaurant sale included FFE and liquor license, atypical seller motivation
433004031	2130	Z	✓ Assemblage parcel, poor condition per field inspection and fair condition per TD
1405403015	2130	Z	✓ Purchased by adjacent property owner, assemblage
1405310002	2130	Z	✓ Car dealership purchased by adjacent owner, assemblage
611424002	2130	Z	✓ No MLS, not listed on the open market
611422001	2130	Z	✓ Former vet clinic/surgery converted to dog kennels (Doggie Day Care)
435000056	2130	Z	✓ Multiple building sale, multiple parcel sale
1502131008	2130	Z	✓ Commercial and residential uses

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 95	Auditor Agrees: -93	Auditor Disagrees: -2	Auditor Disagrees: -2.11%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	Rio Blanco	
R0109545	0100	73 LISTED FOR 129,000 MRS. COULTER SAID THEY LOWBALLED THEM. SEWER IS ABANDONED, ONLY ONE WATER TAP AT 3RD AND CLEVELAND. ONE OF THE ALLEYS HAS TO BE PUT BACK. BOTH BUYERS AFFILIATED WITH THE HOSPITAL IN SOME WAY. HARD TO SAY WHAT AN ACTUAL DEVELOPER WOULD HAVE PAID FOR THESE. CAN'T DEVELOP A PRICE PER LOT, WHEN ONLY ONE LOT IN NINE HAS WATER AND THERE IS NO SEWER. PW	<input checked="" type="checkbox"/> Business affiliates not open market
R0304385	0540	65 NO LONGER HAS GRAVEL PRODUCTION - SENT VERIFICATION AND WILL CALL GRANTEE TO SEE WHAT PLAN FOR PROPERTY ETC IS. 11/2/20 TALKED TO OWNER THEY MADE AN OFFER, IT WAS NOT ON OPEN MARKET THEY AGREED TO PAY ALL THE STATE RECLAIMING COST OVER AND ABOVE THE S.P. THEY DID NOT DISCLOSE THE COST OF DOING THE RECLAIMING OF THE LAND WITH THE STATE. THEY ALSO PURCHASED AS IT WITH A LOT OF CLEAN UP TO BE DONE. RN	<input checked="" type="checkbox"/> Not open market, reclamation of pits to be paid for by buyer.
R0504405	0540	71 SALES VERIF RECD, RAW LAND PURCH THROUGH BROOKS REALTY TO BUILD HOME & OUTBLDGS, INCL WATER & MINERAL RIGHTS. OWNER FEELS PD MARKET PRICE, ALSO STATES OWNS ADJACENT PROP BUT DOESNT. BROTHERS HAVE BOUGHT PROPERTY IN THIS SAME AREA THOUGH & ARE STARTING UP HOPS OPERATION WHICH COULD HAVE INFLUENCED THE SALE\$. 9-5-18 VACANT LAND. AK	<input checked="" type="checkbox"/> Agriculture and residential use

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0302271	1135	70 SALE INCLUDES MOBILE HOME ON SCHEDULE M0300155, NEW OWNER LISTED VALUE AS \$500 AS IT IS NOT LIVABLE. THIS PROPERTY WAS OWNER FINANCED FOR 24 MONTHS. NEW OWNER DID INSPECT PROPERTY AND INTENDS TO USE IT AS RESIDENTIAL AND WILL BUILD A CABIN AND REPAIR THE QUONSET BUILDING. THE MOBILE HOME WILL ALSO BE REMOVED AND IS ESTIMATED TO COST \$3,000. ESTIMATE OF MARKET VALUE OF PROPERTY IS \$130,000, DID NOT CONSIDER THIS SALE TO BE MARKET VALUE BECAUSE OF THE COSTS TO REPAIR QUONSET AND DEMOLITION OF MH. UNQUALIFIED DUE TO OWNER FINANCING. SG	<input checked="" type="checkbox"/> Major repairs to multiple outbuildings, change in use after purchase
R0504425	1212	64 RATIO OF 38.85 ACRES AND BLDG 90.59 DIS QUAL AS SALE INCLUDES BOTH PARCELS NO WAY TO ADJ ACT VALUE TO INCLUDE ACT R0304783 RN	<input checked="" type="checkbox"/> Multiple properties transferred
R0304421	1212	64 SALE OF 2 PARCELS CONTAIN 54.86 OTHER ACT R05001651TOTAL ACRES PART IS NON USABLE LAND PUT APX VALUE OF 2000 FOR PP, NO PHONE NUMBER NO VERIFICATION RETURNED RN	<input checked="" type="checkbox"/> Multiple properties transferred
R0104218	1212	64 SPOKE WITH FLOYD HE FELT HE PAID TOO MUCH FOR THIS BUT THE BIGGEST REASON HE BOUGHT IT WAS FOR THE EXTRA LOTS, CANNOT ASSIGN A MONETARY VALUE BECAUSE OF THEIR INFLUENCE ON THE SALE. -PW	<input checked="" type="checkbox"/> Multiple properties transferred
R0104104	1212	64 NOT ON OPEN MARKET, NEW OWNER HAS BEEN RENTING, INCLUDED OTHER VACANT PROPERTY, TWO WITH ACREAGE, CAN NOT DETERMINE WHAT THEY CONTRIBUTED TO THE SALE PRICE. - PW	<input checked="" type="checkbox"/> Multiple properties transferred no open market
R0103506	1212	64 I BELIEVE THE EXTRA LOT WITH THIS SALE CARRIED MORE WEIGHT THAT USUAL. SEE PICTURES. - PR	<input checked="" type="checkbox"/> Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0103281	1212	60 DORIS LAYTON HAD TO GO TO THE WING AND WAS OUT OF MONEY TO PAY FOR IT. HER OLDEST SON HAD TO SELL THIS TO PAY FOR HER CARE.- PR	<input checked="" type="checkbox"/> Sold to have money for long term adult care, distress sale
R0302272	1212	66 9-20-19 SALES CHECK, NO ONE HOME, LEFT DOOR KNOCKER. HOME IS IN AVG CONDITION, VERIFIED MEASUREMENTS. COUPLE OF OUTBUILDINGS HAVE BEEN REMOVED. OWNER CAME INTO OFFICE, STATED IT APPRAISED FOR JUST OVER WHAT HE PAID FOR IT. NO ISSUES WITH THE HOUSE. HE WILL NOT BE DOING THE COMMERCIAL BUSINESS SO ASKED ABOUT CHANGING THAT, I EXPLAINED THAT IT CHANGES FROM COMMERCIAL AFTER JAN 1. HE IS GOING TO USE IT FOR HOBBY ONLY. HE FEELS SALE WAS MARKET VALUE. SALES VERIFICATION STATED APPRAISED FOR \$290,000. WILL BE USED FOR PRIMARY RESIDENCE. IT WAS REMODELED AFTER SALE WITH NEW FLOORS AND PAINT, RATED CONDITION AS AVERAGE. IT WAS INDICATED THAT SOME PP WAS INCLUDED AND DESCRIBED AS \$12,000 FOR LEATHER TOOLS. DISQUALIFIED BASED ON REMODEL AND PP INCLUDED. SG PP VALUE WAS DETERMINED HOME WAS REMODELED RN CALCULATED THE ADJ YR BUILT FROM THE ADDITION IN 1980 RN	<input checked="" type="checkbox"/> Change in use, major remodeling after purchase and before county inspection
R0101001	1212	60 SEE PRD IN DOCUMENTS. IN NEED OF A LOT OF TLC, NO UPKEEP WHATSOEVER. PR	<input checked="" type="checkbox"/> Transferred by PRD. Improvements in poor condition, 1031 exchange
R0103355	1212	72 MICHELLE RENTED THIS FROM HOLLY, UNTIL HOLLY WAS READY TO SELL - PR	<input checked="" type="checkbox"/> Related parties, owner - tenant
R0102335	1212	60 TARA WILLE IS JIMMY MCFARLANDS YOUNGEST DAUGHTER - WAS RENTED FOR A SHORT TIME BUT DIDN'T WANT THE HASSLE, DUMPED IT -PW	<input checked="" type="checkbox"/> In-family transfer to daughter she wanted to dump the property soon after as leasing was too much work
R0101845	1212	68 KITCHEN GUTTED, WORKING ON FLOORS. -PR	<input checked="" type="checkbox"/> Improvements in poor condition, major repair and remodeling after purchase

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0102895	1212	68 SELLER IS FINANCIAL INSTITUTION, ADDED EGRESS WINDOW DOWNSTAIRS, PAINTED, TORE OFF ROTTEN DECK, CLEANED NOW A THREE BEDROOM, STILL ONE BATH, VERY SMALL KITCHEN. -PR	<input checked="" type="checkbox"/> New construction, tear-out and major remodeling after purchase
R0302926	1212	71 SALE LOADED AS MARKET RATIO .8653 AND BACK TO AG 11/29/18 THEY WILL CONTINUE TO CUT HAY AS PER GRANTEE TD STATES 500 OF HOME ITEMS LEFT RN	<input checked="" type="checkbox"/> Mixed use residential and agricultural
R0100050	1212	72 FALLONN HAS BEEN RENTING THIS FOR A COUPLE YEARS. PURCHASED DIRECTLY FROM OWNER, NOT OFFERED ON OPEN MARKET. -PW	<input checked="" type="checkbox"/> Related parties, owner - tenant
R0104142	1212	72 KEETCH'S HAVE BEEN RENTING FOR AWHILE, NOT LISTED. PW	<input checked="" type="checkbox"/> Not offered to the open market
R0104255	1212	72 REALTOR AND HIS FATHER BUILT THIS HOUSE, THEN ALEX ACTED AS HIS OWN REALTOR, NOT ON OPEN MARKET. -PR	<input checked="" type="checkbox"/> Builders sale direct, not open market
R0304738	1212	72 MR. MILLER LOOKED AT THE HOUSE AND OFFERED A PRICE THAT THE SELLER COULD NOT REFUSE. LEIF ALSO STATED HE WANTED A PLACE THAT WASN'T SO MUCH WORK, WATERING AND MOWING. - PR	<input checked="" type="checkbox"/> Buyer walked-up and made offer, offer accepted, not open market
R0102535	1212	72 SALE WAS NOT ON MARKET BETWEEN FAMILY RN , SS TD1000 STATES THE PARTIES ARE NOT RELATED.	<input checked="" type="checkbox"/> Not offered to open market, related parties
R0302070	1212	72 TALKED MR. COOPER HE WILL BE USING THIS FOR GRAZING. HE MADE THEM AN OFFER THEY TOOK IT HE OWNS ADJ LAND HOWARD WANTED THIS LAND AND THEY WERE WERE WILLING TO SELL AT THAT PRICE RN	<input checked="" type="checkbox"/> Purchased by adjoining owner, not open market
R0604370	1212	72 PURCELL'S HAD THIS IN A REVERSE MORTGAGE THE COMPANY PUT IT BACK IN THEIR NAME, THE OWNER OF PROPERTY AROUND HOME PURCHASED IT AS IT WAS PART OF THE DEAL WHEN HE BOUGHT THE OTHER PROPERTY. RN	<input checked="" type="checkbox"/> Not open market, not exposed to market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0100590	1212	73 OWNER IS ILL, HAD TO MOVE IN WITH MOTHER IN ARIZONA WHO IS ALSO ILL, HAD TO SELL QUICK , HOME NEEDS NEW WIRING, ROTTING LOGS ON SOUTH SIDE, ASBESTOS TILE IN THE AUS. -PR	<input checked="" type="checkbox"/> Distress sale due to owner's health, improvements were in poor condition
R0300900	1212	73 WAS ON MARKET FOR 408K WILL CONTACT MR. DAVIS QV FOR NOW.. EXT INSP WAS DONE FALL OF 2018 RN TALKED TO OWNER THEY MADE AN OFFER AND THE PEOPLE TOOK IT	<input checked="" type="checkbox"/> Made offer to owner, accepted, not open market
R1103018	1212	72 PER TD1000 NOT OFFERED ON OPEN MARKET AND PRIVATE FINANCING, FINANCED FOR 10K OVER SELLING PRICE FOR 2 YR TERM! PURCH BY INVESTMENT CO SO THEY MAY FLIP IT. ALSO A FORECLOSURE RESALE. UNQ. AK	<input checked="" type="checkbox"/> Not offered to the open market, private financing
R0100365	1215	73 ANGIE BOUGHT THESE FOR 140K AND UPGRADED THE KITCHENS, HER HOUSE IN PAINTBRUSH RIDGE (R0104139) SOLD VERY QUICKLY IN JUNE OF 19. THIS WAS A CASH SALE & SHE WANTED TO MOVE (SEE NOTE ON SALE VERIFICATION) SO SHE DUMPED THESE FOR 105K. PW	<input checked="" type="checkbox"/> Stress sale, owner needed to move
R0304050	1277	57 VISITED WITH PHIL, SALE IS FOR 50% INTEREST IN PROPERTY CLEAR UP DIVORCE RN	<input checked="" type="checkbox"/> partial interest transferred
R0304474	1277	57 SALE OF .25% PERCENT OWNERSHIP FROM SISTER TO BROTHER, TO SETTLE ESTATE.	<input checked="" type="checkbox"/> partial interest transferred
R2504452	1277	63 SALES VERIF STATES PURCH AS INVESTMENT, COND OF 960 AC PROPERTY DESCRIBED AS OVERGRAZED& BLDGS UNLIVABLE & MOUSE INFESTED! WILL NEVER BE USED AS A RESIDENCE, MAY HUNT OR GRAZE. PURHCASED IN A 1031 EXCHANGE, DEFERRING CAP GAINS TAX & INCREASE \$ AVAILABLE FOR REINVESTMENT. RATIO BEFORE PUT TO AG .61037	<input checked="" type="checkbox"/> Business affiliates transferred for 1031 exchanges

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0704327	1277	71 GRANTOR VISITED WITH ME SP WAS 349,000 BUT AFTER SALE COMMISSION WAS ADJUSTED THEREFOR SHE RECEIVED MORE MONEY IN THE END RN	<input checked="" type="checkbox"/> 1277 code for ag land with integral residential improvements.
R1404158	1277	71 SALES VERIF RECD 12-6-19 RAW LAND SALE PURCH 100% INT. NO STRUCTURES TO BE BUILT OR TORN DOWN. AG USE, NOT RELATED PARTIES , WAS LISTED ON OPEN MARKET. TALKED TO MR DABB HEWILL LEASE TO TUFFY SHERIDAN AND SEND COPY OF BLM GRAZE TRANS ALLOTMENT FROM. HE FELT THEY GOT GOOD DEAL AS GOING INTO WINTER WAS ON MARKET FOR OVER 1MILLION RN	<input checked="" type="checkbox"/> 1277 code for ag land with integral residential improvements.
R0304594	2215	73 FLC SALE HAD BEEN ON MARKET A LONG TIME I HAD ADJ TO RV SP AS NO USE FOR SEVERAL YEARS. BLDG COULD HAVE BEEN SOLD AND MOVED. 10/16/19 CHECK PROPERTY ALL BLDG IN GOOD COND. 4 TINY HOMES MOVED ONTO PROPERTY WITH HAVE DECKS, ETC ATTACHED BUT BE LICENSED WITH CLERK. THEY PLAN ON OPENING THE FRONT RV HOOK UPS SOON. NEW OWNER STATED THERE WAS AN OFFER THAT FELL THROUGH. THEY HAD THE CASH AND MADE A COUNTER OFFER HE FELT THEY GOT A GOOD DEAL. HE SAID SOME OF THE SEPTIC POSSIBLE 2 OUR OF 5 HAVE ISSUES. THERE IS A WATER WELL BUT WINTER IS HARD, THEY WANT TO TIE INTO THE TOWN WATER LINE THAT IS ON THE NEIGHBOR'S PROPERTY. RN	<input checked="" type="checkbox"/> Transferred by Quit Claim Deed, Buildings moved on the property after purchase
R0500915	2225	64 PROPERTY USE AG ACRES RBC 9612.32 ON 2 ACCOUNTS R0500915 R0504460	<input checked="" type="checkbox"/> Multiple properties transferred limited water source and sewage facilities.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0502601	2662	58 GRANTEE EXPLAINED THAT WHEN HE PURCHASED THE PROPERTY IT WAS 80 AC HE SPLIT IT AS HE AND GRANTOR HAD OTHER PROPERTIES THEY HAD SOLD AND NEEDED TO DO 1031 EXCHANGES. HE AND GRANTOR PARTNER ON OTHER LAND DEALINGS. W BRADFIELD SAID, HE HAD LUKE RENNINGER PURCHASE THIS SO HE COULD DO A 1031 EXCHANGE AND THEN IT WILL BE HIS LAND. ONLY IN LUKES NAME AS A GO BETWEEN PERSON.	<input checked="" type="checkbox"/> Business affiliates both working on their own 1031 exchanges.
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Andy	53	RIO GRANDE	
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R007889	0100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006884	0100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006873	0100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006890	0100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R001135	0100	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R008391	0200	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R001549	0200	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R007762	0510	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R008358	0520	SEE COMMENT	✓ No market exposure, after analysis paid over normal
R007751	0540	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R013243	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006259	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R010002	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R007243	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R006650	1112	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R008021	1212	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R013422	1212	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R013542	1212	MULTIPLE PROPERTIES (O.P.I.)	✓ Multiple properties transferred
R001963	1212	DIVORCE/TRANSFER/ILLEGAL/FORCE	✓ Distress transfer due to a divorce situation
R008975	1212	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition
R008955	1212	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition
R004629	1212	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition
R002111	1212	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R012086	1212	SEE COMMENT	✓ New constuction after purchase before county inspection
R008048	1212	SEE COMMENT	✓ Included mobile home, mobile home park
R002921	1212	NEW CONSTRUCTION	✓ New improvements constructed after purchase
R006568	1212	NEW CONSTRUCTION	✓ New residential improvements built after purchase
R008117	1212	LAND + MOBILE HOME	✓ Transfer included a mobile home
R010401	1212	NEW CONSTRUCTION	✓ New improvements constructed after purchase
R010006	1215	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition
R007165	2120	SEE COMMENT	✓ Makes offers to owners, findings distressed owners and making offers
R001311	2212	IMPROVED MULTIPLE PROPERTIES	✓ Multiple properties transferred
R011015	2212	NEW CONSTRUCTION	✓ New residential improvements built after purchase
R009800	2215	SEE COMMENT	✓ Mixed use property Drive - in movie theater, etc.
R001642	2220	FAMILY/ESTATE/IN HOUSE TRANSFER	✓ Clear an estate
R007850	2225	IMPROVED AG LAND	✓ Used as agricultural
R011784	2230	IMPROVED MULTIPLE PROPERTIES	✓ Multiple properties transferred
R000978	2230	BOUGHT IN POOR CONDITION	✓ Improvements were in poor condition
R001624	2230	NEW CONSTRUCTION	✓ New residential improvements built after purchase
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Accounts Audited:	39	Auditor Agrees: -39	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Andy	54	ROUTT	
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R8171184	0510	57	✓ Related parties transfer, not open market
R8338575	1112	75	✓ Related parties transfer, not open market
R8162674	1112	57	✓ Related parties transfer, not open market
R4247625	1112	57	✓ Related parties transfer, not open market
R0011765	1112	57	✓ Related parties transfer, not open market
R8169769	1112	Y	✓ Related parties transfer, not open market
R4778193	1112	50	✓ Multiple property transfer
R4202548	1112	57	✓ Related parties transfer, not open market
R6826840	1112	57	✓ Related parties transfer, not open market
R3825258	1112	57	✓ Related parties transfer, not open market
R0164515	1112	57	✓ Transfer between business affiliates, not offered to the open market
R0047913	1112	57	✓ No transfer as it was a business transfer
R3827138	1112	57	✓ Related parties transfer, not open market
R6213666	1112	57	✓ Related parties transfer, not open market
R4162111	1115	57	✓ Transfer between business affiliates, not offered to the open market
R4772309	1125	58	✓ Transfer between business affiliates, not offered to the open market
R8173615	1230	69	✓ Partial interest transfer
R8166067	1230	69	✓ Partial interest transfer
R8173610	1230	69	✓ Partial interest transfer
R8173425	1230	69	✓ Partial interest transfer
R8166082	1230	69	✓ Partial interest transfer
R8166022	1230	69	✓ Partial interest transfer
R8165980	1230	69	✓ Partial interest transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8173613	1230	69	<input checked="" type="checkbox"/> Partial interest transfer
R8167735	1230	69	<input checked="" type="checkbox"/> Partial interest transfer
R8167739	1230	69	<input checked="" type="checkbox"/> Partial interest transfer
R6259187	1230	64	<input checked="" type="checkbox"/> Multiple property transfer
R8173680	1230	57	<input checked="" type="checkbox"/> Partial interest transfer between related parties
R4554050	1230	75	<input checked="" type="checkbox"/> Purchased by long term tenant
R8180761	2112	52	<input checked="" type="checkbox"/> Purchased with long term lease with railroad, transferred via a Quit Claim deed
R6812594	2112	75	<input checked="" type="checkbox"/> Transfer was based on a lease/purchase option, not offered to the open market
R4258058	2115	58	<input checked="" type="checkbox"/> Transfer between business affiliates, not offered to the open market
R4328132	2130	70	<input checked="" type="checkbox"/> Transferred by Deed in Lieu of Foreclosure
R7717230	2130	58	<input checked="" type="checkbox"/> Transfer between business affiliates, not offered to the open market
R8167850	2135	58	<input checked="" type="checkbox"/> Transfer between business affiliates, not offered to the open market
Accounts Audited:	35	Auditor Agrees:	-35
		Auditor Disagrees:	0
		Auditor Disagrees: 0.00%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
R006545	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R011728	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R007629	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R011833	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R011293	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010743	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R013352	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R012349	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010555	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R002760	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R002612	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010906	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R007991	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R001210	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010591	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R008395	0100	OTHER	✓ remenant parcel after analysis it was an outlier
R006769	0100	AG SALE	✓ Property being used as agrcultural
R002565	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R011013	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R006348	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R019017	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010855	0100	SALES INV. RELIGIOUS INSTITUTE	✓ Religious institution transfer
R014473	0100	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R015258	0100	SALE INV. MULTIPLE PROPERTIES	☑ Property being used as agricultural
R015160	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R013666	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R001525	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R010293	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R011575	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R008239	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R015155	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R014021	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R001983	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R002556	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R008008	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R015147	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R001270	0100	SALE TO SETTLE ESTATE	☑ Salew to settle estate
R001530	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R010475	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R011902	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R001487	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R012159	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R015158	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R015319	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R010298	0100	SALE INV. MULTIPLE PROPERTIES	☑ Multiple properties transferred
R001479	0520	SALE INV. MULTIPLE PROPERTIES	☑ Property being used as agricultural
R015746	0520	SALE INV. MULTIPLE PROPERTIES	☑ Property being used as agricultural

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005585	0550	AG SALE	✓ Property being used as agrcultural
R002647	0550	SALE INVOLVED TRADES	✓ The transfer included trades not valued
R006848	0550	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R015523	0550	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R006854	0560	CONTIGOUS PARCEL	✓ Purchased by the adjoining property woner, no market exposure
R005535	0560	CONTIGOUS PARCEL	✓ Purchased by the adjoining property woner, no market exposure
R004531	0560	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R010918	1212	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R013863	1212	CONTIGOUS PARCEL	✓ Purchased by the adjoining property woner, no market exposure
R001184	1212	NO TRANSFER	✓ No title transfer sale included two parcels
R010488	1212	OTHER	✓ Quit claim deed transfer
R006274	1212	QUIT CLAIM	✓ Transferred via a Quit Clim deed
R016662	1212	SALE BETWEEN RELATED PARTIES	✓ Transfer between related parties, not open market
R011718	1212	SALE INC. UND PERSONAL PROP.	✓ Sale included personal property of unknown value
R001554	1212	SALE INC. UND PERSONAL PROP.	✓ Sale included personal property of unknown value
R018909	2230	AG SALE	✓ Property being used as agrcultural
R006890	2230	AG SALE	✓ Property being used as agrcultural
R008772	2230	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R018346	2235	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R016891	2235	SALE INV. MULTIPLE PROPERTIES	✓ Multiple properties transferred
R006861	2240	AG SALE	✓ Property being used as agrcultural

Accounts Audited: 68
Auditor Agrees: -68
Auditor Disagrees: 0
Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	56	San Juan	
R3037	0100	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Lang: new home built since sale
R2571	0100	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Schell: New home built since sale
R5984	0100	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Huff & Hasto: new home built since sale
R3069	0100	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Cassida: new home built since sale
R2661	0100	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Weller to Blankenship: New home built since sale
R2674	0600	PP Non-Realty items of undeterminable value included	<input type="checkbox"/> Vacant land with minor structures - sheds and "junk" on property
R5096	1112	C Related Parties	<input checked="" type="checkbox"/> My home. Purchased from friends; property was never exposed to the market
R3068	1112	C Related Parties	<input checked="" type="checkbox"/> Harms: purchased from friends below market with agreement to allow sellers to visit/stay
R2963	1112	C Related Parties	<input checked="" type="checkbox"/> Davenport: son purchased from parents
R2663	1112	C Related Parties	<input checked="" type="checkbox"/> Garvin/Historic Bottling Co: sold to LLC with same owners
R2917	1112	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> former mixed use art gallery and residence; buyer may use exclusively as residence
R3035	1112	C Related Parties	<input checked="" type="checkbox"/> Brewer: Granddaughter purchased from grandparents; she told me that they had an appraisal and bought for less than appraised
R2846	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Megan Kimmel house: Remodeled and resold 12/17/2020
R2568	1112	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> 2 Single Family homes on 1 parcel; can't be legally split to sell separately
R2607	1112	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> 2 Single Family homes on 1 parcel; can't be legally split to sell separately
R5981	1112	B Multiple Dissimilar Parcels	<input checked="" type="checkbox"/> Twilight Meadow: vacant lot and single family home; can be sold separately
R2791	1112	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> 2 Single Family homes on 1 parcel; can't be legally split to sell separately
R2989	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Henderson (Molly & Andy Morris): 809 Reese St. Major remodel since sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R3151	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ Joe Harrel: enclosed porch since sale; re-sold 7/14/2020
R3026	1120	C Related Parties	✓ Coleman 4-plex: Bought out partners
R5719	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5726	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5721	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5722	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5730	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5731	1211	Z_Imp Improvement Only Sale	✓ Cabin on USFS lease
R5742	1230	L Distressed Sale	✓ Condo Sale in lieu of foreclosure; seller had stripped out all appliances; unusually poor condition
R5748	1230	Z_Sol Re-sold since sale	✓ Condo re-sold 7/7/2020 (under contract prior to 6/30/2020)
R5749	1230	Z_Sol Re-sold since sale	✓ Condo re-sold 7/7/2020 (under contract prior to 6/30/2020). Buyer sold R5748 (trade involved)
R5741	1230	Z_Sol Re-sold since sale	✓ Condo re-sold 7/7/2020 (under contract prior to 6/30/2020)
R2758	2112	C Related Parties	✓ Gallegos family - San Juan 4x4
R3027	2112	PP Non-Realty items of undeterminable value included	✓ Hardware store sold with inventory
R2843	2115	Z_Mix Mixed Use or Multi	✓ motel; former hostel with residence; major remodel since sale
R2858	2115	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ Prospector Motel: remodeled since sale
R2852	2115	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ Avon Hotel: Major remodel since sale
R2620	2115	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ Wyman Hotel: Major remodel since sale
R1042	2115	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ RV Park: Major expansion since sale; combined with another RV Park
R2540	2115	Z_Val Major Remodel, Built or Destroyed Since Sale	✓ RV Park: Created a residential unit since sale; combined with another RV Park
R2619	2130	Z_Mix Mixed Use or Multi	✓ Cole Davenport: mixed use: retail cannabis + residence

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2848	2130	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> 2 buildings: Former brewery and single family home. Buyer converting brewery to a home
R2752	2130	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Romero's / Avalanche Brewery: Major remodel since sale
R2777	2130	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Bent Elbow: remodeled since sale
R2773	2130	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Brown Bag: Remodeled restaurant since sale
R2787	2130	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Nook Bakery: new apartment and major restaurant remodel since sale
R2676	2135	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Castle: Duplexed since sale
R2918	2135	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Benro: Mixed use; Remodeled portion into retail since sale
R2801	3115	Z_Mix Mixed Use or Multi	<input checked="" type="checkbox"/> mixed use: hardware manufacturing and residential; leased back to seller
R1093	5020	R Gov, Utility, Charity, Edu Involved in Sale	<input checked="" type="checkbox"/> Public School = buyer; adjacent to existing school property
<hr/>			
Accounts Audited:	48	Auditor Agrees: -47	Auditor Disagrees: -1
		Auditor Disagrees: -2.08%	

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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Carl	57	SAN MIGUEL	
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R1010001146	0100	22 TO SETTLE ESTATE	<input checked="" type="checkbox"/> 463517-Letters Testamentary
R1080030008	0400	10 DEED RESTRICTED	<input checked="" type="checkbox"/> Deed restricted by countymostly price or work condition
R1080000098	0400	1 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Sale was \$600K below market value
R1040030033	0550	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Non-MLS sale. Two mining claim props
R1040011265	1112	50 Major Remodel	<input checked="" type="checkbox"/> \$140K remodel after sale
R2030096903	1112	89 INVOLVES IRS 1031 TRADES	<input checked="" type="checkbox"/> Installation of an on site improvement
R2032211319	1112	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two properties Non-MLS sale
R1050191780	1112	Q SALE WHY NOT QUALIFY THE LAST SALE IN YOUR TIME PERIOD??	<input checked="" type="checkbox"/> New appraiser error. Most recent sale is now value, while older sale is invalid
R1050191780	1112	39	<input checked="" type="checkbox"/> This sale is now valid,changed from DQ to Q
R1040016110	1112	15 15 Improvement Demolished	<input checked="" type="checkbox"/> 15 Improvement Demolished
R1040010145	1112	8 Distress	<input type="checkbox"/> no notes
R1040012525	1212	64 PLEASE REFER TO NOTES	<input checked="" type="checkbox"/> Improvement Only. Land on a 99 year lease
R1040098072	1212	64 PLEASE REFER TO NOTES	<input checked="" type="checkbox"/> Improvement Only. Land on a 99 year lease
R1030007361	1230	Was a DQ now a Qualified sale. Changed by county	<input checked="" type="checkbox"/> This is a valid Sale
R1010093209	1230	1 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Yes related parties
R1010100113	1230	10 DEED RESTRICTED	<input checked="" type="checkbox"/> Deed restricted by countymostly price or work condition
R1010017131	1231	10 DEED RESTRICTED	<input checked="" type="checkbox"/> Deed restricted by countymostly price or work condition
R1010003200	2112	17 AG VALUE	<input checked="" type="checkbox"/> Non-Integral to Ag. Mixed use account
R1010003707	2115	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial acct. Motel & vacant lot sale
R1010003590	2120	1 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann
R1010130007	2130	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann
R2010020675	2130	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1080016066	2130	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann
R1080060066	2130	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann
R1080022014	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial John Zimmarmann
R1011195317	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three properties. Multiple condos
R1080093279	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Second Off site parking space
R1080093290	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Second Off site parking space
R1080093294	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Second Off site parking space
R1011195001	2245	6 INVOLVES TRADES	<input checked="" type="checkbox"/> TD-1000 stated trades included as well as 1031 exchange
R1080110688	2245	10 DEED RESTRICTED	<input checked="" type="checkbox"/> Deed restricted by countymostly price or work condition
R1080093276	2245	7 INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Commercial Condo Multiple properties
<hr/>			
Accounts Audited: 32	Auditor Agrees: -31	Auditor Disagrees: -1	Auditor Disagrees: -3.13%
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Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	SEDGWICK	
R0011035070	1110	37 This sale and # 12, 13 & 15 were all sold together. None of these house have been lived in for at least a decade and will need extensive work to be livable.	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0011035080	1110	37 This sale and # 12, 13 & 15 were all sold together. None of these house have been lived in for at least a decade and will need extensive work to be livable.	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0011035100	1110	37 This sale and # 12, 13 & 15 were all sold together. None of these house have been lived in for at least a decade and will need extensive work to be livable.	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0011035090	1110	37 This sale and # 12, 13 & 15 were all sold together. None of these house have been lived in for at least a decade and will need extensive work to be livable.	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES INVOLVED
R0010001050	1111	42 Quit Claim Deed, Court Battle over ownership	<input checked="" type="checkbox"/> OTHER - SEE SALE NOTES
R0014083020	1112	0 Q sale	<input checked="" type="checkbox"/>
R0014082010	1112	0 Q sale	<input checked="" type="checkbox"/>
R0014080080	1112	0 Q sale	<input checked="" type="checkbox"/>
R0013044010	1112	39 House was bought in Dec 2019, in poor condition, value of property lowered, then after extensive remodel, house sold and value raised back up.	<input checked="" type="checkbox"/> EXTENSIVE REMODELING
R0014087010	1112	0 Q sale	<input checked="" type="checkbox"/>
R0031006050	1117	39 House was in poor condition when sold, and has had ongoing extensive remodeling since purchase	<input checked="" type="checkbox"/> EXTENSIVE REMODELING
R0034001010	1118	0 Q sale	<input checked="" type="checkbox"/>
R0034001020	1118	0 Q sale	<input checked="" type="checkbox"/>
R0061232031	1119	0 Q sale	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0071236240	1120	0 Q sale	<input checked="" type="checkbox"/>
R0071120050	1122	0 Q sale	<input checked="" type="checkbox"/>
R0091118020	1123	0 Q sale	<input checked="" type="checkbox"/>
R0016000003	1125	38 This property and the next property were sold together as one unit. Is a multi-unit apartment buildings. Never on the market.	<input checked="" type="checkbox"/> UNFILLED AGREEMENT - NO MARKET
R0016000002	1125	38 This property and the next property were sold together as one unit. Is a multi-unit apartment buildings. Never on the market.	<input checked="" type="checkbox"/> UNFILLED AGREEMENT - NO MARKET
R0010011070	2112	0 Q sale	<input checked="" type="checkbox"/>
R0010011180	2112	0 Q sale	<input checked="" type="checkbox"/>
R0010002070	2112	0 Q sale	<input checked="" type="checkbox"/>
r0010012120	2120	0 Q sale	<input checked="" type="checkbox"/>
R0061104100	2130	34 This sale was to settle an estate as current owner was leasing this property previously and family did not want to lease it anymore, just wanted to sell to get rid of.	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
R0020011130	2130	0 Q sale	<input checked="" type="checkbox"/>
R0010009060	2130	0 Q sale	<input checked="" type="checkbox"/>
R0061233060	2130	32 Property "sold" from individual into his company name.	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
R0011026110	2130	34 This sale was to settle an estate.	<input checked="" type="checkbox"/> SETTLE AN ESTATE
R0010011120	2130	38 Previous owners was the Town of Julesburg, building was gutted by previous owner, only a shell of a building. Will need extensive work to rebuild.	<input checked="" type="checkbox"/> UNFILLED AGREEMENT - NO MARKET
R0030005120	2130	39 This code should be 39 for extensive remodel, also was a quit claim deed. Was an old building in very poor condition, bought specifically to remodel and sell at a profit.	<input checked="" type="checkbox"/> UNFILLED AGREEMENT - NO MARKET
R0061234130	2130	32 This goes along with sale with reception #204490	<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0031004010	2135	0 Q sale	<input checked="" type="checkbox"/>
r0041230040	2135	0 Q sale	<input checked="" type="checkbox"/>
Accounts Audited: 33 Auditor Agrees: -33 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
2800658	0100	80	<input checked="" type="checkbox"/> Purchased by adjacent homeowner, never exposed to open market
6518063	0100	80	<input checked="" type="checkbox"/> Private sale between developers, not exposed to the open market
6510326	0100	80	<input checked="" type="checkbox"/> Buyer approached seller. Buyer paid a premium. Not on open market
2801046	0100	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1300245	1112	80	<input checked="" type="checkbox"/> Accessory apartment (lock-off) demolished after sale
1101769	1112	80	<input checked="" type="checkbox"/> Under contract before it was listed. Improvement demolished after sale
101117	1112	80	<input checked="" type="checkbox"/> Buyer approached seller. No MLS, not on open market
1300127	1112	80	<input checked="" type="checkbox"/> Partially completed improvement at the time of sale, lack interior finish
1200211	1112	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
6511712	1113	80	<input checked="" type="checkbox"/> Sale was part of a legal settlement between grantor/grantee.
1200428	1113	80	<input checked="" type="checkbox"/> Correction deed
1501389	1113	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
3001368	1113	80	<input checked="" type="checkbox"/> Purchased by adjacent homeowner, never exposed to open market
6506631	1113	80	<input checked="" type="checkbox"/> Buyer approached seller, no MLS or market exposure
301055	1114	80	<input checked="" type="checkbox"/> Purchased by adjacent homeowner, never exposed to open market
6515057	1114	80	<input checked="" type="checkbox"/> Purchased by friend, no MLS, not exposed to the open market
1100312	1115	80	<input checked="" type="checkbox"/> Improvement demolished immediately after sale
303604	1230	80	<input checked="" type="checkbox"/> Tenant purchased, not exposed to open market
2802327	1230	80	<input checked="" type="checkbox"/> Purchased by tenant, no MLS, no market exposure
700750	1230	80	<input checked="" type="checkbox"/> Interior was gutted without a permit, sold without a CO, partial complete
700374	1230	80	<input checked="" type="checkbox"/> Purchased from an acquaintance, fair condition per TD, no MLS
700143	1230	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
6500770	1230	80	<input checked="" type="checkbox"/> Purchased by adjacent homeowner, never exposed to open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
400168	1230	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
303104	1230	80	<input checked="" type="checkbox"/> Purchased from a co-worker, not exposed to the open market
302722	1230	80	<input checked="" type="checkbox"/> Incorrect legal description, part of an exchange
302544	1230	80	<input checked="" type="checkbox"/> Correction deed
301877	1230	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
400008	1230	80	<input checked="" type="checkbox"/> Correction deed
305173	1230	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
6506317	1230	80	<input type="checkbox"/> Insufficient documentation for disqualification
1500522	2112	80	<input checked="" type="checkbox"/> Structural issues, extensive deferred maintenance
1102339	2130	80	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
1500037	2130	80	<input checked="" type="checkbox"/> Part of a portfolio sale, forty-one buildings, allocated sales price
6506101	2245	80	<input checked="" type="checkbox"/> No MLS or COSTAR, not exposed to the open market
302793	2245	80	<input checked="" type="checkbox"/> Multiple-unit sale, no MLS or COSTAR, seller financing
304592	2245	80	<input checked="" type="checkbox"/> No MLS or COSTAR, not exposed to the open market
6500547	2245	80	<input checked="" type="checkbox"/> Tenant purchased, not exposed to open market, multiple unit sale
6500548	2245	80	<input checked="" type="checkbox"/> Tenant purchased, not exposed to open market, multiple unit sale
Accounts Audited: 39 Auditor Agrees: -38 Auditor Disagrees: -1 Auditor Disagrees: -2.56%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0021731	0100	64	✓ Multiple property transfer
R0011040	0100	101	✓ Residential improvements were constructed after sale
R0053689	0100	101	✓ Undetermined value of personal property included in sale
R0017671	0100	64	✓ Multiple property transfer
R0016825	0100	64	✓ Multiple property transfer
R0014196	0100	103	✓ Not offered to the open market, no MLS
R0013211	0100	64	✓ Multiple property transfer
R0013067	0100	64	✓ Multiple property transfer
R0012716	0100	988	✓ Many improvements located on property at time of sale
R0012654	0100	64	✓ Multiple property transfer
R0011990	0100	101	✓ Undetermined value of personal property included in sale
R0018764	0100	103	✓ Undetermined value of personal property included in sale
R0011557	0100	64	✓ Multiple property transfer
R0018601	0100	64	✓ Multiple property transfer
R0010919	0100	101	✓ Water well included in sale, not typical
R0010848	0100	64	✓ Multiple property transfer
R0007909	0100	64	✓ Multiple property transfer
R0007856	0100	103	✓ No MLS, not offered to the open market
R0007757	0100	64	✓ Multiple property transfer
R0007684	0100	64	✓ Multiple property transfer
R0005629	0100	64	✓ Seller concessions, 1/3 of purchase price
R0005357	0100	64	✓ Multiple property transfer
R0004685	0100	64	✓ Multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0011858	0100	71	☑ Transfer between related parties
R0054744	0100	73	☑ New residential improvement started after sale
R0056305	0100	101	☑ Undetermined value of personal property included in sale
R0056212	0100	64	☑ Multiple property transfer
R0056211	0100	103	☑ Undetermined value of personal property included in sale
R0056210	0100	58	☑ Transfer between business affiliates
R0055601	0100	64	☑ Multiple property transfer
R0054767	0100	73	☑ New residential improvement started after sale
R0017382	0100	73	☑ New residential improvement started after sale
R0054747	0100	950	☑ First sale after foreclosure, no open market
R0020868	0100	64	☑ Multiple property transfer
R0054690	0100	73	☑ New residential improvement started after sale
R0043548	0100	101	☑ Undetermined value of personal property included in sale
R0024252	0100	64	☑ Multiple property transfer
R0054759	0100	73	☑ New residential improvement started after sale
R0024303	0100	64	☑ Multiple property transfer
R0020769	0100	64	☑ Multiple property transfer
R0043703	0100	64	☑ Multiple property transfer
R0050634	0100	103	☑ Undetermined value of personal property included in sale
R0054843	0200	51	☑ Adjoining owner purchased property, no open market
R0050572	0200	64	☑ No MLS, no open market
R0052821	0200	53	☑ Sale to non-profit , improvement 75% complete on date of sale
R0053973	0200	64	☑ Multiple property transfer
R0056591	0200	73	☑ No transfer, errors in legal descriptions

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000720	0200	64	✓ Not open market for multiple properties
R0000598	0200	64	✓ Assemblage effort by adjoining owner
R0000274	0200	64	✓ Multiple property transfer
R0000264	0200	64	✓ Multiple property transfer
R0003534	0510	64	✓ Multiple property transfer
R0013934	0520	64	✓ Multiple property transfer
R0039454	0530	64	✓ Multiple property transfer
R0014128	0530	73	✓ New residential improvement started after sale
R0013662	0530	101	✓ Undetermined value of personal property included in sale
R0010927	0530	101	✓ Residential improvements were constructed after sale
R0055009	0540	64	✓ Multiple property transfer
R0019289	0540	661	✓ For sale by owner, not offered to the open market
R0038611	0540	64	✓ Multiple property transfer
R0011072	0540	73	✓ New residential improvement started after sale
R0048013	0540	101	✓ Undetermined value of personal property included in sale
R0056173	0540	64	✓ Multiple property transfer
R0007810	0540	73	✓ Significant seller concessions
R0010347	0540	641	✓ No transfer, correction deed
R0007045	0540	103	✓ Not offered to the open market, no MLS
R0055414	0540	58	✓ Transfer between business affiliates
R0003416	0540	642	✓ Multiple property transfer
R0003199	0540	64	✓ Multiple property transfer
R0007033	0550	101	✓ Motivated buyer purchased over market, outlier
R0007064	0550	661	✓ Residential improvements were tagged as uninhabitable

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0055103	0550	64	✓ Multiple property transfer
R0011832	0550	20	✓ First sale after foreclosure, motivated buyer due to location
R0055266	0550	64	✓ Multiple property transfer
R0004466	0550	64	✓ Multiple property transfer
R0053516	0550	64	✓ Multiple property transfer
R0052233	0550	661	✓ For sale by owner, not offered to the open market, many improvements on property
R0029530	0550	103	✓ Not offered to the open market, no MLS
R0056095	0550	73	✓ New residential improvement started after sale
R0039739	1112	60	✓ No MLS, no open market
R0012447	1112	58	✓ Transfer between business affiliates
R0023813	1112	57	✓ Transfer between related parties
R0023856	1112	60	✓ No MLS, no open market
R0010574	1112	57	✓ Transfer between related parties
R0054162	1112	57	✓ Related parties transfer
R0052814	2112	57	✓ Related parties transfer
R0000174	2112	64	✓ Seller concessions also included an SBA loan
R0000175	2120	58	✓ Quit Claim deed
R0000854	2130	58	✓ Transfer between business affiliates
R0000825	2130	64	✓ Multiple property transfer
R0000586	2135	64	✓ Seller financed, multiple property transfer
R0055118	560	642	✓ Adjoining owner purchased property, no open market
<hr/>			
Accounts Audited: 92	Auditor Agrees: -92	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
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Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	WASHINGTON	
92001006019	0200	100 sale involves multiple properties	<input checked="" type="checkbox"/> Multiple properties
92001006014	0200	100 sale involves multiple properties	<input checked="" type="checkbox"/> Multiple properties
92002001005	1112		<input checked="" type="checkbox"/> valid sale
92002001005	1112		<input checked="" type="checkbox"/> valid sale
92002006007	1112	1 sale is between related parties	<input checked="" type="checkbox"/> related parties
92002012001	1112		<input checked="" type="checkbox"/> valid sale
92003002004	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92001001001	1112		<input checked="" type="checkbox"/> valid sale
92001001008	1112	70 Other	<input checked="" type="checkbox"/> not an arms length sale The owner was asking \$40k for this fair condition property- Two things stuck out to us, the price and the established renter that they knew personally. They are going to also do a rent to own in the future for this property. spoke to owner 3/17/21
92003012003	1112		<input checked="" type="checkbox"/> valid sale
92027001006	1112		<input checked="" type="checkbox"/> valid sale
92026001008	1112		<input checked="" type="checkbox"/> valid sale
92026001008	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92010005006	1112		<input checked="" type="checkbox"/> valid sale
92010005006	1112		<input checked="" type="checkbox"/> valid sale
92006004015	1112	1 sale is between related parties	<input checked="" type="checkbox"/> related parties-business affiliates
92006004015	1112	1 sale is between related parties	<input checked="" type="checkbox"/> related parties
92003013001	1112	62 sales of doubtful title, e.g. quitclaims	<input checked="" type="checkbox"/> quit claim deed
92002019012	1112		<input checked="" type="checkbox"/> valid sale
92003013001	1112	1 sale is between related parties	<input checked="" type="checkbox"/> related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92002019001	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92003012003	1112		<input checked="" type="checkbox"/> valid sale
98040004001	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92003011007	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92003011007	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92003010002	1112		<input checked="" type="checkbox"/> valid sale
92003005012	1112	6 Sale not verified before extensive remodeling or building of additional improvements or change in use	<input checked="" type="checkbox"/> remodel after purchase
92003011007	1112		<input checked="" type="checkbox"/> valid sale
92002019009	1112	100 sale involves multiple properties	<input checked="" type="checkbox"/> 9200201902 new account number-Multiple Properties
92002019010	1112	100 sale involves multiple properties	<input checked="" type="checkbox"/> 9200201902 new account number-Multiple Properties
92002019012	1112		<input checked="" type="checkbox"/> valid sale
92003002004	1112		<input checked="" type="checkbox"/> valid sale
92036500003	1135	16 sale includes mobile home	<input checked="" type="checkbox"/> sale includes mobile home
92002002015	2135	25 Sale Results fromJudicial order or decree	<input checked="" type="checkbox"/> Sale Results fromJudicial order or decree
92068001006	4127	29 Sale includes ag land	<input checked="" type="checkbox"/> ag sale
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R7459897	0100	PRD	✓ Correction deed
R2383103	0100	Property Changed After Sale	✓ No water tap included in sales price, atypical condition
R8953245	0100	Business interests in sale	✓ Contract date was March of 2018, prior base year
R0611301	0100	Property Changed After Sale	✓ Change in use from residential land to commercial warehouse use
R8958328	0100	Business interests in sale	✓ Purchased by adjacent owner, assemblage
R6777759	0200	Business interests in sale	✓ Purchase price includes plans for a four unit multi-tenant commercial retail
R8400000	0300	Personal Property in Sale \$	✓ Sale included extensive FFE, industrial pp on vacant industrial lot
R4777286	0520	Non-Typical Financing	✓ Seller financed for three years and received another property
R2589303	1112	Non-Typical Financing	✓ No listed on the open market, purchased by a developer and resold to original owner
R1504086	1212	Property Changed After Sale	✓ Fully remodeled and sold for \$337k, fixed and flipped
R2185886	1212	Non-Typical Financing	✓ Cash sale, no MLS, fixed and flipped
R2234086	1212	1031 Exchange	✓ Renter was given sixty days to buy or vacate.
R2524203	1212	Property Changed After Sale	✓ Basement finish added after sale
R2567286	1212	Family/Related Parties	✓ Related parties per TD
R2582286	1212	Property Changed After Sale	✓ Fair condition per TD, Fixed and flipped
R2588886	1212	Family/Related Parties	✓ Inter-personal sale in less than average condition
R2806586	1212	Property Changed After Sale	✓ Interior remodeled after extensively after sale
R2844986	1212	Non-Typical Financing	✓ No MLS. Not exposed to open market
R3090886	1212	Non-Typical Financing	✓ Purchased by adjacent owner, assemblage
R3103986	1212	Non-Typical Financing	✓ No MLS, fixed and flipped after sale
R3692686	1212	Estate	✓ Excessive deferred maintenance, potential legal issues
R6781971	1212	Property Changed After Sale	✓ Basement finish added after sale
R8941855	1212	Business interests in sale	✓ Inter-corporate sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6384986	1212	Property Changed After Sale	✓ Extensive remodeling after sale
R7343298	1212	Property Changed After Sale	✓ Detached garage added after sale
R3832805	1212	Property Changed After Sale	✓ Basement finish added after sale
R4149086	1212	Property Changed After Sale	✓ Basement finish added after sale
R4152706	1212	Property Changed After Sale	✓ No MLS, not exposed to open market
R4236206	1212	Property Changed After Sale	✓ Basement finish added after sale
R4384906	1212	Property Changed After Sale	✓ Basement finish added after sale
R4620086	1212	Sale in lieu of foreclosure	✓ Two sales on the same day, taken off a public trustee sale
R5829686	1212	Property Changed After Sale	✓ Complete remodeled both inside and outside after sale
R6779190	1212	Property Changed After Sale	✓ Basement finish added after sale
R3334086	1212	Property Changed After Sale	✓ Changed garage to living space after sale
R0024892	1212	Old Contract	✓ Rented under a five year purchase to buy, applied rent to purchase price.
R1490702	1212	Property Changed After Sale	✓ Basement finish added after sale
R0005988	1212	Property Changed After Sale	✓ House demolished and garage was built
R0098301	1212	Sale in lieu of foreclosure	✓ Atypical seller motivation
R0111792	1212	Sale in lieu of foreclosure	✓ No MLS, private sale, from credit union to FNMA
R0125587	1212	Judicial or legal issues	✓ Price set by probate court to reconcile competing personal interests
R0664601	1212	Property Changed After Sale	✓ Basement finish added after sale
R1415186	1212	PRD	✓ No MLS. Not exposed to open market
R0817186	1212	Property Changed After Sale	✓ Added detached garage
R0872286	1212	Estate	✓ No MLS. Not exposed to open market
R1224602	1212	Property Changed After Sale	✓ Basement finish added after sale
R1234597	1212	PRD	✓ No MLS. Not exposed to open market
R0763801	1212	Property Changed After Sale	✓ Basement finish added after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R6779344	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8947186	1225	Family/Related Parties	<input checked="" type="checkbox"/> Apartment complex with PP and FFE
R2236203	2112	Business interests in sale	<input checked="" type="checkbox"/> Development costs transferred with property
R5101586	2212	Property Changed After Sale	<input checked="" type="checkbox"/> No MLS, \$200k financed for an \$85k sale, inter-personal
R8953196	2212	Property Changed After Sale	<input checked="" type="checkbox"/> Long term lease with national franchisee (7-11 store)
R1418386	2220	Property Changed After Sale	<input checked="" type="checkbox"/> Purchased at auction, will be adding a restaurant after sale
R2807104	2220	Property Changed After Sale	<input checked="" type="checkbox"/> Building converted to commercial condos, atypical seller motivation
R2393303	2230	Seller is financial institutio	<input checked="" type="checkbox"/> Inter-corporate sale, merger
R3914405	2230	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Seller financed, atypical financing
R3272086	2230	Personal Property in Sale \$	<input checked="" type="checkbox"/> Restaurant sold with FFE, multiple use
R3566986	2235	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Sale made pursuant to a bankruptcy order
R8965199	3215	1031 Exchange	<input checked="" type="checkbox"/> Sale involved a partial interest
Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	63	YUMA	
W001315	0100	MINOR STRUCTURE ON VACANT LAND	✓ 42x60 metal building 2003 on property.
R218358	0200		✓ this sale is confirmed & valid
R113334	0540	UNKNOWNLEGEABLE BUYER. SEE SEE OTHER 4 SALES IN THAT NEIGHBORHOOD.	✓ other sales in the neighborhood are selling for \$1770 per acre. This sale is \$6000 per acre.
Y004439	1112	MIX USE PROPERTY	✓ this is a commercial property with a residence also. Residence is being torn down.
Y003732	1112	REMODELING OR ADDITIONS	✓ added 20X24 metal building 2020
W001303	1112	BUSINESS AFFILIATES	✓ cure land llc & wj cure properties, lp are the same family different members
W001096	1112	FINANCIAL INSTITUTION	✓ beau brown pruchased from secretary of housing & urban development
W000537	1112	REMODELING OR ADDITIONS	✓ remodeled bathroom, took out kitchen wall to enlarge, drywall, bathroom in basement
W000497	1112	RELATED PARTIES	✓ karen gorman (mother) robert gorman (son)
W000382	1112	GOD PARENTS BOUGHT 2-20-2015 THEN RESOLD TO BRIAR CARPENTER	✓ briar got divorced. God parents purchased the house for her to live in
W000269	1112	BUSINESS AFFILIATES	✓ sales verification form: prior business affiliate & friend
W000193	1112	REMODELING OR ADDITIONS	✓ sheetrock, electrical, insulation
W000173	1112	PAID OFF MOTHERS LOAN & ATTORNEY FEES	✓ chandra savage wanted the residence because it was her mothers. She paid off her loan & attorney fees
T007815	1112	MULTIPLE PROPERTIES	✓ multiple properties on dees. Lazy diamond b, llc & niklaus dale benson are the same family
T007146	1112	RELATED PARTIES	✓ heather burghuis (sister) passed away & brother took over her loan
R113256	1112	RELATED PARTIES	✓ cure land, llc (michael cure) passed away & his ex-wife purchased the property. The property also joins her property
R214200	1112	RELATED PARTIES	✓ sales verification form: related parties also td1000 related parties
Y003087	2112		✓ this sale is valid
Y004168	2112	AG RELATED	✓ personal property was also included in this sale
Y004149	2112		✓ this sale is valid
Y003607	2112		✓ this sale is confirmed & valid

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Y003591	2112		<input checked="" type="checkbox"/> ne colorado cellular, inc to mountain tower & land, llc
Y003127	2112	CHANGED USE OF PROPERTY	<input checked="" type="checkbox"/> wenger & birnie purchased to put their personal vintage cars in for storage. They let people use it for group meetings.
Y003093	2112		<input checked="" type="checkbox"/> this sale is valid
W001421	2112		<input checked="" type="checkbox"/> one parcel is in the city limits & one parcel in a rural parcel to be added to the city limits at a later date
W000277	2112		<input checked="" type="checkbox"/> this sale is confirmed & valid
W000167	2112	LEASE	<input checked="" type="checkbox"/> NOT ON OPEN MARKET W/PURCHASE OPT IN LEASE
W000623	2112	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> W000625, W001370
W001349	2120		<input checked="" type="checkbox"/> this sale is confirmed & valid
R514022	2125	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> david ingram to ballyneal land co, llc
R514127	2125		<input checked="" type="checkbox"/> ballyneal land co, llc to david ingram (very small parcel purchase to put money into ballyneal)
R113172	2130		<input checked="" type="checkbox"/> this sale is confirmed & valid
Y003369	2130	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> lester dixon living trust & joselyn dixon living trust to farm house market, llc
Y003530	2130		<input checked="" type="checkbox"/> this sale is confirmed & valid
Y004544	2130		<input checked="" type="checkbox"/> this sale includes two parcels Y004544 & Y004530
Y004397	2130	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Y004564
Y003023	2130		<input checked="" type="checkbox"/> this sale is confirmed & valid
R114004	2130		<input checked="" type="checkbox"/> this sale is confirmed & valid
Y003679	2130		<input checked="" type="checkbox"/> this sale is valid
T007221	2130		<input checked="" type="checkbox"/> this sale is valid
W000100	2130		<input checked="" type="checkbox"/> this sale is confirmed & valid
R214153	2135		<input checked="" type="checkbox"/> this sale is confirmed & valid
Y004173	2135		<input checked="" type="checkbox"/> this sale is confirmed & valid
Y003837	2135	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Y003007, Y003925, Y004465, Y004466, Y004767

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Y004037	2135		<input checked="" type="checkbox"/> also this property had major remodeling, café to office
Y003000	2235		<input checked="" type="checkbox"/> Y003042, Y003003, Y004166, Y004573
R114040	3115		<input checked="" type="checkbox"/> alfa-flour, inc to charlotte's web ALSO 40104 square foot building was added after purchase
W001356	3115		<input checked="" type="checkbox"/> this sale is confirmed & valid
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Accounts Audited:	48	Auditor Agrees: -48	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
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