



2022
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

**Prepared for
The Colorado Legislative Council**



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



2022 County Sales Verification Report

According to Colorado Revised Statutes:

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

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

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

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

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

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

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



In 2022 WRA reviewed the sales verification procedures for all sixty-four Colorado counties. This study was conducted by checking selected sales from the master sales list for the valuation period. Specifically WRA reviewed a sample of each county's disqualified sales. An "Adequate" rating was obtained if WRA agreed with 80-100% of the county's disqualified sales. Anything below 80% would be considered "Inadequate."

Sixty-four counties (100%) received an "Adequate" rating

Sales Verification - Field Notes

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	01	ADAMS	
R0125394	0540	84 No Exposure to Market	<input checked="" type="checkbox"/> Assemblage by adjacent property owner
R0050632	1135	70 Other	<input checked="" type="checkbox"/> Unpurged mobile home on site
R0050566	1135	70 Other	<input checked="" type="checkbox"/> Unpurged mobile home on site
R0050625	1135	71 Other	<input checked="" type="checkbox"/> Unpurged mobile home on site
R0050149	1137	84 No Exposure to Market	<input checked="" type="checkbox"/> Unpurged mobile home on site
R0062719	1212	80 No MLS	<input checked="" type="checkbox"/> No MLS, No TD 1000,
R0008428	1212	81 Short Sale	<input checked="" type="checkbox"/> Seller under duress, deed in lieu
R0019949	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, NO TD 1000, fixed and flipped
R0025875	1212	81 Short Sale	<input checked="" type="checkbox"/> No MLS, deed in lieu of foreclosure
R0027905	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, three deeds on same day
R0197258	1212	70 Other	<input checked="" type="checkbox"/> Related parties per TD, sale of a show home
R0060535	1212	75 Bank/Lendor Grantor	<input checked="" type="checkbox"/> Poor condition per MLS, foreclosed four years ago
R0197256	1212	70 Other	<input checked="" type="checkbox"/> Related parties per TD, sale of a show home
R0072825	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, no exp[exposure to the open market
R0073597	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> Fixed and flipped 6-24-20, tenant purchased
R0073677	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, fair condition per TD
R0074363	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, No TD 1000
R0076713	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, fair condition per TD
R0088760	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> Fixed and flipped: 7-2020 for \$256,000
R0048424	1212	01 Sale Price \$500 or Less	<input checked="" type="checkbox"/> Related parties: grantor reacquired on 2-16-21
R0153518	1212	03 Gift Conveyances	<input checked="" type="checkbox"/> \$76k gift, related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0183510	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished after sale
R0173820	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, no response to sales verification letter
R0168163	1212	70 Other	<input checked="" type="checkbox"/> Listed for comp purposes only, no exposure
R0167741	1212	81 Short Sale	<input checked="" type="checkbox"/> Deed in lieu of foreclosure, sealer under duress
R0164929	1212	60 Estate Settlement	<input checked="" type="checkbox"/> Purchased by adjacent neighbor
R0163876	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Basement finish and covered patio added
R0197257	1212	70 Other	<input checked="" type="checkbox"/> Related parties per TD, sale of a show home
R0160728	1212	70 Other	<input checked="" type="checkbox"/> Fair condition per TD, acreage
R0107863	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> No MLS, no exp[exposure to the open market
R0128738	1212	70 Other	<input checked="" type="checkbox"/> No MLS, private sale
R0128074	1212	70 Other	<input checked="" type="checkbox"/> Inter-personal sale, excessive deferred maintenance
R0127282	1212	65 Unfulfilled Agreements	<input checked="" type="checkbox"/> No MLS, No TD, fair condition
R0125424	1212	70 Other	<input checked="" type="checkbox"/> No MLS, private sale
R0124707	1212	81 Short Sale	<input checked="" type="checkbox"/> Seller duress
R0053816	1212	80 No MLS	<input checked="" type="checkbox"/> Two deeds recorded on same day, fixed/flipped
R0184102	1212	68 Remodel or Addition	<input checked="" type="checkbox"/> Basement finished after sale
R0108293	1212	80 No MLS	<input checked="" type="checkbox"/> 1-26-18 deed for the same price, correction deed
R0031504	1212	84 No Exposure to Market	<input checked="" type="checkbox"/> Two deeds recorded on same day, poor condition
R0074148	1212	84 No Exposure to Market	<input type="checkbox"/> Insufficient justification for disqualification
R0161329	1212	68 Remodel or Addition	<input type="checkbox"/> Insufficient justification for disqualification
R0002041	1212	01 Sale Price \$500 or Less	<input type="checkbox"/> Insufficient justification for disqualification
R0182962	1212	60 Estate Settlement	<input type="checkbox"/> Insufficient justification for disqualification
R0026058	1214	70 Other	<input checked="" type="checkbox"/> Qualified after master sales list sent in
R0026149	1214	70 Other	<input checked="" type="checkbox"/> Property trade involved

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0026150	1214	70 Other	<input checked="" type="checkbox"/> Property trade involved
R0026188	1214	70 Other	<input checked="" type="checkbox"/> Property trade involved
R0097192	1225	53 Charitable Organization	<input checked="" type="checkbox"/> Senior Citizen property sold to an exempt entity
R0106321	1270	70 Other	<input checked="" type="checkbox"/> Nursing home facility transferred, no verification
R0009157	1276	51 Buyer Government Agency	<input checked="" type="checkbox"/> Multi-parcel sale (3), grantee was a county
R0198047	1276	71 Agricultural	<input checked="" type="checkbox"/> Multi-parcel sale (3), grantee was a county
R0202079	2125	68 Remodel or Addition	<input checked="" type="checkbox"/> Two parcels of land, existing building demolished
R0198519	2130	68 Remodel or Addition	<input checked="" type="checkbox"/> Improvement added after sale
R0180004	2215		<input checked="" type="checkbox"/> Boutique hotel, business value included
R0131191	2220	82 Cash Sale	<input checked="" type="checkbox"/> Improvements demolished after sale, assemblage
R0002836	2220	70 Other	<input checked="" type="checkbox"/> Change in use from office to retail after sale
R0103434	2220	70 Other	<input checked="" type="checkbox"/> High land to building ratio, purchased for redevelopment
R0198005	2230	10 NNN Leased Investment	<input checked="" type="checkbox"/> Purchased with a long-term lease
R0103454	2230	70 Other	<input checked="" type="checkbox"/> Purchased for development, assemblage
R0177640	2230	70 Other	<input checked="" type="checkbox"/> Portfolio sale of multiple properties, personal property
R0179828	2230	70 Other	<input checked="" type="checkbox"/> Purchased for land value, assemblage
R0190763	2230	10 NNN Leased Investment	<input type="checkbox"/> Insufficient justification for disqualification
R0179233	2245	70 Other	<input checked="" type="checkbox"/> Use changed to retail from office after the sale
Accounts Audited: 63 Auditor Agrees: -58 Auditor Disagrees: -5 Auditor Disagrees: -7.94%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	02	ALAMOSA	
541303402039	1112	71 MULTIPLE BUILDINGS	☑ multiple residential improvements located on property at time of sale, two homes
541129000035	1112	64 MULTIPLE PROPERTIES	☑ multiple properties transferred two homes
541308107002	1112	68 REMODEL/NC BEFORE INSPECTION	☑ permit for new const, 25 % fo0r 2019
541315204026	1112	71 MULTIPLE BUILDINGS	☑ multiple residential improvements located on property at time of sale
528532413010	1112	68 REMODEL/NC BEFORE INSPECTION	☑ permit for new const, 25 % fo0r 2019
541122400002	1112	57 RELATED PARTIES	☑ transfer between related parties, no open market
528532412008	1112	68 REMODEL/NC BEFORE INSPECTION	☑ new bldg permit 2019 25% complete
541310101001	1112	57 RELATED PARTIES	☑ transfer between related parties, no open market
541309302050	1112	24 COMBINATION/SPLIT OF PARCELS	☑ property split twice after purchase
541304210014	1112	60 SETTLE AN ESTATE	☑ sale to settle estate, PR deed
514505101028	1112	71 MULTIPLE BUILDINGS	☑ multiple residential improvements located on property at time of sale
541302005001	1112	35 FORECLOSURE	☑ Confirmation deedc HUD
528735400036	1112	68 REMODEL/NC BEFORE INSPECTION	☑ permit for new build 50% for 2020 remodeled before county inspection
541113300017	1112	68 REMODEL/NC BEFORE INSPECTION	☑ permit for new build 50% for 2020 remodeled before county inspection
541506400059	1112	68 REMODEL/NC BEFORE INSPECTION	☑ improvements addedc immediately after purchase odeled before county inspection
541321202002	1112	64 MULTIPLE PROPERTIES	☑ multiple properties transferred , I vacnt and 1 improved
541304213016	1112	57 RELATED PARTIES	☑ transfer between related parties, no open market, partial interest and QC
513733106004	1112	17 USE CHANGE	☑ change in use from .from exempt to taxable
528532413008	1112	68 REMODEL/NC BEFORE INSPECTION	☑ remodeled before county inspection, 50% for 2020
528532413001	1112	68 REMODEL/NC BEFORE INSPECTION	☑ remodeled before county inspection, 50% for 2020
541304007009	1112	57 RELATED PARTIES	☑ transfer between related parties, no open market, QC deedd
514505201021	1112	64 MULTIPLE PROPERTIES	☑ multiple properties transferred
555705200043	1112	64 MULTIPLE PROPERTIES	☑ multiple properties transferred, MH

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
514504311031	1112	70 NON-ARMS LENGTH TRANSACTION	<input checked="" type="checkbox"/> highly motivated buyer, improvements in need of repair and remodeling.
541113000006	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferredl MH purged in 2020, 10 out buildings, residential l,improvede
528532100021	1112	71 MULTIPLE BUILDINGS	<input checked="" type="checkbox"/> multiple residential improvements located on property at time of sale
541321208004	1112	35 FORECLOSURE	<input checked="" type="checkbox"/> Veterans Affairs to private individual cert .of purchase
541321205002	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred. Included MH
541719101017	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> new construction permits remodeled before county inspection
555902100164	1112	24 COMBINATION/SPLIT OF PARCELS	<input checked="" type="checkbox"/> pro-erty split, from large parcel to 2 smaller parcelos ,MH included
541113300018	1112	68 REMODEL/NC BEFORE INSPECTION	<input checked="" type="checkbox"/> partial completion, 50% complete for 2020
541316400015	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred, 2 Mobile homes
500736300225	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
541309405017	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred , two residentialoal imps
541304224007	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, no open market
499932301001	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
541309004004	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, no open market
500912100159	1177	15 AG LAND	<input checked="" type="checkbox"/> agricultural and not intregal 2 acres
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	03	ARAPAHOE	
1973-01-1-40-001	0400	Changeuseintend	<input checked="" type="checkbox"/> Not listed on the open market, no MLS, to be apartments
2077-03-2-28-012	1112	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Mixed use
2075-18-3-12-003	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Added a pool, kitchen, baths and basement remodels after sale
1977-19-4-06-007	1212	Not Qualified	<input checked="" type="checkbox"/> Seller under duress, sold in 11 days with a \$30k decrease in listing price
2075-18-4-07-005	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Purchased from the court as part of a divorce settlement via a sheriff's deed
2073-06-1-08-002	1212	Undeterminable value of non-realty items	<input checked="" type="checkbox"/> Assisted living in a residential neighborhood sold to another assisted facility
2073-05-3-28-006	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Sold out of bankruptcy by a judicial body
2071-31-1-03-010	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Sold by a broker who sold own property, no MLS,
2071-30-4-06-003	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related parties involved in an installment land contract, atypical deal
2071-18-4-11-029	1212	Not Qualified	<input checked="" type="checkbox"/> Not listed on the open market, no MLS
2063-00-0-00-142	1212	Not Qualified	<input checked="" type="checkbox"/> Improvement on 20 acres, atypical lot size, atypical site size.
2061-13-4-14-003	1212	Not Qualified	<input checked="" type="checkbox"/> Original 1936 condition in Deer Trail, excessive deferred maintenance
2061-13-4-04-003	1212	Not Qualified	<input checked="" type="checkbox"/> Original 1940 condition in Deer Trail, excessive deferred maintenance
2073-11-1-30-077	1212	Not Qualified	<input checked="" type="checkbox"/> Doc fee does not match the sales price, builder sale
1979-00-0-00-428	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> For sale by owner with seller financing
2073-11-4-02-014	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed on the open market, no MLS
1977-07-2-09-006	1212	Not Qualified	<input checked="" type="checkbox"/> Sold from one LLC to another LLC, not listed in MLS
1975-17-3-16-001	1212	Not Qualified	<input checked="" type="checkbox"/> Personal Representative Deed, excessive deferred maintenance
1975-06-4-16-014	1212	Not Qualified	<input checked="" type="checkbox"/> Fair condition per TD
1975-06-1-14-013	1212	Not Qualified	<input checked="" type="checkbox"/> Poor condition per TD and MLS photos

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
1973-30-4-07-033	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Related parties
1973-27-2-28-004	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, TD says Fair condition
1973-23-1-19-008	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Inventory was incorrect at the time of sale
1973-14-4-28-164	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> REO, Not listed in the open market,
1971-28-3-05-130	1212	Trade (Not IRS 1031) involved in sale	<input checked="" type="checkbox"/> Seller under duress, 1031 exchange gone by
1985-16-2-12-001	1212	Not Qualified	<input checked="" type="checkbox"/> For sale by owner with seller financing
2075-18-3-05-005	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Whole home remodel and resold for \$2.29M on 8-3-2020
2077-24-2-17-010	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Sold to tenant, no MLS, no marketing time, rent to own
2077-22-2-13-005	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Poor condition, fixed and flipped for \$950k in 7/2020.
2077-21-2-09-023	1212	Change of use intended	<input checked="" type="checkbox"/> Demolished improvement and built apartments
2077-20-2-01-026	1212	Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> \$600k permits taken out after sale, improvement demolished, rebuilt
2077-19-3-04-011	1212	Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> \$225k permit, taken down to studs, complete remodel after sale.
2077-14-1-01-004	1212	Significant physical changes to property after assessment date	<input checked="" type="checkbox"/> House was built in 1970. It was uninhabitable, fix and flip. Sold 2-19-21 for \$2.8M
2075-20-1-25-018	1212	Undeterminable value of non-realty items	<input checked="" type="checkbox"/> Excessive personal property declared on TD
2073-06-1-14-100	1212	Disqualified Post-Foreclosure Sale	<input checked="" type="checkbox"/> Excessive deferred maintenance- plumbing and structural deficiencies
2075-18-4-03-023	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Interior remodel, added furnace after sale, motivated seller
2075-18-3-05-003	1212	Physical changes after the sale	<input checked="" type="checkbox"/> kitchen and baths remodeled after sale
2075-18-3-02-004	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Kitchen and baths remodeled after sale
2075-18-1-06-007	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Kitchen and baths remodeled after sale
2075-17-3-09-008	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Complete kitchen/bathrooms remodel, took out tennis court, added elevator
2075-17-3-03-017	1212	Physical changes after the sale	<input checked="" type="checkbox"/> Complete kitchen/bathrooms remodel, took out pool, interior finish remodeled
2073-14-4-32-006	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Poor condition per TD and no MLS

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
2073-14-1-22-008	1212	Disqualified Atypical Financing	<input checked="" type="checkbox"/> Undetermined sales price, gift equity,
2073-12-3-37-012	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Builder sale of a model home with numerous interior and landscaping options
2073-11-4-10-039	1212	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Not listed on the open market, no MLS
2075-34-1-48-001	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Buyer and seller were influenced by a broker
2075-22-3-63-011	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> Multiple condos sold by same owner to related LLC's
2075-28-4-29-179	1230	Disqualified Sale. Non-arms length or non-market.	<input checked="" type="checkbox"/> No MLS, limited exposure
2073-02-4-20-001	2230	NotQualified	<input checked="" type="checkbox"/> Car wash sale with unknown PP and unknown business value
2075-22-3-71-001	2230	NotQualified	<input checked="" type="checkbox"/> Intercompany development, change of use, redeveloped
2077-10-2-31-010	2230	NotQualified	<input checked="" type="checkbox"/> Related party sale
2075-20-1-19-003	2230	NotQualified	<input checked="" type="checkbox"/> Three parcel portfolio sale
2077-03-3-24-013	2230	NotQualified	<input checked="" type="checkbox"/> Seller financing, 6250 sf lot, smaller than typical
2073-04-3-48-002	2230	NotQualified	<input checked="" type="checkbox"/> Urgent care facility with an investor, franchisor and franchisee
1975-34-3-20-001	2230	NotQualified	<input checked="" type="checkbox"/> Premium paid for a redevelopment site, hazardous water issue,
1975-28-3-26-003	2230	NotQualified	<input checked="" type="checkbox"/> Ground lease involved in the transaction.
1975-20-1-26-004	2230	NotQualified	<input checked="" type="checkbox"/> Car wash sale with unknown PP and unknown business value
1975-06-3-08-010	2230	NotQualified	<input checked="" type="checkbox"/> Long-term triple net lease on a medical building that involved Children's Hospital
2077-08-4-16-001	2230	NotQualified	<input checked="" type="checkbox"/> Car wash sale with unknown PP and unknown business value
1975-28-4-41-001	2235	NotQualified	<input checked="" type="checkbox"/> Portfolio sale allocated among different states
2077-36-3-30-005	2245	NotQualified	<input checked="" type="checkbox"/> A commercial condo where the sale closed eighteen months after contract date
Accounts Audited: 61 Auditor Agrees: -61 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	04	ARCHULETA	
R019171	0100	SALE OF A CONSOLIDATED LOT	<input checked="" type="checkbox"/> NONE
R000787	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> RAN ALL THE SALES IN THIS LAND CODE BECAUSE THIS IS SUCH A BIG OUTLYER. THE LOWEST IS 15,000 AND THE HIGHEST IS 29,000 WITH A TOTAL OF 9 SALES. THE SUPPLEMENT STATES THAT THEY PAID MORE TO HAVE IT AS A BUFFER AND PAID THE SELLERS ORIGINAL INVESTMENT.JT
R011297	0100	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> THIS IS AN EXTREME OUTLYER. THEY PAID CASH FOR THIS PARCEL SO THAT THEY COULD INSURE THAT THEY GOT THEIR DREAM. THE LOW IN THIS LAND CODE IS 67,500 AND THE HIGHEST FOR THE NEXT REAPPRAISAL IS \$110,000. IT WAS FOR SALE BY OWNER, SO I HAVE NO MLS TO REFER TO. I REALLY DON'T THINK AN APPRAISAL WOULD HAVE SUPPORTED THIS VALUE FOR TYPICAL FIANCING UNLESS THEY HAD MORE THAN TYPICAL DOWN.
R012890	0520	VACANT LAND WITH MINOR STRUCTURES	<input checked="" type="checkbox"/> THERE IS A CABIN ON THIS PARCEL. NOT PERMITTED
R018046	1112	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> THIS PROPERTY CROSSES OVER THE LAPLATA / ARCHULETA COUNTY LINE.CE.
R019238	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS
R010142	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> TD 1000 STATED TRANSACTION WAS BETWEEN RELATED PARTIES 4/30/2020 DA..
R006341	1212	CHANGE IN USE	<input checked="" type="checkbox"/> THIS SALE HAS BEEN REMODELED PRIOR TO THE SALE AND AFTER THE 9/25/2017 SALE. CHANGED FROM COMMERCIAL TO RESIDENTIAL NO PERMITS THE NEW OWNER PURCHASED IT AS A RESIDENCE.
R012663	1212	DISTRESS SALE; BANKRUPTCY ETC	<input checked="" type="checkbox"/> THIS IS A SHORT SALE PER MLS
R000359	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> FAMILY TRANSACTIONS
R003021	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> RACHEL EDNEY STATES "THIS HOUSE WAS PURCHASED FROM A COUSIN BECAUSE OF A DIVORCE." SHE FELT THEY RECEIVED A FAMILY DEAL. ALTHOUGH THEY CHECKED NO ON QUESTION 8 OF THE TD-1000. TK 10-6-2020.
R009418	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> FAMILY TRANSACTIONS
R000119	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> FAMILY TRANSACTIONS PER TD1000
R004022	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS PER REASON CODE
R010108	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> FAMILY TRANSACTION
R018521	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS PER REASON CODE
R013543	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> SEVERAL BUILDINGS ON THIS PARCEL

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R014858	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS
R004053	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES
R012113	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS
R013344	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BUILDINGS AND EXTRA FEATURES. JT
R014743	1212	CHANGE AFTER SALE	<input checked="" type="checkbox"/> SALE INVALID AS HOME IS GUTTED AND GOING THROUGH LARGE REMODEL + ADDITION
R013875	1212	FAMILY TRANSACTIONS	<input checked="" type="checkbox"/> I TALKED TO DIXIE ON 11-24-2020 BECAUSE ITS SUCH A BIG OUTLIER. SHE SAID SHE BOUGHT THE HOUSE IN 9/27/2011 AND HAS BEEN MAKING THE PAYMENTS AND EVERYTHING SIMCE. BUT IT WAS IN HER PARENTS NAME BECAUSE OF THE DIVORCE SHE WAS GOING THROUGH AT THE TIME. IN OTOBER OF 2019 TRANSFERRED IT OFFICIALLY TO HER NAME. AND THEN ADDED HER CURRENT HUSBAND. JT
R017402	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R017400 & R017402). SEE DEED.CE. NO MLS, NO SUPP. JUST THE DEED AND TD-1000
R002668	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R002667 & R002668). SEE DEED.CE.
R009169	1212	SALE OF A CONSOLIDATED LOT	<input checked="" type="checkbox"/> NONE
R013766	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> LAND, SFR FAIR AND SFR AVERAGE. MULTIPLE BUILDINGS. JT
R003331	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> THIS HOME WAS PURCHASED BY THE BUILDER CRAIG MILLER IT WAS OFFERED TO HIM AND NOT PUT ON THE MARKET, THE HOUSE HAS NO FOUNDATION, HAS NO INSULATION, THERE WAS NO INSPECTION REQUIRED FOR THE PURCHASE. I KNOW THIS SALE PERSONALLY TS
R006424	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> APPRAISER TALKED TO THE OWNER DURING THE INSPECTION. NOT AVAILABLE ON THE OPEN MARKET.
R010196	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> THIS SALE IS BETWEEN FAMILY MEMBERS.CE.
R010038	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> SEE SUPPLEMENTAL. NOT AVAILABLE ON THE OPEN MARKET AND NO MLS
R005048	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R005047 & R005048). SEE DEED.CE...NO LAND QUESTIONNAIRE RETURNED AS OF INSPECITON DATE 3/7/2019 FOUND NO MLS 3/7/2019 DA..SENT NEW QUESTIONNAIRE 4/30/2019 DA..LAND QUESTIONNAIRE HAD NOT BEEN RETURNED AS OF 8/9/2019 VERIFIED TRUE UNQUALIFIED/VALID 8/9/2019 DA
R000946	1212	SALE OF A CONSOLIDATED LOT	<input checked="" type="checkbox"/> NONE
R003497	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R002604 & R003497). SEE DEED. THE TD-1000 STATES FOR LOT 14 THE PURCHASE PRICE IS \$121,000.CE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003140	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> NO MLS, SUPP SAYS IT WASN'T AVAILABLE ON OPEN MARKET. COULDN'T FIND IT ANY WHERE
R001536	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R001536 & R001537). SEE DEED.CE. 1/9/2019 - THIS PROPERTY WAS OWNED BY TWO COUPLES AND NOW ONLY OWNED BY ONE SO THIS DEED MAY BE BUYING THE OTHER ONE OUT MAYBE.CE.
R002373	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R002373 & R002374). SEE DEED.CE. THE OTHER PARCEL HAS A CABIN ON IT THE NEW OWNERS NEVER RETURNED THE SUPP TO LET US KNOW THE VALUE OF THIS VACANT LOT, THE SALE ALSO INCLUDES A CAMPER THAT THE OLD OWNER DID NOT HAVE TITLE TO. TOO MANY UNKNOWNNS TO USE THIS SALE.
R015159	1212	SALE INVOLVES MULTI PROPERTIES	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES (R015158, R015159 & R015160). SEE DEED.CE.
R002900	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> NO PORCH AND STAIRS ROTTED WILL NEED TO BE REPLACED, ALL APPLIANCES WERE REMOVED, ALL CABINETS NEED TO BE REPLACED, WOOD STOVE WAS REMOVED, ALL FLOORING WAS REMOVED, HOME SMELLED OF URINE . HOME WAS IN VERY POOR CONDITION AT THE TIME OF THE SALE. NE
R007821	1212	REO SALE RESALE OF FORECLOSURE	<input checked="" type="checkbox"/> SOLD THRU AN AUCTION, SEE MLS LISTING, SOLD AS IS. OFFERS WERE TO SUBMITTED THRU AUCTION.COM
R012915	1212	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> NO MLS, NO TITLE COMPANY, NO TD-1000. WAY BELOW MARKET VALUE. NOT AVAILABLE ON THE OPEN MARKET. WAS BEING REPAIRED AT THE TIME OF THE SALES INSPECTION.
R013335	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS PER REASON CODE
R012844	1212	MULTIPLE BLDGS	<input checked="" type="checkbox"/> MULTIPLE BLDGS PER REASON CODE
R005501	1212	FAMILY TRANSACTIONS	<input type="checkbox"/> FOUND NO MLS APPEARS IT MAYBE A FAMILY TRANSACTION SAME LAST NAMES 8/8/2019 DA YES ALYSHA IS JANNA'S DAUGHTER.
R011826	1215	MULTIPLE BLDGS	<input checked="" type="checkbox"/> A DUPLEX AND TWO RES MODELS ARE ON THIS ACCOUNT. JT
R013435	1277	NOT AVAILABLE ON OPEN MARKET	<input checked="" type="checkbox"/> 12/26/2019 - NOT SURE IF THIS DEED INCLUDES THE UNPURGED MOBILE HOME.CE. IT DOES INCLUDE THE MOBILE PER PETER. PRICE PAID FOR THE MH UNKNOWN.
R006301	2241	UNUSUAL CONDITIONS	<input checked="" type="checkbox"/> THIS DEED INCLUDES MULTIPLE PROPERTIES. SEE DEED.CE. INCLUDES 3 LOTS ON THE CREEK MAY NOT BE VERY BUILDABLE. PORTIONS ARE NOT BUILDABLE DUE TO FLOODWAY. IT ALSO INCLUDES A STRUCTURE SO U/I ON SEVERAL COUNTS. NW
Accounts Audited: 47 Auditor Agrees: -46 Auditor Disagrees: -1 Auditor Disagrees: -2.13%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	05	Baca	
R014417	0010	64 SALE- MULTIPLE PROPERTIES	✓ Multiple lots and schedules
R014819	0100	52 SALE- PUBLIC UTIL	✓ Private sold to public util not market amount
R014792	0100	57 SALE- RELATED PARTIES	✓ Family sale large family
R014588	0100	60 SALE- SETTLE ESTATE	✓ Estate settlement auction
R008615	0100	64 SALE- MULTIPLE PROPERTIES	✓ Multiple 2 separate desc different blocks
R008602	0100	64 SALE- MULTIPLE PROPERTIES	✓ Multiple 2 separate desc different blocks
R008613	0100	64 SALE- MULTIPLE PROPERTIES	✓ Multiple 2 separate desc different blocks
R012901	1112	68 SALE- REMOD AFTER SALE BEF REV	✓ Extreme remodel prior to sale review
R009508	1112	57 SALE- RELATED PARTIES	✓ Family sale large family
R008143	1112	59 SALE- OWNER FINANCED	✓ Assessor spoke to seller, he fully financed sale
R008202	1112	59 SALE- OWNER FINANCED	✓ Seller financed, buyer had no place to go
R008221	1112	60 SALE- SETTLE ESTATE	✓ Settle 2 estates put in LLC sold best offer
R008237	1112	56 SALE- FORECLOSURE	✓ Foreclosure sold for same amt against \$27501
R008286	1112	64 SALE- MULTIPLE PROPERTIES	✓ Multiple properties 2 separate addresses
R008286	1112	64 SALE- MULTIPLE PROPERTIES	✓ Multiple properties 2 separate addresses
R008288	1112	64 SALE- MULTIPLE PROPERTIES	✓ Multiple properties 2 separate houses
R013611	1112	64 SALE- MULTIPLE PROPERTIES	✓ Mutiple house and ag business
R008680	1112	64 SALE- MULTIPLE PROPERTIES	✓ Multiple properties 2 separate houses
R014928	1112	58 SALE- BUSINESS AFFIL	✓ Bus. Affil. worked together seller sold lower rate
R009533	1112	60 SALE- SETTLE ESTATE	✓ Settle estate, auction to settle
R010271	1112	63 SALE- PROPERTY TRADES	✓ Property traded residences and some cash
R012288	1112	03 GIFT OR FAMILY	✓ Family, mother to daughter
R012465	1112	56 SALE- FORECLOSURE	✓ Estate foreclosure sold to settle loan amount

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010291	1112	03 GIFT OR FAMILY	<input checked="" type="checkbox"/> Family seller to son
R013370	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties 2 separate houses
R014350	1112	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> Foreclosure sold for amt owed 54,150
R008288	1112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties 2 separate houses
R012367	1135	56 SALE- FORECLOSURE	<input checked="" type="checkbox"/> Foreclosure sold 27000 borrowed 78000 per td1000
R009474	1135	57 SALE- RELATED PARTIES	<input checked="" type="checkbox"/> Family sale large family
R014593	2112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple bldgs common wall
R012550	2112	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple bldgs common wall
R011409	2135	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple properties 2 separate addresses
R008173	2135	64 SALE- MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple bldgs common wall
R008936	2135	52 SALE- PUBLIC UTIL	<input checked="" type="checkbox"/> Public utility RR to commercial business
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	06	Bent	
0001005995	0100	58 BUSINESS PARTNERS	<input checked="" type="checkbox"/> Bob & Maxine Wilson Family Trust
0023005075	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Hawkins Chades E & Betty L Grantee: Ebright Emily J split from 230-01-880, 230-05-039, 230-05-041(4 parcels)
0001006600	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Meardon Jaxon Ray Grantee: Schieffer Anthony Joseph includes (10-11-930)
0001006600	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: First National Bank of Las Animas Grantee: Simmons Melissa Kaye includes (10-11-930)
0001006600	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Simmons Melissa Kaye Grantee: Meardon Jaxon Ray includes (10-11-930)
0023000525	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Tisdale Delbert L & Judith A Grantee: moreland Ronald & Karen S (3parcels)
0008006340	0200	58 BUSINESS PARTNERS	<input checked="" type="checkbox"/> Bob & Maxine Wilson Family Trust
0023001380	0520	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Marlan William D Grantee: Bertella Douglas L includes 230-03-000 (2 parcels)
0001007770	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0023005230	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> Grantor: Sexson Jenifer Leigh Grantee: Sexson Bo & Kori
0001009390	1112	74 FORECLOSURE OR IN LIEU THEREOF	<input checked="" type="checkbox"/> Grantee: Deutsche Bank National Trust Company
0001000780	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0008001743	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Chidester Theresa J Grantee: Carter Austin W & Kelsey A (4 parcels)
0008001742	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Chidester Theresa J Grantee: Carter Austin W & Kelsey A split 80-01-740 & 80-01-741(4 parcels)
0001001350	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0001001370	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0001011930	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Meardon Jaxon Ray Grantee: Schieffer Anthony Joseph includes (10-06-600)
0001011150	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> Grantor: Brown Alta Mae (Grandmother to Jon E Brown) Grantee: Brown Jon E & Jennifer L Pointon
0001011930	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Simmons Melissa Kaye Grantee: Meardon Jaxon Ray includes (10-06-600)
0001002670	1112	73 DURESS SALE	<input checked="" type="checkbox"/> Realtor transfer
0001007800	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001007870	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0023004790	1112	56 FINANCIAL INSTITUTION	☑ Grantor: Community State Bank Grantee: Schwarz Robert Henry
0001008700	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0008005150	1112	68 REMODEL OR ADDITION OR DEMO	☑ Interior & exterior remodel, New-gas line, furnace, Water heater, electrical. Kit updated. Siding & Int walls updated
0001002460	1112	56 FINANCIAL INSTITUTION	☑ Grantor: Secretary of Veterans Affairs
0008000130	1112	57 RELATED PARTIES	☑ Grantor: Winstead Karen Ann & Randy Wayne Grantee: Winstead Micky A & Cythia L
0001007120	1112	73 DURESS SALE	☑ Moved to be closer to her daughter. Low by comparable
0008006180	1112	73 DURESS SALE	☑ Grantor: Fannie Mae
0001007760	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0001004680	1112	68 REMODEL OR ADDITION OR DEMO	☑ Major remodel of this property
0023000605	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Tisdale Delbert L & Judith A Grantee: moreland Ronald & Karen S . Split 230-00-565 & 230-00-615 (3parcels)
0001009920	1112	57 RELATED PARTIES	☑ Grantor: Lockhart Leo I Grantee: Lockhart James L & Carol A
0001008660	1112	72 UNINFORMED BUYER	☑ Small house in below average shape. Sold high by comps.
0001011450	1112	72 UNINFORMED BUYER	☑ House has no updating. Blue and brown carpet. Wood panel walls. Original cabs, lam flooring. Green counter. Sold high by comparable
0001004890	1112	72 UNINFORMED BUYER	☑ Smaller house with limited updates. Pink carpet in bathroom, yellow kit cabs, wood panel wall, green tile in bath. Sold high by comparable
0008001744	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Chidester Theresa J Grantee: Carter Austin W & Kelsey A (4 parcels)
0008006180	1112	73 DURESS SALE	☑ Moved to FL. Quick Sale
0001009225	1112	60 ESTATE	☑ Grantor: Fulton Charistina AKA Christine Fulton Estate Grantee: Solomon Jacob includes (Frank Fulton and Cristina Fulton deceased)
0001000310	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Trujillo Manuel J & Linda M Grantee Solomon Jacob includes (10-06-730)
0001005719	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Cornelius Frank W & Karen J Grantee: Miller mattew & Riccie Stwalley includes 10-07-550 (2 parcels)
0023002825	1112	64 MULTIPLE PROPERTIES	☑ Grantor: Miller ILA Fern AKA IDA Fern Miller Grantee: Shelefontiuk Ryan Keith & Melissa Rea includes (230-02-805)

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
0001011720	1112	68 REMODEL OR ADDITION OR DEMO	<input checked="" type="checkbox"/> Remodel of kitchen and upstairs bath
0001011930	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: First National Bank of Las Animas Grantee: Simmons Melissa Kaye includes (10-06-600)
0001003560	1112	60 ESTATE	<input checked="" type="checkbox"/> Just trying to get estate settled
0001003120	1112	16 A TYPICAL PROPERTY	<input checked="" type="checkbox"/> Used for storage, used to be a church then restaurant, now storage. Would take lots of work to return to business
0008007100	1112	73 DURESS SALE	<input checked="" type="checkbox"/> Seller had to get rid of property
0023000220	1112	73 DURESS SALE	<input checked="" type="checkbox"/> Unmarried woman in larger house. Grantee remodeled house after sale. Low by comparable
0023002055	1112	73 DURESS SALE	<input checked="" type="checkbox"/> Partner dies & Billie Jo relocates
0023002805	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Miller ILA Fern AKA IDA Fern Miller Grantee: Shelefontiuk Ryan Keith & Melissa Rea includes (230-02-825)
0023004805	1112		<input checked="" type="checkbox"/> Changed to Q sale
0001012025	1112	72 UNINFORMED BUYER	<input type="checkbox"/> Home had older siding and roof. Some walls painted green and flooring need to be updated.
0031000181	1112	72 UNINFORMED BUYER	<input type="checkbox"/> Assessor comment (Older house boarded up with trash left)
0001000905	11150	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Legacy Bank Grantee: Netherton Dennis (10 parcels)
0023003000	1135	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Grantor: Marlan William D Grantee: Bertella Douglas L includes 230-01-380 (2 parcels)
0001007465	2112	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/> Grantor: Tnt Hardware Grantee: Hat & Spur Hardware
0001007445	2112	66 PERSONAL PROPERTY INVOLVED	<input checked="" type="checkbox"/> Grantor: Tnt Hardware Grantee: Hat & Spur Hardware
0001009871	2130	68 REMODEL OR ADDITION OR DEMO	<input checked="" type="checkbox"/> Major remodel to commercial property to make dispensary.
0001007285	2130	57 RELATED PARTIES	<input checked="" type="checkbox"/> Grantor: Fayyad Erica DBA Crosby Dayton Land Investment Grantee: Johnson Carol & Matthew John Torrez (Torrez is a nephew)
Accounts Audited: 59 Auditor Agrees: -57 Auditor Disagrees: -2 Auditor Disagrees: -3.39%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	07 BOULDER		
R0006532	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished after sale and new improvement constructed
R0013169	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished in 2020 and new improvement built in 2020
R0012661	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished one year later and rebuilt in 2020, good views
R0011674	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished and new improvement built one year later
R0009441	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished after sale, foothills views, new improvement, basically land sale
R0007855	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished after sale and new improvement constructed
R0006496	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished three months after sale and improvement built one year later
R0005056	1212	17 PARTIAL INTEREST	<input checked="" type="checkbox"/> 80% interest in the real property
R0004248	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished and rebuilt one year after sale
R0002029	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished and a new improvement immediately constructed
R0000954	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Portion left after demolition, to be rebuilt as a modern structure
R0000448	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished and single-family mansion constructed
R0039804	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished in August 2020 and new improvement constructed
R0008349	1212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> No MLS, price included demo and a contract on a new home (\$450k), cash
R0043540	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Improperly coded, it is actually a demolished property after sale
R0014193	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished in July, 2020 and new improvement constructed in August
R0609613	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Improperly coded, it is actually a demolished property
R0118553	1212	20 FORECLOSURE-FINANCIAL INST AS BUYER	<input checked="" type="checkbox"/> Seller under duress, under foreclosure proceeding, roof in poor condition
R0037337	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Sold with excessive deferred maintenance, atypical condition, price included new windows
R0048148	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Improperly coded, it is actually a demolished property after sale
R0037726	1212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> Wedding party and corporate event center. Possible mixed use, business value included
R0037243	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished in 2019 and new improvement built in 2020

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0036140	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Demolished in 2020 and new improvement built in 2020
R0035683	1212	65 DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Improvement demolished in 2020 and new improvement constructed
R0035265	1212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input checked="" type="checkbox"/> As of July, 2021, improvement has been removed
R0033888	1212	60 ESTATE SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, atypical condition
R0048382	1212	99 DISQUALIFIED DUE TO NO DOC FEE	<input checked="" type="checkbox"/> Improperly coded, it is actually a demolished property after sale
R0035541	1212	23 TRADE/NON REALTY ITEMS/CONDEMNATION	<input type="checkbox"/> Now qualified, error in disqualification
R0005264	1215	28 EXTREME SALE	<input checked="" type="checkbox"/> Excessive deferred maintenance, atypical condition, purchased by a broker
R0045084	1215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Interior was stripped to the studs, no MLS, no market exposure
R0009019	1220	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Buyer was a long-term tenant, never listed, no exposure, assemblage
R0006624	1225	2 VERIFIED MORE THAN ONE SOURCE	<input checked="" type="checkbox"/> Apartment lease with a master lease running through 2037
R0117864	1230	28 EXTREME SALE	<input checked="" type="checkbox"/> TD was blank, one day on market, no cooperation after attempts to qualify
R0104824	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
R0043933	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Former meth lab, stripped to the studs, had to be remediated
R0101702	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Seller under duress, offered to one buyer and the seller got a free rent-back
R0011510	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Sold stripped down to the studs, excessive deferred condition, mold and water issues, no MLS
R0075390	1230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, tax lien paid off by grantee as part of the deal
R0075110	1230	28 EXTREME SALE	<input checked="" type="checkbox"/> Seller was facing incarceration, sold before it went into MLS
R0611665	2130	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Sold by City of Boulder as a parking lot, to be improved as mixed use, redevelopment
R0080608	2220	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Remodeled after sale, 100% vacant, spent \$4.5 M +\$19.4 to remodeled into bio-tech building
R0512242	2220	9 REMODEL AFTER CONFIRMATION	<input checked="" type="checkbox"/> Remodeled after sale, changed from retail to office, redevelopment parcel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0113672	2234	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Leased fee sale of a Good Times Restaurant
R0514492	2245	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Commercial condo, assemblage, no MLS, no market exposure
R0029871	3210	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> No MLS, seller approached by the broker with an offer they couldn't deny, now a printing business
R0612496	3215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Recording issue, was recorded twice, first deed disqualified because of assemblage
R0082374	3215	2 VERIFIED MORE THAN ONE SOURCE	<input checked="" type="checkbox"/> Purchased by tenant, no MLS, not on open market
R0088646	3215	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Cash deal, assemblage, buyer knew seller for decades
R0606706	3230	12 ABERRANT MUST HAVE DETAILED EXPLANATION	<input checked="" type="checkbox"/> Purchased as a shell, no office finish, DOM 405, purchased for \$1M under list
<hr/>			
Accounts Audited: 49	Auditor Agrees: -48	Auditor Disagrees: -1	Auditor Disagrees: -2.04%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	64	BROOMFIELD	
R1079839	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Not listed in MLS, out of state buyer, did not fill out TD
R8865408	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Demolished basement and garage after sale and rebuilt
R0115836	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Cash sale, sober living house, inter-personal sale, remodeled after sale
R1015963	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Sold with structural damage, fixed and flipped 7/20 for \$403,000 after rehab
R1016287	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Remodeled after sale, \$55k permit value, basement finish and first floor remodel
R1017064	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> \$33k permit to remodel after sale
R1018806	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> Seller approached buyer, not on open market, structural damage
R8872198	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R8862693	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Garage, shop and pool building added after sale
R8874102	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Purchased for future commercial development, change in use
R8873831	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 1728 sf of finished basement added after sale
R8873827	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> 1700 sf of finished basement added after sale
R8873049	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R1093472	1212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> No MLS, no internet data found, no appraisal done
R8872211	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R8872121	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R8863583	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Basement finished with permit after sale, 1000 sf
R1118371	1212	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> 50% interest transferred with this deed
R8873018	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R8865431	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Permit to remodel after sale: kitchen remodel and basement finish
R8865932	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added and interior remodeled
R8872112	1212	EXCESSIVE PP (>7%)	<input checked="" type="checkbox"/> \$87,000 claimed as personal property
R8869352	1212	EXCESSIVE PP (>7%)	<input checked="" type="checkbox"/> \$74,000 in personal property claimed on TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8872099	1212	REMODEL OR ADDITION/CHANGE IN USE	<input checked="" type="checkbox"/> Finished basement added after sale
R1130072	1230	MULTI SALES BASE PERIOD	<input checked="" type="checkbox"/> PRD- owner died, motivated estate seller, no MLS, no exposure
R2084678	2112	MULTI PROPERTIES SALE	<input checked="" type="checkbox"/> Three parcel assemblage into a one parcel 7-11
R1144339	2215	MULTI PROPERTIES SALE	<input checked="" type="checkbox"/> Three hotel portfolio with located sales price
R1068713	2235	MULTI PROPERTIES SALE	<input checked="" type="checkbox"/> Two industrial parcels portfolio sale
R1067572	3215	MULTI PROPERTIES SALE	<input checked="" type="checkbox"/> Mile High Labs main facility and two vacant lots and personal property
R2437070	3230	RELATED PARTIES SALE	<input checked="" type="checkbox"/> Industrial condo where grantor/grantee are related
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	08	CHAFFEE	
R380704300309	0100	154	<input checked="" type="checkbox"/> transfer of multiple properties
R327108437459	0100	64	<input checked="" type="checkbox"/> transfer of mutiple properties, no value break-out
R380704300233	0100	144	<input checked="" type="checkbox"/> not open market, no MLS
R380509100117	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties
R327118100242	0100	7	<input checked="" type="checkbox"/> atypical financing, 0.00% interest for thirty years
R368120400134	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties
R380510100201	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties
R315923100027	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties, [purchased by adjacent owner
R368734131123	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties
R327122200002	0100	64	<input checked="" type="checkbox"/> transfer of multiple properties
R353320200031	0100	154	<input checked="" type="checkbox"/> located in multiple county tax districts
R380510100203	0100	57	<input checked="" type="checkbox"/> related business partners
R327108400468	0200	120	<input checked="" type="checkbox"/> for sale by owner, not open market
R368130306129	0300	177	<input checked="" type="checkbox"/> partially finished improvements
R380706300337	1112	53	<input checked="" type="checkbox"/> deed restricted, must qualify to purchase, not open market
R342114140022	1112	123	<input checked="" type="checkbox"/> sold to Fire Dept, property changed from taxable to exempt
R380705200275	1112	123	<input checked="" type="checkbox"/> change from taxable to exempt
R327116400013	1112	124	<input checked="" type="checkbox"/> two residential improvements on property
R368132319325	1112		<input checked="" type="checkbox"/> was entered as a U sale, changed by staff to Q sale with notes in file
R327108200120	1112	124	<input checked="" type="checkbox"/> two residential improvements on property
R342533252174	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties purchased with same deed, one price, no price breakout, no open market exposure
R380706200002	1112	124	<input checked="" type="checkbox"/> two residential improvements on property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R380706300336	1112	53	<input checked="" type="checkbox"/> deed restricted, must qualify to purchase, not open market
R327107100152	1112	3	<input checked="" type="checkbox"/> transfer via a Quit Claim deed
R368315100278	1112		<input checked="" type="checkbox"/> was entered as a U sale, changed by staff to Q sale with notes in file
R327117200057	1112		<input checked="" type="checkbox"/> was entered as a U sale, changed by staff to Q sale with notes in file
R342312300011	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties, now in development to multi-family apartments
R342327300117	1112	124	<input checked="" type="checkbox"/> two residential improvements on property
R316326300074	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties purchased with same deed, one price, no price breakout, two residences on property
R368531400103	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties
R368727308162	1112	124	<input checked="" type="checkbox"/> two residential improvements on multiple properties
R380705200504	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties purchased with same deed, one price, no price breakout
R380704300262	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties
R342313100021	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties
R327109300045	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties
R380509100107	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties
R342325100132	1112	69	<input checked="" type="checkbox"/> partial interest transferred
R342532400020	1112	69	<input checked="" type="checkbox"/> 50% interest with two residential improvements on property
R342324100093	1112	64	<input checked="" type="checkbox"/> transfer of multiple properties via a Personal Reps deed
R327109321249	1120	181	<input checked="" type="checkbox"/> change in use to commercial/residential from vacant land
R327109321251	1120	140	<input checked="" type="checkbox"/> change in use from SF residential to multi-family, bldg. permits in place just after purchase
R327122300055	1140	64	<input checked="" type="checkbox"/> transfer of multiple properties
R380704300166	1140	64	<input checked="" type="checkbox"/> transfer of multiple properties improvements contributed 0 valuer, have been razed
R380704300030	1140	118	<input checked="" type="checkbox"/> transfer of multiple properties
R327109329111	1230	64	<input checked="" type="checkbox"/> transfer of multiple properties, condos

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	09	Cheyenne	
333920303011	0100	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920191011	0100	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336105406006	0100	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333921203001	0100	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333921225029	0200	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333921225028	0200	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920484012	0200	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333921225011	0200	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
336108110001	0200	51 GOVERNMENT AGENCY AS BUYER	<input checked="" type="checkbox"/>
336105406004	1112	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333921212001	1112	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333921216002	1112	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> Items and deals included with sale, all under the table stuff. Verified by closing agent.
333920118003	1112		<input checked="" type="checkbox"/>
333921208011	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> first sale in time frame
336105407017	1112	70 OTHER	<input checked="" type="checkbox"/> Seller under duress to sell.
336104304012	1112	53 CHARITABLE INSTITUTE INVOLVED	<input checked="" type="checkbox"/>
333921229002	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
336105403001	1112	70 OTHER	<input checked="" type="checkbox"/> This was the earlier sale of this property, new sale is Rec #243430.
334112211013	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
336104304007	1112	53 CHARITABLE INSTITUTE INVOLVED	<input checked="" type="checkbox"/>
336104304012	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Had to sell, part of a divorce
336105406001	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
336104306009	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
336104393005	1112	62 DOUBTFUL TITLE, QUIT CLAIMS	<input checked="" type="checkbox"/>
336104393013	1112	80 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/>
336105407002	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920153003	1112	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
333920115009	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
333920110005	1112	70 OTHER	<input checked="" type="checkbox"/> This was the earlier sale of this property, new sale is Rec #243676.
333920105002	1112	69 PARTIAL INTEREST	<input checked="" type="checkbox"/>
333920105002	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920102007	1112	70 OTHER	<input checked="" type="checkbox"/> Sellers got a divorce, and seller needed to sell immediately following divorce and sold home for a lesser value since they were under duress to sell.
332716196023	1112	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> Property trades involved
333920117002	1112	70 OTHER	<input checked="" type="checkbox"/> This is the first sale, in time frame Rec #242610 is last sale
333920119004	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> seller financed buyer
333920123004	1112	70 OTHER	<input checked="" type="checkbox"/> Seller sold property to neighbor for a good deal since he had been looking after the property for a while, sales price doesn't represent market values. Seller was in a rush to sell and had a prior agreement with buyer.
333920127001	1112	70 OTHER	<input checked="" type="checkbox"/> WAS A RENT TO BUY SITUATION. (PP) APPLIANCES
333921205002	1112	70 OTHER	<input checked="" type="checkbox"/> Blue sky value, Buyer was not local and did not know or understand our local market.
333920191012	1112	55 EDUCATIONAL INSTITUTE INVOLVED	<input checked="" type="checkbox"/> The school sold this home to a new teacher, hence the low purchase price.
333920302022	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920303002	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/>
333920316003	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920430003	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920434006	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> This was the earlier sale of this property, plus buyer did tons of remodeling.

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
333921118008	1112	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/> Other items were included with this sale, but buyers and seller wouldn't disclose any further information on this.
333921203001	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input checked="" type="checkbox"/> Buyer bought parcels to combine and build a new house.
333921204001	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
333920127001	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/>
334117200102	1112	70 OTHER	<input checked="" type="checkbox"/> Seller UNDER DURESS, new job had to move quickly.
333921215002	1115	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
336108111006	1115	66 NON-REALTY ITEMS OF UNK VALUE	<input checked="" type="checkbox"/>
333921190018	2130	80 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/>
333921337001	2135	64 MULTIPLE PROPERTIES INVOLVED	<input checked="" type="checkbox"/>
Accounts Audited: 53 Auditor Agrees: -53 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	10	Clear Creek	
R001439	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multi-parcel sale includes parcels in Gilpin County
R001295	0520	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multi-parcel sale includes parcels in Gilpin County
R007333	0540	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Sale not on the open market, purchased by neighbors
R004287	1212	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> Extensive permitted remodeling after sale
R004061	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Private sale, no MLS, sold to LLC
R164730	1212	12-CHANGE IN PROPERTY CHARACTERISTICS	<input checked="" type="checkbox"/> FSBO, not typical exposure
R007273	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Two residential structures on site
R007739	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Forest service cabin, no MLS, seller financed
R010262	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Not listed on the open market
R011740	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> IRS was the grantor, auctioned off in their office
R014100	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive permitted remodeling after sale
R014187	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Purchased by adjacent homeowner and leased back to seller
R014209	1212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Extensive permitted remodeling after sale
R016462	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Purchased by tenant
R160669	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Multiple residential improvements on site
R164648	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Habitat for Humanity was the grantor
R164724	1212	01-SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD
R001712	1212	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Former fishing dude ranch with extensive water rights
R164689	1212	10-OTHER - STATE REASON IN REMARKS	<input type="checkbox"/> Insufficient documentation for disqualification
R016130	1230	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> FSBO, not typical exposure
R164331	2130	10-OTHER - STATE REASON IN REMARKS	<input checked="" type="checkbox"/> Cell tower on a residential site
R004523	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Mixed use as well as an extensive remodeling on both floors

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010199	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Converted from retail to a brewery
R009515	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Converted from a wine shop to a restaurant
R009463	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Converted from retail to a restaurant
R004527	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Mixed use as well as an extensive remodeling on both floors
R004525	2212	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Change in use from warehouse to restaurant/bar
R162022	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former school house remodeled into six apartments
R017492	2230	05-EXTENSIVE REMODELING OR ADDITION	<input checked="" type="checkbox"/> Former restaurant converted to an national auto parts store
R004799	2230	08-SALE INVOLVES UNDETERMINED PERSONAL PROP	<input checked="" type="checkbox"/> Gas station/mini mart with business value and undetermined PP
Accounts Audited: 30 Auditor Agrees: -29 Auditor Disagrees: -1 Auditor Disagrees: -3.33%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	11	CONEJOS	
598122304067	0100	19 O T H E R S A L E	<input checked="" type="checkbox"/> seller took first offer due to drainage conditions, not open market
572320213024	0100	70 NOT USABLE FOR TIME TREND	<input checked="" type="checkbox"/> this was an earlier sale in the valuation period
556335202059	0100	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties
556334103043	0100	19 O T H E R S A L E	<input checked="" type="checkbox"/> deed correction only
572114319013	1112	40 LESS THAN 100%	<input checked="" type="checkbox"/> only partial interest transferred
572114318046	1112	40 LESS THAN 100%	<input checked="" type="checkbox"/> only partial interest transferred
572112300010	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties
572114305006	1112	7 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, no open market
572114211009	1112	19 O T H E R S A L E	<input checked="" type="checkbox"/> purchased by current resident, not open market
572114202015	1112	40 LESS THAN 100%	<input checked="" type="checkbox"/> only partial interest transferred
572114202015	1112	40 LESS THAN 100%	<input checked="" type="checkbox"/> only partial interest transferred
556335201087	1112	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties
598106205034	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties
598330300124	1212	19 O T H E R S A L E	<input checked="" type="checkbox"/> had to relocate, took first offer, not listed
598105300018	1212	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties
586721428005	1212	19 O T H E R S A L E	<input checked="" type="checkbox"/> for sale by owner, not listed on open market, improvements were not in great shape, influenced by location
598331101014	1212	34 EXTENSIVE REMODEL OR ADDITION	<input checked="" type="checkbox"/> garage added after sale
613703100009	1212	19 O T H E R S A L E	<input checked="" type="checkbox"/> for sale by owner, improvements were not in great shape
51169	1235	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties, including MHs
51170	1235	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties, including MHs
572114350012	2125	07 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, not open market
572114200062	2125	07 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between partners, no open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
572114300057	2125	16 SALE INVOLVES UNDETERMINED PP	<input checked="" type="checkbox"/> inventory only, no land or building
572114316001	2125	16 SALE INVOLVES UNDETERMINED PP	<input checked="" type="checkbox"/> land building and inventory
572114317001	2125	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties, buildings in poor condition
586724129084	2125	19 O T H E R S A L E	<input checked="" type="checkbox"/> due to improvement condition this forced the sale by owner, remodeled after purchase
598729122073	2125	19 O T H E R S A L E	<input checked="" type="checkbox"/> owner carried loan, failed bed and breakfast, overpaid initially, returned to previous owner
586724129084	2125	19 O T H E R S A L E	<input checked="" type="checkbox"/> improvements are in poor condition, seller motivated to sell, quick
598729141005	2125	7 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, not open market
598729243001	3115	14 SALE INVOLVES MULTIPLE PROP.	<input checked="" type="checkbox"/> transfer of multiple properties, moved from exempt to non-exempt, purchased from school , bid system
<hr/>			
Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	12	Costilla	
R024148	0100	NEW CONSTRUCTION	<input checked="" type="checkbox"/> illegal improvements, not on tax roll located on supposedly vacant land
R001448	0100	SEE COMMENT	<input checked="" type="checkbox"/> water rights included in purchase, change from improved residential to vacant
R008758	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R008493	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in character as the Spring fire destroyed improvements
R008051	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R008375	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in character as the Spring fire destroyed improvements
R008280	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in character as the Spring fire destroyed improvements
R008083	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R008017	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R008006	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R007918	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in character as the Spring fire destroyed improvements
R007800	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R007762	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in character as the Spring fire destroyed improvements
R007335	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R007222	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R007221	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R007162	1112	SEE COMMENT	<input checked="" type="checkbox"/> change in use from improved to vacant due to fire
R007198	1112	SEE COMMENT	<input checked="" type="checkbox"/> first sale in data collection period, fire destroyed improvements
R033364	1212	SEE COMMENT	<input checked="" type="checkbox"/> two SF residences located on parcel
R013327	1212	LAND + MOBILE HOME	<input checked="" type="checkbox"/> mobile home included in purchase, non-realty item
R013562	1212	SEE COMMENT	<input checked="" type="checkbox"/> residential improvements placed on subject property after purchase
R015166	1212	SEE COMMENT	<input checked="" type="checkbox"/> two SF residences located on parcel
R026773	1212	WATER RIGHTS IN SALE	<input checked="" type="checkbox"/> water rights included purchase, transferred via Quit Claim deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R047267	1212	SEE COMMENT	<input checked="" type="checkbox"/> two SF residences located on parcel
R047020	1212	NEW CONSTRUCTION	<input checked="" type="checkbox"/> new addition added to the residence
R044624	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044798	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044771	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044633	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044588	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044494	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044491	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044457	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R044641	1277	LAND IN AGRICULTURAL CLASSIFIC	<input checked="" type="checkbox"/> agricultural in use, no improvements, valued based on a schedule
R006643	2212	COMM-IND IMPROVED (AUDIT)	<input checked="" type="checkbox"/> remodeled after purchase
R006723	2212	SEE COMMENT	<input checked="" type="checkbox"/> mixed use property commercial and residential
R006808	2215	COMM-IND IMPROVED (AUDIT)	<input checked="" type="checkbox"/> improvements in poor condition, in need of repair on the date of purchase
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	13	Crowley	
R001597	0200	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R001833	0200	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R000286	1112	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R000859	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000877	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000027	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000035	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R000039	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R000101	1212	SALE TO SETTLE ESTATE/DIV.	<input checked="" type="checkbox"/> SALE TO SETTLE ESTATE/DIV.
R000108	1212	SALE TO SETTLE ESTATE/DIV.	<input checked="" type="checkbox"/> SALE TO SETTLE ESTATE/DIV.
R000109	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000190	1212	SALE BETWEEN BUSINESS AFFILIAT	<input checked="" type="checkbox"/> SALE BETWEEN BUSINESS AFFILIAT
R000221	1212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R001990	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R000285	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R000611	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R000327	1212	POOR CONDITION	<input checked="" type="checkbox"/> POOR CONDITION
R000382	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000422	1212	MORE THAN ONE RESIDENCE	<input checked="" type="checkbox"/> MORE THAN ONE RESIDENCE
R000483	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000537	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R000615	1212	SALE INVOLVES GOV'T AGENCY	<input checked="" type="checkbox"/> SALE INVOLVES GOV'T AGENCY
R000615	1212	POOR CONDITION	<input checked="" type="checkbox"/> not liveable

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000665	1212	INCONSISTENT WITH MARKET	<input checked="" type="checkbox"/> comps show property sold above mkt
R000926	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R000926	1212	PARTIAL INTEREST	<input checked="" type="checkbox"/> PARTIAL INTEREST
R000562	1212	MORE THAN ONE RESIDENCE	<input checked="" type="checkbox"/> MORE THAN ONE RESIDENCE
R000262	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000004	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R001595	1212	MORE THAN ONE RESIDENCE	<input checked="" type="checkbox"/> MORE THAN ONE RESIDENCE
R001351	1212	NON-RES IMPROVEMENTS	<input checked="" type="checkbox"/> NON-RES IMPROVEMENTS
R001321	1212	AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> AG CLASS AT TIME OF SALE
R001157	1212	SALE TO SETTLE ESTATE/DIV.	<input checked="" type="checkbox"/> SALE TO SETTLE ESTATE/DIV.
R002051	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R002229	1212	POOR CONDITION	<input checked="" type="checkbox"/> not liveable
R002259	1212	SALE INVOLVES FINANCIAL INSTIT	<input checked="" type="checkbox"/> SALE INVOLVES FINANCIAL INSTIT
R002308	1212	IN LEIU OF FORECLOSURE	<input checked="" type="checkbox"/> IN LEIU OF FORECLOSURE
R000740	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R002485	1212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R003082	1212	SPLIT	<input checked="" type="checkbox"/> SPLIT
R001154	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R001130	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000653	1212	REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> REMODEL-NEW CONSTRUCTION
R000660	2112	SALE BETWEEN BUSINESS AFFILIAT	<input checked="" type="checkbox"/> SALE BETWEEN BUSINESS AFFILIAT
R000115	2112	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R002520	2130	SPLIT	<input checked="" type="checkbox"/> SPLIT
R003086	2130	SPLIT	<input checked="" type="checkbox"/> SPLIT

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002513	2130	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002502	2130	IN LEIU OF FORECLOSURE	<input checked="" type="checkbox"/> IN LEIU OF FORECLOSURE
R002471	2130	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R003087	2130	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002524	2130		<input checked="" type="checkbox"/> arms length transaction
R000397	2130	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> MULTIPLE PROPERTIES
R002498	2230	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002493	2230	NEW CONSTRUCTION	<input checked="" type="checkbox"/> Incomplete
R002535	2230	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002536	2230	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002511	2230	SPLIT	<input checked="" type="checkbox"/> SPLIT
R002493	2230	SPLIT	<input checked="" type="checkbox"/> SPLIT
Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	14	Custer	
10052050	0100	62 QUIT CLAIMS	<input checked="" type="checkbox"/> transfer via a Quit Claim deed
10163001	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transferred via Quit Claim deed
10159563	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10137702	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> related parties
10081450	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10081436	0100	71 DISCOUNTED AT TIME OF SALE	<input checked="" type="checkbox"/> subdivision discount, affected the price paid
10078504	0100	57 RELATED PARTIES	<input checked="" type="checkbox"/> transferred via Quit Claim deed
10009902	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10007459	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10236917	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10236928	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> shown on TD
10081446	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
10028600	0350	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> transferred via a Quit Claim deed
10237002	0600	74 OTHER	<input checked="" type="checkbox"/> bill of sale for airplane hangar
10018700	1212	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> building remodel from a Office Space to a Residential
10001950	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer via a Quit Claim deed
10033788	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification
10187748	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification
10233829	1212		<input checked="" type="checkbox"/> major seller concessions, transferred via Bill of sale
10112852	1212	64	<input checked="" type="checkbox"/> transfer of multiple properties
10112132	1212	64	<input checked="" type="checkbox"/> transfer of multiple properties
10104650	1212	64	<input checked="" type="checkbox"/> transfer of multiple properties
10007850	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
10027365	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification
10102254	1212	64	<input checked="" type="checkbox"/> transfer of multiple properties
10056310	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> changed in classification from AG in 2020
10086499	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification
10115070	1212	73 AG CLASS AT TIME OF SALE	<input checked="" type="checkbox"/> property in ag classification
10001800	2225	State of Auth 762x347 and 762x346	<input checked="" type="checkbox"/> excluded for remodel, Apt redone and downsatirs gutted to one open space
10181705	2225	68 REMODEL-NEW CONSTRUCTION	<input checked="" type="checkbox"/> improvements in run-down condition, deferred maint. repaired and remodeled after purchase
10140256	2230	64	<input checked="" type="checkbox"/> transfer of multiple properties
10192190	2230		<input checked="" type="checkbox"/> per TD \$180K was allotted for personal property
10139200	2230	56 FINANCIAL	<input checked="" type="checkbox"/> bank sale, first sale after foreclosure,
10083605	2230	64	<input checked="" type="checkbox"/> transfer of multiple properties
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	15	Delta	
R002538	0100	PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> sale after foreclosure
R002693	0100	INVOLVES CHARITABLE INSTITUTION	<input checked="" type="checkbox"/> not open market, transfer between related parties
R011618	0600	OTHER	<input checked="" type="checkbox"/> change in use from improved residential to vacant after demolition pf house
R008625	0600	OTHER	<input checked="" type="checkbox"/> improvements were in por condition, no value according to buyer
R006005	1212	OTHER	<input checked="" type="checkbox"/> related parties, private sale
R014952	1212	OTHER	<input checked="" type="checkbox"/> three single family residences located on property
R001526	1212	BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> partial interest transfer 50%
R002235	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R002275	1212	OTHER	<input checked="" type="checkbox"/> property not made available to the open market, first sale after foreclosure
R002402	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R002709	1212	OTHER	<input checked="" type="checkbox"/> more than one residence on property
R003703	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> for sale by owner, related parties
R004858	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> not on open market transferred from mom to son
R017643	1212	OTHER	<input checked="" type="checkbox"/> in-family transfer
R005784	1212	OTHER	<input checked="" type="checkbox"/> for sale by owner, owner financed
R017630	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> major repairs and remodeling after transfer
R007155	1212	OTHER	<input checked="" type="checkbox"/> purchased by party which had first right of refusal from prior sale
R007765	1212	OTHER	<input checked="" type="checkbox"/> 2 residences located on property
R008412	1212	OTHER	<input checked="" type="checkbox"/> improvements were in poor condition major repairs are required
R008552	1212	OTHER	<input checked="" type="checkbox"/> sale by order of the court
R009624	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> addition and remodeling of improvements after transfer
R010443	1212	OTHER	<input checked="" type="checkbox"/> multiple property transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010897	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> for sale by owner, related parties
R011877	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> seller concessions, improvements in fair condition in need of repair and remodeling
R012563	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> foreclosure sale, remodeled after transfer
R005243	1212	OTHER	<input checked="" type="checkbox"/> remodeled after transfer, garage turned into bedroom
R014789	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> extensively remodeled after purchase
R001259	1212	OTHER	<input checked="" type="checkbox"/> Improvement in poor condition, floor an drywall cracking
R020767	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> improvements suffered water damage and was in need of repair and remodeling
R021695	1212	OTHER	<input checked="" type="checkbox"/> transfer between related parties
R021470	1212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> extensive remodeling on two SF residences located on property
R021920	1212	OTHER	<input checked="" type="checkbox"/> split tax districts
R024091	1212	OTHER	<input checked="" type="checkbox"/> purchased by adjacent property owner, not open market
R024233	1212	OTHER	<input checked="" type="checkbox"/> several SF residences located on property
R007882	2112	PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> sold thru bid at a trustee's sale
R007880	2212	PUBLIC TRUSTEE'S DEED	<input checked="" type="checkbox"/> mixed use property multi-family and retail, transferred via Public trustee's deed
R002761	2212	EXTENSIVE REMOD. OR ADDITIONS AFTER SALE	<input checked="" type="checkbox"/> buyer owned adjacent property, extensive remodeling after transfer
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	16	Denver	
232122039000	0100	8:TD1000	<input checked="" type="checkbox"/> Multiple parcel vacant land
110115015000	0100	?:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Multi-parcel, vacant land
512411026000	0100	8:TD1000	<input checked="" type="checkbox"/> Assemblage part of a multi-parcel sale
232326083000	0101	8:TD1000	<input checked="" type="checkbox"/> Inter-corporate and inter-related, same mailing addresses
527416013000	0101	8:TD1000	<input checked="" type="checkbox"/> Assemblage, purchased by adjacent owner, has been built upon
122300058000	0530	S:Physical Changes After Sale	<input checked="" type="checkbox"/> Multiple parcels, the City was the grantor and Stapleton grantee
501233004000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold from one LLC to another LLC, no market exposure, fair per TD
217100159000	1112	\$.Cash Sale	<input checked="" type="checkbox"/> Sold before listing, sold to an LLC,
110318013000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Listing agent stated that home was purchased by parents, then transferred to daughter
230236003000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> No MLS, no market exposure
219216035000	1112	V:Sales Verification Letter	<input checked="" type="checkbox"/> No market exposure, sold five months earlier for the same price
524318030000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold one week later for \$975k
232104058000	1112	8:TD1000	<input checked="" type="checkbox"/> No MLS, no market exposure
231143004000	1112	8:TD1000	<input checked="" type="checkbox"/> No MLS, no market exposure,
524201004000	1112	M:MLS	<input checked="" type="checkbox"/> Sold 4 months later for \$1,651,000
524318031000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold one week later for \$1,050,000
501628034000	1112	C:Poor Condition	<input checked="" type="checkbox"/> Poor condition per TD, no MLS, bankruptcy sale
524224016000	1112	R:Related	<input checked="" type="checkbox"/> Clerical error: there was a number transposition on the sales price
527210027000	1112	\$.Cash Sale	<input checked="" type="checkbox"/> For sale by owner, no MLS,
219211025000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold one month earlier, the earlier sale was qualified
606212020000	1112	?:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Beneficiary deed for the dissolution of a marriage
227617019000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Foundation issues, less than typical condition, fixed and flipped in 2021
215422008000	1112	X:Expansion or Assemblage	<input checked="" type="checkbox"/> Industrial vacant site that was part of an assemblage by adjacent owner

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
129324022000	1112	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Correction: clerical error on a sale from 2008
634602095000	1112	\$.Cash Sale	<input checked="" type="checkbox"/> Multiple deeds, partial interest
525104011000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold twice in same day, involved LLC's as grantor/grantees
619300204000	1112	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Correction deed, incorrect legal description of metes and bounds
232212018000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold from one LLC to another LLC, no market exposure, fair condition per TD
230125011000	1112	E:Estate Sale/Personal Representative Deed	<input checked="" type="checkbox"/> Fixed and flipped for \$695k on late 2020
605138011000	1112	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Grantor and grantee LLC's, poor condition per TD, flipped post-base year
230238013000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Sold twice the same day, the earlier sale was qualified
605426007000	1112	?:Questionable Sale*	<input checked="" type="checkbox"/> Private sale, cash, for sale by owner, remodeled after sale
227616032000	1112	E:Estate Sale/Personal Representative Deed	<input checked="" type="checkbox"/> No MLS, no market exposure, former meth house, remediated by owner
605412003000	1112	E:Estate Sale/Personal Representative Deed	<input checked="" type="checkbox"/> MLS, 2 DOM, estate sale, seller under duress
232107055000	1112	8:TD1000	<input checked="" type="checkbox"/> No MLS, sold before it was listed, new construction
525220021000	1112	M:MLS	<input type="checkbox"/> Insufficient documentation to support disqualification
217100151000	1125	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Group home sale, sold to an exempt entity
503316009000	1125	-.1031 Exchange	<input checked="" type="checkbox"/> Boarding house in poor condition, converted into a boutique hotel
525207027027	1130	\$.Cash Sale	<input checked="" type="checkbox"/> No MLS, sold from one LLC to another LLC, no exposure
629201101101	1130	M:MLS	<input checked="" type="checkbox"/> Seller financed, atypical financing
632301077077	1130	\$.Cash Sale	<input checked="" type="checkbox"/> No MLS, no market exposure
608120018018	1130	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Related parties, estate sale
233213070070	1130	\$.Cash Sale	<input checked="" type="checkbox"/> Off market sale, buyer approached seller, cash sale
506600211211	1130	\$.Cash Sale	<input checked="" type="checkbox"/> Multi-parcel sale: unit 5 and Unit 6
520218030030	1130	8:TD1000	<input checked="" type="checkbox"/> Habitat for Humanity was the grantee
234538465465	1130	M:MLS	<input checked="" type="checkbox"/> Brooks Towers, excessive special assessment and excessive HOA
10207026026	1130	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Fair condition per TD and MLS pictures: flooring issues

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
503916024024	1130	8:TD1000	<input checked="" type="checkbox"/> Quit-claim deed, no MLS
234218076076	1130	7:Seller Concessions	<input checked="" type="checkbox"/> No MLS, no market exposure, assemblage of multiple properties
629201080080	1130	\$.Cash Sale	<input checked="" type="checkbox"/> This is the second sale, sold one day earlier, fixed and flipped
512212042042	1130	8:TD1000	<input checked="" type="checkbox"/> Sold with a \$4500 per month
520218009009	1130	8:TD1000	<input checked="" type="checkbox"/> Habitat for Humanity was the grantee
536211130130	1130	8:TD1000	<input checked="" type="checkbox"/> No MLS, no market exposure, poor condition per TD
615208133133	1130	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Correction deed, legal wrong on original deed
234538477477	1130	M:MLS	<input checked="" type="checkbox"/> Brooks Towers, excessive special assessment and excessive HOA
10207013013	1130	\$.Cash Sale	<input checked="" type="checkbox"/> Sold to Open Door, no market exposure, fixed and flipped
234538440440	1130	M:MLS	<input checked="" type="checkbox"/> Only used for sales within Brooks Towers
234538531531	1130	M:MLS	<input checked="" type="checkbox"/> Brooks Towers, excessive special assessment and excessive HOA
536211086086	1130	8:TD1000	<input checked="" type="checkbox"/> Related parties per TD
233201061061	1130	7:Seller Concessions	<input type="checkbox"/> Insufficient documentation to support disqualification
225329009000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Mixed usage: residential and commercial
16103005000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Build to suit, long term lease, national grocery chain
228119025000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Purchase price was the final installment by the tenant, quit-claim
504120029000	2112	8:TD1000	<input checked="" type="checkbox"/> Went from commercial use to single-family residence
227914004000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Portfolio sale with two improved and one vacant, sale/leaseback
232331029000	2112	*:More explanation about sale in 960 notes	<input checked="" type="checkbox"/> Fair to poor condition per field inspection, fair per TD
227514018000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Long-term lease, purchased by the adjacent owner
124200096000	2112	\$.Cash Sale	<input checked="" type="checkbox"/> Multiple long term leases, business value
527222034000	2130	R:Related	<input checked="" type="checkbox"/> Assemblage, purchased by adjacent owner, now owns whole block
Accounts Audited: 69 Auditor Agrees: -67 Auditor Disagrees: -2 Auditor Disagrees: -2.90%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	17	Dolores	
507110400013	0550	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> BETWEEN RELATED PARTIES
507318400077	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
507114100097	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 2 parcels, 1 with house/shop etc
506312100031	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
507114100105	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc house, shop etc
507114400098	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 2 parcels, 1 with house/shop etc
507115400101	4107	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506320100007	4127	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> 4 parcels & ag CRP
507108100085	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 2 parcels & ag
505931200059	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506920400082	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506909300114	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> been renting house for years, ag, owner finance
505930200034	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc 2 parcels
506329200010	4127	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> 4 parcels & ag CRP
505930200020	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc 2 parcels
506320100008	4127	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> 4 parcels & ag CRP
506107100433	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> family & ag
479926100097	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506307200019	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506128400437	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> family & ag
506329200009	4127	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> 4 parcels & ag CRP
480503200250	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
506107100424	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
507116300001	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> family & ag
479731300030	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> friends
479926100095	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
479932100065	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 2 parcels
479935100114	4127	02 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> family & ag
480706100005	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> family & ag
480503400280	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> CRP
480516300044	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
480527200215	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc 3 parcels
480527400207	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc 3 parcels
480534100030	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> inc 3 parcels
507108100086	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> 2 parcels & ag
479929100106	4127	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> friends
479136400032	4137	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> conservation easment
481706300012	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> ag & private sale
505509300075	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
505505300085	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
505505100024	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
505504200028	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
505504100089	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> adjoining lots
505504100032	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> adjoining lots
479933200034	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
479135400043	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag Land
478931300024	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> ag, joined to other parcels

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
481725200066	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> ag & multi bldgs
505510200051	4147	06 AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> family & ag
009500000300	4278	09 INCLUDED M.H.	<input checked="" type="checkbox"/> MH only
504705200016	5140	22 MULTI PROPERTY/BUILDINGS	<input checked="" type="checkbox"/> 2 parcels
504720100010	9119	98 TAXABLE TO EXEMPT	<input checked="" type="checkbox"/> 3 parcels
504720100007	9119	98 TAXABLE TO EXEMPT	<input checked="" type="checkbox"/> 3 parcels
504720100006	9119	98 TAXABLE TO EXEMPT	<input checked="" type="checkbox"/> 3 parcels
480521300024	9139	26 JOINED WITH OTHER PROPERTY	<input checked="" type="checkbox"/> taxable to exempt
480536400284	9149	98 TAXABLE TO EXEMPT	<input checked="" type="checkbox"/> change in use
Accounts Audited: 56 Auditor Agrees: -56 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	18	Douglas	
R0053487	0200	Related Parties	☑ Related parties per TD 1000, parking lot attached to a business, assemblage
R0601978	1212	Incomplete Transfer	☑ 2-24-22: the legal description was finally corrected and was then qualified
R0499360	1212	Incomplete Transfer	☑ Incorrect grantor, could not convey property
R0499299	1212	Incomplete Transfer	☑ Incorrect legal description, could not transfer
R0471874	1212	Related Parties	☑ Related parties per TD, no market exposure
R0450489	1212	Correct Defect in Title	☑ Duplicate deed that had the original deed validated
R0449518	1212	Correct Defect in Title	☑ Sale was recorded three times, the first sale was validated
R0441928	1212	Correct Defect in Title	☑ Duplicate deed that had the original deed validated
R0431849	1212	Business Affiliates	☑ Tenant purchase
R0425441	1212	Related Parties	☑ Related parties per TD, No MLS, no market exposure
R0421773	1212	Correct Defect in Title	☑ Duplicate deed that had the original deed validated
R0421354	1212	Correct Defect in Title	☑ Duplicate deed that had the original deed validated
R0417718	1212	Business Affiliates	☑ Property was relisted and sold for \$530k on 7-30-2020
R0602087	1212	Incomplete Transfer	☑ Incorrect legal description, could not convey property
R0405262	1212	Other	☑ Subject was sold and resold between individual and his company, twice
R0267856	1212	Incomplete Transfer	☑ Did not record deceased estate probate order
R0406071	1212	Other	☑ Grantee contacted assessor and reported interior wiring and plumbing issues, mold
R0128961	1212	Incomplete Transfer	☑ Incorrect legal description on deed, three attempts to get to correct, nothing done
R0398622	1212	Business Affiliates	☑ Fix and flipped on 8-13-2020 for \$563k, extensive remodel
R0046498	1212	Other	☑ No MLS, no market exposure, grantor/grantee selling and reselling
R0046834	1212	Other	☑ No MLS, no market exposure, no sales verification data
R0059432	1212	Other	☑ Fair condition per TD, deed in lieu of foreclosure, fixed and flipped in 2020 for \$880k
R0362486	1212	Related Parties	☑ No market exposure, internet search reveled inter-related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0086772	1212	Other	<input checked="" type="checkbox"/> Poor condition per TD, salvage condition per MLS photos
R0351694	1212	Incomplete Transfer	<input checked="" type="checkbox"/> 3-33-21 the sale was eventually qualified after probate work was completed
R0370790	1212	Incomplete Transfer	<input checked="" type="checkbox"/> Death certificate was not recorded at time of sale, recorded in 2021, now validated
R0377158	1212	Related Parties	<input checked="" type="checkbox"/> Related parties per TD, no market exposure
R0068697	1212	Other	<input checked="" type="checkbox"/> Condition was fair per TD, no MLS, pre-foreclosure sale, fixed and flipped
R0405205	1212	Business Affiliates	<input type="checkbox"/> Should have been validated
R0399640	1212	Business Affiliates	<input type="checkbox"/> Should have been validated
R0315432	1213	Incomplete Transfer	<input checked="" type="checkbox"/> Unable to convey ownership due to an incorrect signature
R0441532	1213	Other	<input checked="" type="checkbox"/> No MLS, no market exposure, divorce, distressed grantor
R0441384	1213	Other	<input checked="" type="checkbox"/> No MLS, resold for \$349,00 on 7-24-20
R0410973	1213	Other	<input checked="" type="checkbox"/> TD 1000 was blank, no MLS, resold 8-17-20 for \$320,000.
R0129091	1213	Related Parties	<input checked="" type="checkbox"/> Related parties per TD, same last name
R0076161	1220	Review by Commercial	<input checked="" type="checkbox"/> 2-12-21 sale was validated, appraiser did not get to it until late in process
R0463530	1230	Verified Multiple Parcels	<input checked="" type="checkbox"/> Sale involved a condo and detached garage on a different schedule number
R0461182	1230	Verified Multiple Parcels	<input checked="" type="checkbox"/> Sale involved a condo and detached garage on a different schedule number
R0463554	1230	Verified Multiple Parcels	<input checked="" type="checkbox"/> Sale involved a condo and detached garage on a different schedule number
R0461139	1230	Verified Multiple Parcels	<input checked="" type="checkbox"/> Sale involved a condo and detached garage on a different schedule number
R0482271	2212	Sale Leaseback	<input checked="" type="checkbox"/> Intangible business value in a franchised auto repair with long-term lease
R0492825	2212	Sale Leaseback	<input checked="" type="checkbox"/> Price paid includes a ground lease and a sale/leaseback, undetermined business value
R0497983	2212	Sale Leaseback	<input checked="" type="checkbox"/> Intangible business value in a franchised auto repair with long-term lease
R0498508	2212	Sale Leaseback	<input checked="" type="checkbox"/> Sale involved land and the building a 7-11, then leased back to 7-11 on a long-term lease
R0606215	2212	Sale Leaseback	<input checked="" type="checkbox"/> National auto supply and repair store, price paid for the income value, long-term lease and business value
R0076216	2220	Change in Property Prior to Verification	<input checked="" type="checkbox"/> Remodeled after sale, going from single tenant to multi-tenant
R0476757	2230	Other	<input checked="" type="checkbox"/> Portfolio sale, allocated value on a leased fee basis, three properties, two in Texas

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0605557	2230	Other	<input checked="" type="checkbox"/> Three property, bulk portfolio transactions involving LODO restaurants
R0439854	2230	Non-Realty Items Included	<input checked="" type="checkbox"/> National fast food franchise with FFE and business value
R0483671	2230	Non-Realty Items Included	<input checked="" type="checkbox"/> Leased to national retail store, FFE, inventory included
R0347463	2230	Sale Leaseback	<input checked="" type="checkbox"/> 15 year lease with 30 year renewals on a national restaurant chain, business value
R0345631	2230	Change in Property Prior to Verification	<input type="checkbox"/> Day care academy that should have been validated
R0346011	2235	Other	<input checked="" type="checkbox"/> Portfolio sale of nine properties throughout the USA
R0310922	2235	Other	<input checked="" type="checkbox"/> Remodeled after sale, change in to auto repair
R0475420	2245	Non-Realty Items Included	<input checked="" type="checkbox"/> Purchase of the real estate and medical practice
R0603395	3212	Change in Property Prior to Verification	<input checked="" type="checkbox"/> Change in use, multiple improvements: three buildings, two were shell buildings at sale
R0497367	3212	Other	<input checked="" type="checkbox"/> Poor condition at time of sale, change in use to training of Amazon drivers
R0342442	3212	Other	<input checked="" type="checkbox"/> Concrete batch plant, no market exposure, sold for land value, no determination of PP value
R0425532	3212	Other	<input checked="" type="checkbox"/> Portfolio sale, ten properties, allocated value
R0442182	3212	Other	<input checked="" type="checkbox"/> Portfolio sale, twelve data centers, allocated value to the subject
<hr/>			
Accounts Audited: 60	Auditor Agrees: -57	Auditor Disagrees: -3	Auditor Disagrees: -5.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	19	EAGLE	
R067155	0200	64	<input checked="" type="checkbox"/> multiple properties transferred between related parties
R000390	0200	64	<input checked="" type="checkbox"/> for sale by owner, multiple properties
R005892	0200	63	<input checked="" type="checkbox"/> TD states trade involved
R067158	0200	64	<input checked="" type="checkbox"/> multiple property transfer
R057834	0400	64	<input checked="" type="checkbox"/> multiple units transferred
R060490	0400	64	<input checked="" type="checkbox"/> multiple property sale
R067249	0400	64	<input checked="" type="checkbox"/> multiple property sale
R060619	0400	64	<input checked="" type="checkbox"/> multiple property sale
R057333	0400	64	<input checked="" type="checkbox"/> multiple property transfer
R067227	0400	64	<input checked="" type="checkbox"/> multiple property transfer
R601940	0550	8	<input checked="" type="checkbox"/> seasonal access, not open mkt. neighbor told buyer about property availability
R019624	1212	60	<input checked="" type="checkbox"/> estate sale by motivated seller, change in use to rental
R032976	1212	7	<input checked="" type="checkbox"/> multiple property sale
R020199	1212	60	<input checked="" type="checkbox"/> estate sale by motivated seller, remodeled after purchase
R064877	1212	8	<input checked="" type="checkbox"/> not open market, purchased by adjoining duplex owner.
R058345	1212	8	<input checked="" type="checkbox"/> not exposed to open market
R013059	1212	8	<input checked="" type="checkbox"/> improvements not complete at time of sale
R022603	1212	7	<input checked="" type="checkbox"/> contract date in time frame, closed after valuation period
R067617	1212	8	<input checked="" type="checkbox"/> not open market, transferred to Habitat for Humanity
R040204	1212	60	<input checked="" type="checkbox"/> estate sale by motivated seller, family trust
R057104	1212	14	<input checked="" type="checkbox"/> sold as vacant land, improved after sale
R009140	1212	7	<input checked="" type="checkbox"/> contract date in time frame, closed after valuation period
R067202	1212	6	<input checked="" type="checkbox"/> purchased directly from the builder, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R067403	1212	6	<input checked="" type="checkbox"/> purchased directly from the builder, not open market
R067401	1212	6	<input checked="" type="checkbox"/> purchased directly from the builder, not open market
R067375	1212	6	<input checked="" type="checkbox"/> Changed to Qualified after further research by county staff
R067203	1212	6	<input checked="" type="checkbox"/> purchased directly from the builder, not open market
R009086	1230	62	<input checked="" type="checkbox"/> merely the transfer of an apartment lease
R058866	1230	57	<input checked="" type="checkbox"/> related parties, correction deed
R007914	1230	57	<input checked="" type="checkbox"/> not open mkt. related parties
R067152	1230	57	<input checked="" type="checkbox"/> sale between related parties
R063766	2130	64	<input checked="" type="checkbox"/> multiple unit purchase
R017644	2220	59	<input checked="" type="checkbox"/> private sale, for sale by owner
R063784	2245	57	<input checked="" type="checkbox"/> related parties, multiple properties correction deed
R007848	2245	64	<input checked="" type="checkbox"/> multiple property sale
R041626	2245	64	<input checked="" type="checkbox"/> multiple property sale
R046053	2245	64	<input checked="" type="checkbox"/> multiple property sale, no open market
R059272	2245	64	<input checked="" type="checkbox"/> multiple condo units
<hr/>			
Accounts Audited: 38	Auditor Agrees: -38	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	21	El Paso	
200000390	0100	KT	<input checked="" type="checkbox"/> \$65k improvement included in sale
5333304080	0200	KT	<input checked="" type="checkbox"/> Sale and leaseback from auto repair chain
4112000006	0550	KT	<input checked="" type="checkbox"/> Atypical market
4233201002	1112	KT	<input checked="" type="checkbox"/> Sold to a builder, insufficient market exposure
6507103002	1112	KT	<input checked="" type="checkbox"/> Expansive soils issue as well as a foundation
7414202093	1112	KZ	<input checked="" type="checkbox"/> Seller financing as well as a garage on site
7112302004	1212	C	<input checked="" type="checkbox"/> Related parties per TD
7312101003	1212	D	<input checked="" type="checkbox"/> Motivated seller, sold for \$35k under list
3200000623	1212	C	<input checked="" type="checkbox"/> Inter-personal per TD
5219001009	1212	GH	<input checked="" type="checkbox"/> Auctioned property, sold for \$40k less than list
6129101016	1212	C	<input checked="" type="checkbox"/> Related parties per TD
6304402004	1212	I	<input checked="" type="checkbox"/> Not listed in MLS as well as 100% seller financing
6314224001	1212	C	<input checked="" type="checkbox"/> Not listed in MLS as well as inter-personal
6316401023	1212	HW	<input checked="" type="checkbox"/> Excessive deferred maintenance at time of sale
6506109172	1212	GH	<input checked="" type="checkbox"/> Poor condition per TD
7122002029	1212	CE	<input checked="" type="checkbox"/> Estate sale to a family name
7312210009	1212	GW	<input checked="" type="checkbox"/> Sold through Auction.com, atypical marketing
7324202047	1212	C	<input checked="" type="checkbox"/> Related parties per TD
7404308007	1212	CM	<input checked="" type="checkbox"/> Multiple residences on site
7414409018	1212	D	<input checked="" type="checkbox"/> Seller under duress, facing foreclosure
7418000032	1212	MW	<input checked="" type="checkbox"/> Multiple residences on site
7436412022	1212	EW	<input checked="" type="checkbox"/> Fair condition per TD, estate sale, inter-related
8232001023	1212	CX	<input checked="" type="checkbox"/> Partially exempt, inter-related per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
7117013022	1212	C	<input type="checkbox"/> Insufficient justification for disqualification
5528105014	1212	C	<input type="checkbox"/> Insufficient justification for disqualification
7405308003	1215	BW	<input checked="" type="checkbox"/> Multiple parcel sale
6407417007	1220	EM	<input checked="" type="checkbox"/> Fifteen property portfolio sale
6407319010	1220	EM	<input checked="" type="checkbox"/> Fifteen property portfolio sale
6407108018	1225	EZ	<input checked="" type="checkbox"/> Fifteen property portfolio sale
6406314012	1225	EZ	<input checked="" type="checkbox"/> Twenty-five property portfolio sale
6430210006	1225	Z	<input checked="" type="checkbox"/> Multi-parcel transfer
6407315023	1225	EZ	<input checked="" type="checkbox"/> Fifteen property portfolio sale
6430210005	1225	Z	<input checked="" type="checkbox"/> Multi-parcel transfer
6430210007	1225	Z	<input checked="" type="checkbox"/> Multi-parcel transfer
5320303099	1230	Z	<input checked="" type="checkbox"/> Sale occurred in 2016 but not recorded until 2019
5607104030	1240	R	<input checked="" type="checkbox"/> Trailer park sale includes mobile homes and infrastructure
6434402001	1240	Z	<input checked="" type="checkbox"/> Seventeen property portfolio sale including out of state properties
4306301008	2212	CH	<input checked="" type="checkbox"/> Related parties per TD, intercorporate, transfer of ten properties
6234305008	2212	IT	<input checked="" type="checkbox"/> Walgreens sale, business value and FFE
6313129014	2212	I	<input checked="" type="checkbox"/> Not officered on open market, sold to owner/user, business value
6424008011	2212	IT	<input checked="" type="checkbox"/> New 7-11, business value and FFE and long term lease
6513314023	2212	I	<input checked="" type="checkbox"/> National Rent A Center, long-term lease, business value
7336103036	2212	CI	<input checked="" type="checkbox"/> No listing, seller financing of a MMJ facility
6316115023	2212	I	<input checked="" type="checkbox"/> AutoZone sale, FFE and business value, not listed
7404411024	2215	HR	<input checked="" type="checkbox"/> LaFun Motel, FFE and business value
6305405037	2230	JT	<input checked="" type="checkbox"/> A bar/restaurant was acquired through a trade, long-term lease
6321119009	2230	HI	<input checked="" type="checkbox"/> Noodle franchise purchased: long-term lease and business value

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6416207034	2230	HI	<input checked="" type="checkbox"/> Not listed, no market exposure, sale of a car wash
6434404002	2230	HI	<input checked="" type="checkbox"/> Not listed, no market exposure, sale of a car wash
6502407012	2230	HI	<input checked="" type="checkbox"/> Not listed, no market exposure, sale of a car wash
7125301063	2230	JT	<input checked="" type="checkbox"/> Caliber Collision franchise, business value and long-term lease
7324406017	2230	JT	<input checked="" type="checkbox"/> Raisin' Cane Chicken franchise with business value and LT lease
7414225001	2230	HI	<input checked="" type="checkbox"/> Car wash with undetermined FFE, not listed
6416202006	2235	Z	<input checked="" type="checkbox"/> Not listed on the open market
6524203024	2235	Z	<input checked="" type="checkbox"/> Not listed on the open market
5408102026	2235	Z	<input checked="" type="checkbox"/> Not listed on the open market
5506001010	2235	HX	<input checked="" type="checkbox"/> Sold from an exempt entity: sold by the City of Colorado Springs
6329303006	2235	Z	<input checked="" type="checkbox"/> Not listed on the open market
5408102019	2235	Z	<input checked="" type="checkbox"/> Not listed on the open market
6236301033	2245	Z	<input checked="" type="checkbox"/> Not listed on the open market, tenant purchased
5407311047	3230	Z	<input checked="" type="checkbox"/> Industrial condo not listed on the open market
7413315016	3230	Z	<input checked="" type="checkbox"/> Industrial condo not listed on the open market
<hr/>			
Accounts Audited: 62	Auditor Agrees: -60	Auditor Disagrees: -2	Auditor Disagrees: -3.23%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	20	Elbert	
R121968	0600	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> Town of Simla, former 6000 sf former school maintenance shed
R122491	0600	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> Same grantor as the prior sale: 60' x 40' shop
R105092	0600	LAND WITH MINOR STRUCTURE	<input checked="" type="checkbox"/> 5.72 acre platted site with a 1200 sf shop and shower/sink and loft
R107986	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Extensive interior and exterior remodeling after sale plus an addition
R105572	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 42' x 80' shop added after sale
R105648	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Remodeled and 350 sf addition made after sale
R106026	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD, cash sale
R106027	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 30" x 60' structure built after sale plus addition
R108103	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Non-arm's transaction with \$150k gift towards purchase price, also per TD
R109203	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties between LLC, document stating the grantor is the grantee
R107428	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Interior remodeling after sale per permit
R107070	1212	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Two lots included with two improvements
R106800	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Basement finished (2600 SF) after sale
R106536	1212	MULTIPLE LOT SALE WITH IMPS	<input checked="" type="checkbox"/> Two lots included with an improvement
R106364	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lots included with an improvement
R108183	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Poor condition per TD, extensive remodeling after sale
R108939	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Uninhabitable residence, demolished improvement
R109572	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Still in the process of being remodeling, listed as salvage condition per TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R109630	1212	LAND CLASSED AS AG-IMPROVED AT SALE	<input checked="" type="checkbox"/> Improvement burned down, sold as foundation on ag land
R109845	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 36' a 30' garage with storage built after sale, also between related parties
R113426	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 1200 sf detached garage built after sale
R114609	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> 30' x 54' detached garage and basement finish
R116856	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two lots with one improvement, have built a structure on vacant lot
R121527	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> 44 separate lot sale
R105000	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Not listed, extensive interior remodeling per inspection, poor condition per TD
R104096	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per deed examination
R108826	1212	REMODELING/CHARACTERISTICS CHANGED POST SALE	<input checked="" type="checkbox"/> Poor condition per TD, extensive remodeling after sale
R118533	2230	LAND SOLD AS VACANT BUT IS NOW IMPROVED	<input checked="" type="checkbox"/> New improvement added after sale
R106106	2240	SALE BETWEEN BUSINESS AFFILIATES	<input checked="" type="checkbox"/> Related parties per TD, partial interest (50%)
R114018	2240	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Multiple parcels includes clubhouse, related lots to golf course, three day auction sale
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	22	FREMONT	
R026226	0550	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 770-17-790
R026117	0550	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC PORTION OF 770-09-730
R028562	0550	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 5 MORE ACCTS
R022123	0550	74 AGRICULTURAL SALE	<input checked="" type="checkbox"/> AGRICULTURAL SALE
R014016	0600	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 110-06-950
R031372	0600	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R026511	0600	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R031882	0600	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R026213	0600	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R028003	0600	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND
R033813	1135	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R017496	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R027864	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R023069	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R022610	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R019231	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R018150	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R020400	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R017322	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R018633	1212	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> PER TITLE CO NOT RELATED
R029797	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R020136	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R022402	1212	70 MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> MINOR STRUCTURE ON VACANT LAND

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R020433	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R017475	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R018813	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R017049	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R020235	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R018195	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R018576	1212	68 ADDITION OR REMODEL AFTER SALE	<input checked="" type="checkbox"/> ADDITION OR REMODEL AFTER SALE
R017477	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R017667	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R022640	1212	34 MOBILE HOME PARK SALE	<input checked="" type="checkbox"/> 13 MOBILE HOMES INC IN SALE
R017709	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R019222	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R028769	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R018872	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R028977	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R018111	1212	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 190-07-712
R017800	1212	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 992-04-039
R017699	1212	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 120-03-530 FSBO SALE
R019368	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R037785	1212	34 MOBILE INCLUDED IN SALE	<input checked="" type="checkbox"/> MOBILE INCLUDED IN SALE
R019923	1212	96 MARKETING TECHNIQUE	<input checked="" type="checkbox"/> MARKETING TECHNIQUE
R018728	1212	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R036409	1277	74 AGRICULTURAL SALE	<input checked="" type="checkbox"/> AGRICULTURAL SALE
R036897	2225	67 INCLUDES FRANCHISE OR LICENSE	<input checked="" type="checkbox"/> INCLUDES FRANCHISE OR LICENSE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R021065	2230	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R031668	2230	8 QUESTIONABLE SELLER TERMS	<input checked="" type="checkbox"/> BUSINESS ASSOC
R021320	2230	65 MIXED USE PROPERTY	<input checked="" type="checkbox"/> MIXED USE PROPERTY
R036549	2230	57 SALE BETWEEN BUSINESS AFFILIAT	<input checked="" type="checkbox"/> SALE BETWEEN BUSINESS AFFILIAT
R034291	2230	65 MIXED USE PROPERTY	<input checked="" type="checkbox"/> MIXED USE PROPERTY
R031320	2230	54 INVOLVES RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/> INVOLVES RELIGIOUS INSTITUTION
R021206	2230	64 MULTIPLE PROPERTY SALES	<input checked="" type="checkbox"/> SALE INC 610-08-420
R017773	2230	18 FIRST SALE AFTER FORECLOSURE	<input checked="" type="checkbox"/> FIRST SALE AFTER FORECLOSURE
R020908	2230	57 SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> SALE BETWEEN RELATED PARTIES
R022752	2235	66 UNDETERMINED PERSONAL PROPERTY	<input checked="" type="checkbox"/> PRIVATE SALE FSBO
R021060	3215	65 MIXED USE PROPERTY	<input checked="" type="checkbox"/> MIXED USE PROPERTY
Accounts Audited: 58 Auditor Agrees: -58 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	23	Garfield	
R111302	0510	AGRICULTURAL SALE	<input checked="" type="checkbox"/> multiple property transfer
R111300	0510	AGRICULTURAL SALE	<input checked="" type="checkbox"/> multiple property transfer
R270018	0520	AGRICULTURAL SALE	<input checked="" type="checkbox"/> multiple property transfer
R350809	1135	OTHER	<input checked="" type="checkbox"/> included a mobile home, unknown value
R007446	1212	OTHER	<input checked="" type="checkbox"/> sold at auction, not true open market
R011019	1212	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> purchased by four year tenant, not open market
R360711	1212	OTHER	<input checked="" type="checkbox"/> sale from bank based on best offer, not open market
R361075	1212	OTHER	<input checked="" type="checkbox"/> foreclosure sale, no open market, improvements were in poor condition
R009327	1212	OTHER	<input checked="" type="checkbox"/> purchased from a friend, not open market
R011506	1212	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> not offered to the open market price due to poor condition of improvements
R023028	1212	OTHER	<input checked="" type="checkbox"/> for sale by owner, not open market, Quit claim deed
R024047	1212	OTHER	<input checked="" type="checkbox"/> for sale by owner, not open market, Quit claim deed
R024193	1212	OTHER	<input checked="" type="checkbox"/> sold by HUD, not open market
R040411	1212	OTHER	<input checked="" type="checkbox"/> changed from U to Q
R040432	1212	OTHER	<input checked="" type="checkbox"/> condition of improvements are poor
R040627	1212	OTHER	<input checked="" type="checkbox"/> transfer between related parties
R490026	1212	OTHER	<input checked="" type="checkbox"/> purchased by home finder and re-sold the same day
R007577	1212	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> transferred between business affiliates
R080902	1212	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> part of a 1031 exchange
R005504	1212	OTHER	<input checked="" type="checkbox"/> sale after foreclosure, not open market
R005492	1212	OTHER	<input checked="" type="checkbox"/> distress sale due to upcoming divorce and the need for the owner to leave town
R005430	1212	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> purchased directly from builder, paid in full before construction
R005403	1212	OTHER	<input checked="" type="checkbox"/> first sale after foreclosure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R084349	1212	OTHER	<input checked="" type="checkbox"/> purchased directly from builder, not open market
R580515	1213	DEED RESTRICTED	<input checked="" type="checkbox"/> low income applicants only, not open market
R045347	1230	DEED RESTRICTED	<input checked="" type="checkbox"/> low income applicants only, not open market
R044715	1230	DEED RESTRICTED	<input checked="" type="checkbox"/> low income applicants only, not open market
R045346	1230	DEED RESTRICTED	<input checked="" type="checkbox"/> low income applicants only, not open market
R045556	1230	DEED RESTRICTED	<input checked="" type="checkbox"/> low income applicants only, not open market
R370449	2230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R480100	2230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> for sale by owner, not open market
R363879	2230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R247355	2235	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R083943	2235	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> for sale by owner, transfer of multiple properties
R580046	2235	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R363880	2235	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R007002	2245	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple condominium units transferred
<hr/>			
Accounts Audited: 37	Auditor Agrees: -37	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	24	GILPIN	
R000965	0510	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Nine parcel sales including a casino
R003653	0520	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Inter-familial transfer of a ten acre site
R011701	0520	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> One lot with a mining claim attached to it.
R012184	0520	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three parcel sale: one improvement with two vacant lots
R007318	0520	NOT ARMS LENGTH	<input checked="" type="checkbox"/> Seller under duress, going to a tax lien and sold to family
R012249	0550	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three parcel sale of vacant land
R012285	0560	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Three parcel sale with two 40 acre parcels and improvement
R007473	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and a vacant lot
R007960	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and two vacant lots
R009490	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot
R011580	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot
R011822	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot
R012171	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot
R012212	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot
R006972	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant lots and one improvement
R006904	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two vacant lots
R004503	1112	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> This lot was purchased because it is the access to the improvement
R005436	1212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot, remodeled without permit
R002497	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> Interior renovated after sale
R002921	1212	UNVERIFIED BEFORE EXTENSIVE REMODEL	<input checked="" type="checkbox"/> Interior renovated after sale
R003114	1212	INVOLVES RELIGIOUS INSTITUTION	<input checked="" type="checkbox"/> Not exposed to open market, church was the grantee
R009082	1212	INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Improvement and an adjacent lot

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Accounts Audited: 22	Auditor Agrees: -22	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	25	Grand	
R027700	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R027750	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R155980	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R166011	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R171190	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R171420	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R171890	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R027520	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R026910	1112	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R180081	1113	SALE IS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> Related parties per TD 1000, also to settle an estate, PRD
R179742	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> House exploded, natural gas, had to be demolished
R168740	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Taken down to the studs remodel after sale, structural issues with foundation
R302397	1212	AG LAND	<input checked="" type="checkbox"/> Ag land not integral parcel where two acres are residential and the rest ag
R141440	1212	SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> One-third interest conveyed
R306617	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Sale of a partially constructed home (84%)
R175610	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Taken down to the studs remodel after sale
R174522	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Sold at 55% complete
R205270	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Sale of a partially constructed home (60%)

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R308626	1212	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> Sold by a broker who is not in MLS, multi-parcel sale with four vacant lots
R164120	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Seller under duress under spousal health concerns
R108915	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Destroyed by East Troublesome Fire. land value more or less
R102010	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Two building permits issued for remodeling
R083447	1212	OTHER DOCUMENT EXTENSIVELY	<input checked="" type="checkbox"/> Improvement demolished, new improvement begun in 2020
R073820	1212	SALE IS TO SETTLE AN ESTATE	<input checked="" type="checkbox"/> Estate settled and then fixed and flipped
R311261	1212	NEW CONSTRUCTION OR EXTENSIVE REMODELING OF PROPERTY OR CHANGE OF USE	<input checked="" type="checkbox"/> Added 1400 sf after sale
R311285	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two properties conveyed: condo unit and detached garage
R310918	1230	PROPERTY TRADES	<input checked="" type="checkbox"/> Unit owner traded one unit for two units after a condo replat
R300405	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two properties conveyed: condo unit and detached garage
R310330	1230	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Two properties conveyed: condo unit and detached garage
R088020	2235	PROPERTY TRADES	<input checked="" type="checkbox"/> 1031 Exchange: grantor held this for a two year holding period and sold back
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	26	GUNNISON	
R005452	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R013320	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, no market exposure
R013390	0100	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R014667	0100	70 OTHER	<input checked="" type="checkbox"/> changed in character from vacant to site improvements installed after sale
R014893	0100	76 PARCEL RECONFIGURED AFTER SALE	<input checked="" type="checkbox"/> 1031 exchange, not open market
R031269	0100	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R032798	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, no market exposure
R015512	0100	57 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, no market exposure
R071451	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not open market
R073092	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not open market
R013315	0100	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> no market exposure according to seller
R015197	0200	76 PARCEL RECONFIGURED AFTER SALE	<input checked="" type="checkbox"/> parcel merged with buyer, owner of adjacent property
R044374	0200	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R015203	0200	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, no market exposure
R045069	0200	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> not open market, hospital approached bank for purchase
R045071	0200	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R015233	0200	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not exposed to open market
R003444	0200	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> no open market exposure, no MLS
R073158	0200	77 REMODEL AFTER SALE	<input checked="" type="checkbox"/> added building after sale.
R043570	0400	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R012839	0520	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R012752	0520	70 OTHER	<input checked="" type="checkbox"/> transfer included a trade for other building services
R013122	0520	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R072626	0530	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not open market
R071118	0530	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> buyer leased property from for years, not open market
R012296	0540	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not open market
R007251	0550	73 MIXED USE PROPERTIES	<input checked="" type="checkbox"/> mixed use property comm/residential
R016485	1112	77 REMODEL AFTER SALE	<input checked="" type="checkbox"/> improvements were added on after purchase
R041515	1112	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, no open ,market
R041104	1112	74 MULTIPLE SFERS ON PARCEL	<input checked="" type="checkbox"/> two residences located on property
R026533	1112	69 SALE OF PARTIAL INTEREST	<input checked="" type="checkbox"/> partial interest transferred along with non-realty items
R000947	1112	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> no open market exposure
R015910	1112	71 SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not exposed to open market
R015628	1112	64 SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R001114	1112	57 BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> related parties transfer
R030776	1112	77 REMODEL AFTER SALE	<input checked="" type="checkbox"/> repair and remodel after purchase
<hr/>			
Accounts Audited:	36	Auditor Agrees: -36	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	27	Hinsdale	
R003341	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R3340
R000094	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R93
R001848	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R001789	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvement Only - Clerk said she does not ask for TD's on Bill of Sales
R003183	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R3182, R3178
R001107	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R2721
R000883	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R3099, now deactivated - combined into R883
R001914	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement
R000352	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R371
R000263	1212	NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> not made available th the open market - private sale
R001916	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R001814	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R002551	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R2550
R001153	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R1090
R002892	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R001782	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> improvements only
R000487	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R488
R001772	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R000322	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R323
R000145	1212	NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> not on open market - private sale
R001600	1212	NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> property was owned by Wright, McClain & Boykin. They transferred their % to Boykin and was a private sale related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001244	1212	NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> home was sold in 2017 for \$400,000 - owner finance, in 2018 it was turned back over to seller. This past winter there was significant water damage due to frozen pipe. The home sold at a discounted rate.
R001872	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> improvement Only - TD shows \$225,000 minus \$45,000 for Membership and \$1500 for PP.
R001906	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement
R001883	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R000365	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties - including R366
R001803	1212	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R003288	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including split from R1214
R001336	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R2695
R000943	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including M13
R000402	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties - including R384
R001048	1212	NON-TYPICAL MARKET SALE	<input checked="" type="checkbox"/> LOTS 37 & 38 CASCO ADDITION and the east 35 feet of lot 36
R003149	1230	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> transfer of improvements and footprint of land beneath the improvement only
R003146	1230	IMPROVEMENTS ONLY	<input checked="" type="checkbox"/> Improvements only
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	28	HUERFANO	
3339564	0100	47 SALE BETWEEN RELATED PARTY	<input checked="" type="checkbox"/> transfer between related parties
3470431	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
171363	0100	84 INTERNET/EBAY PURCHASE	<input checked="" type="checkbox"/> not open market, internet only
35723	0100	20 DURESS	<input checked="" type="checkbox"/> according to the owner the property taxes are causing him to sell the property
2049310	0100	83 OWNS ADJ PROPERTY	<input checked="" type="checkbox"/> purchased by adjoiner, not open market
28295	0100	84 INTERNET/EBAY PURCHASE	<input checked="" type="checkbox"/> not open market, internet only
3470432	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
17137259	0100	16 OTHER-NOTE	<input checked="" type="checkbox"/> not open market, internet only
33395170	0100	84 INTERNET/EBAY PURCHASE	<input checked="" type="checkbox"/> not open market, internet only
33398152	0100	83 OWNS ADJ PROPERTY	<input checked="" type="checkbox"/> sold to adjoiner, assemblage
12885	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
2310626	0100	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
122415	0200	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> transfer via a Quit Claim deed, purchased by adjoining owner
122421	0200	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
122424	0200	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
12025	0550	20 DURESS	<input checked="" type="checkbox"/> buyer under duress to find a property under 1031 exchange
2437210	1112	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
332241	1112	16 OTHER-NOTE	<input checked="" type="checkbox"/> multiple properties in two separate tax areas
46303	1112	73 NOT VERIFIED BEFRE EXTEN REMOD	<input checked="" type="checkbox"/> not verified before remodel
517734	1212	62 GOVERNMENT AGENCY AS SELLER	<input checked="" type="checkbox"/> first sale after foreclosure from Fannie Mae
21143	1212	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
47400	1212	25 PARTIAL INTEREST	<input checked="" type="checkbox"/> partial interests for one property, transferred via two deeds
38172	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	<input checked="" type="checkbox"/> not verified before remodel

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
35192	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	<input checked="" type="checkbox"/> not verified before remodel
33224	1212	16 OTHER-NOTE	<input checked="" type="checkbox"/> multiple properties in two separate tax areas
21933	1212	25 PARTIAL INTEREST	<input checked="" type="checkbox"/> partial interest transferred
21645	1212	69 2 BLDGS/ MULTI USE PROP	<input checked="" type="checkbox"/> mixed use property residential and multi-family rentals
20800	1212	27 ESTATE	<input checked="" type="checkbox"/> sold to settle estate, no open market
19518	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	<input checked="" type="checkbox"/> remodel after transfer
15675	1212	40 RENTER THAN BUYER	<input checked="" type="checkbox"/> purchased by renter, no open market
62029	1212	73 NOT VERIFIED BEFRE EXTEN REMOD	<input checked="" type="checkbox"/> not verified before remodel
20362	1240	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
40018	4147	18 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
526257	4277	33 SALES OF DOUBTFUL TITLE	<input checked="" type="checkbox"/> transfer via a Quit Claim deed
Accounts Audited: 34 Auditor Agrees: -34 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	29	JACKSON	
R001154	0400	1 QV	<input checked="" type="checkbox"/> general warranty deed
R000958	0400	1 QV	<input checked="" type="checkbox"/> warranty deed
R001122	0400	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000849	0400	1 QV	<input checked="" type="checkbox"/> warranty deed
R001114	0510	10 UI	<input checked="" type="checkbox"/> multiple property transfer
R001113	0520	64 QI	<input checked="" type="checkbox"/> multiple property transfer; this was Unqualified for the audit according to the Assessor, but used for the ratio study
R000401	0520	10 UI	<input checked="" type="checkbox"/> quit claim deed
R000401	0520	10 UI	<input checked="" type="checkbox"/> quit claim deed
R000915	0550	64 QI	<input checked="" type="checkbox"/> multiple property transfer; this was Unqualified for the audit according to the Assessor, but used for the ratio study
R000869	0550	10 UI	<input checked="" type="checkbox"/> transferred via a Quit Claim deed
R000960	0550	8 QI	<input checked="" type="checkbox"/> multiple property transfer; this was Unqualified for the audit according to the Assessor, but used for the ratio study
R000388	0560	1 QV	<input checked="" type="checkbox"/> all 80 acres on one schedule
R001035	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000139	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000244	1112	1 QV	<input checked="" type="checkbox"/> warranty deed
R000278	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000286	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000291	1112	1 QV	<input checked="" type="checkbox"/> warranty deed
R000104	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000621	1112	10 UI	<input checked="" type="checkbox"/> name change only, no transfer
R001184	1112	1 QV	<input checked="" type="checkbox"/> warranty deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R000178	1112	1 QV	<input checked="" type="checkbox"/> warranty deed
R000630	1112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R000403	1112	1 QV	<input checked="" type="checkbox"/> warranty deed
R000151	1112	10 UI	<input checked="" type="checkbox"/> transferred via a Quit Claim deed
R000548	1112	64 UI	<input checked="" type="checkbox"/> quit claim deed transferring multiple properties
R000045	1112	1 QV	<input checked="" type="checkbox"/> the property was openly advertised and is just outside a subdivision that was selling for the same price for land size. qualified the sale for vacant land
R000259	1112	1 QV	<input checked="" type="checkbox"/> warranty deed
R000317	1135	10 UI	<input checked="" type="checkbox"/> quit claim deed
R001396	2112	5 UI	<input checked="" type="checkbox"/> transferred via Public Trustee's Deed, first sale after foreclosure
R001411	2112	1 QV	<input checked="" type="checkbox"/> warranty deed
R001415	2112	1 QV	<input checked="" type="checkbox"/> special Warranty Deed
R001508	2112	1 QV	<input checked="" type="checkbox"/> special warranty deed
R001393	2120	1 QV	<input checked="" type="checkbox"/> Warranty Deed
R001408	2130	1 QV	<input checked="" type="checkbox"/> special warranty deed
R001423	2130	1 QV	<input checked="" type="checkbox"/> special warranty deed
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	30	JEFFERSON	
300151526	0100	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300448904	0100	DQSaleNonarms	<input checked="" type="checkbox"/> Related parties per TD, sold to a neighbor
300513086	0100	ChangeinUse	<input checked="" type="checkbox"/> Purchased for demolition of existing improvement
300034473	0100	DQSaleNonarms	<input checked="" type="checkbox"/> Unbuildable parcel, purchased from an adjacent landowners estate
300024448	0100	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300176432	0200	ImpDemo	<input checked="" type="checkbox"/> Multiple parcel sale that involves a change of use
300431959	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed to the open market, no TD
300064278	1112	ExcessppothrREsl	<input checked="" type="checkbox"/> \$200k in personal property declared: excessive per DPT standards
300096660	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300131702	1112	Relatedparties	<input checked="" type="checkbox"/> Related parties per TD 1000
300154848	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
300418117	1112	NotQualified	<input checked="" type="checkbox"/> Neighbor purchased subject before it was listed
300418505	1112	NotQualified	<input checked="" type="checkbox"/> Poor condition per TD
300419444	1112	NotQualified	<input checked="" type="checkbox"/> Private sale: listed and sold on the same day, atypical sale conditions
300428898	1112	NotQualified	<input checked="" type="checkbox"/> Severe structural issues with expanding soils
300430029	1112	NotQualified	<input checked="" type="checkbox"/> Sold out of bankrupts, seller under duress
300053922	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, sold to a developer who intends to demolish existing improvement
300431377	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
300111585	1112	DQForeclosSale	<input checked="" type="checkbox"/> Subject in poor condition
300439443	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
300447140	1112	Physchnghaftersl	<input checked="" type="checkbox"/> 1000 sf of basement finished after sale
300452871	1112	Physchnghaftersl	<input checked="" type="checkbox"/> 1400 sf of basement finished after sale
300458419	1112	Physchnghaftersl	<input checked="" type="checkbox"/> 776 sf of basement finish was erroneously inventoried, removed from PRC

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300507760	1112		<input checked="" type="checkbox"/> Multiple schedules included in sale
300507859	1112		<input checked="" type="checkbox"/> Related business entities per TD
300513337	1112	VSMultiSchdeed	<input checked="" type="checkbox"/> Multiple residential structures, historical property, atypical
300430124	1112	NotQualified	<input checked="" type="checkbox"/> Sold before listing, atypical exposure time
300018664	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300003390	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300004391	1112	Changeuseintend	<input checked="" type="checkbox"/> Purchased for demolition of existing improvement
300134055	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Grantee lived across the street, no market exposure
300018471	1112	NotQualified	<input checked="" type="checkbox"/> Not formally listed, sold to a private party, sale in MLS as a courtesy
300019699	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300020356	1112	NotQualified	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300022288	1112	Changeuseintend	<input checked="" type="checkbox"/> Change in use declared, improvement to be demolished
300025158	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed on the open market
300025725	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Settled in probate, atypical market exposure
300025961	1112	DQSaleNonarms	<input checked="" type="checkbox"/> No MLS, not exposed to the open market
300036006	1112	NotQualified	<input checked="" type="checkbox"/> Improvement demolished, parcel replatted
300008481	1112	NotQualified	<input checked="" type="checkbox"/> Investor to investor sale
300037346	1112	DQSaleNonarms	<input checked="" type="checkbox"/> Atypical nonpayment assistance granted
300052375	1112	NotQualified	<input checked="" type="checkbox"/> Sold to a developer who will demolish and rebuild
300052413	1112	NotQualified	<input checked="" type="checkbox"/> Not formally listed, sold to a private party, sale in MLS as a courtesy
300053252	1112	NotQualified	<input checked="" type="checkbox"/> Salvage value per TD
300053835	1112	NotQualified	<input checked="" type="checkbox"/> Transferred via Quit Claim Deed, no MLS, not exposed
300032904	1112	OwnForm	<input checked="" type="checkbox"/> Salvage value, excessive deferred maintenance
300175431	1112	DQSaleNonarms	<input type="checkbox"/> Insufficient justification for disqualification

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
300019426	1112	NotQualified	<input type="checkbox"/> Insufficient justification for disqualification
300023570	1115	VSMultiSchdeed	<input checked="" type="checkbox"/> Multiple parcel sale
300095745	1115	Trade	<input type="checkbox"/> Insufficient justification for disqualification
300043683	2112	DQSaleNonarms	<input checked="" type="checkbox"/> Purchased by the tenant, no market exposure
300110424	2112	DQSaleNonarms	<input checked="" type="checkbox"/> Appears to be purchased for land value only
300208428	2112	Changeuseintend	<input checked="" type="checkbox"/> Change in use from a former King Soopers to multiple food venues
300193944	2112	DQSaleNonarms	<input type="checkbox"/> Insufficient justification for disqualification
300429017	2115	DQSaleNonarms	<input checked="" type="checkbox"/> Sold as part of an eighteen property portfolio sale
300451349	2115	DQSaleNonarms	<input checked="" type="checkbox"/> Sold as part of twenty-two property portfolio sale
300003716	2120	Physchngaftersl	<input checked="" type="checkbox"/> Extensive remodeling completed after sale: general office use
300023943	2120	Physchngaftersl	<input checked="" type="checkbox"/> Poor condition per TD
300001214	2130	Changeuseintend	<input checked="" type="checkbox"/> Former Burger King in poor condition converted to dental office
300462710	2130	DQSaleNonarms	<input checked="" type="checkbox"/> Sale of a franchise restaurant with LT lease, business value and PP
300512002	2130	SaleLeaseback	<input checked="" type="checkbox"/> Sale of a ground lease only
Accounts Audited: 61 Auditor Agrees: -57 Auditor Disagrees: -4 Auditor Disagrees: -6.56%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	31	Kiowa	
111112729	0100	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113145	0100	Classification Change	<input checked="" type="checkbox"/> Changed from vac res to vac comm. It now has storage containers on it
111212609	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> Several non adjoining vacant parcels included in sale.
111113384	1112	62 QUIT CLAIMS	<input checked="" type="checkbox"/> Buyer found listing on on line service-Uninformed.
111922183	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111923688	1112	63 INVOLVES TRADES	<input checked="" type="checkbox"/> Traded comm property in another county for this res
111112898	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113201	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111112795	1112	N/A	<input checked="" type="checkbox"/> This was an error. I corrected this last year and sent a new sales list to Steve.
111113673	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111922873	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111112637	1112	N/A	<input checked="" type="checkbox"/> This was an error. I corrected this last year and sent a new sales list to Steve.
111112613	1112	N/A	<input checked="" type="checkbox"/> This was an error. I corrected this last year and sent a new sales list to Steve.
111210689	1112	56 FINANCIAL/FORECLOSURE	<input checked="" type="checkbox"/> FINANCIAL/FORECLOSURE
111113525	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
112931632	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111921127	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113672	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113209	1112	68 REMODEL/ADDITION	<input checked="" type="checkbox"/> Buyer added large garage to property right after purchase. Value changed.
111113667	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111923811	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
111112925	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113225	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
111921102	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113525	1112	21 REMODEL/ADDITION	<input checked="" type="checkbox"/> Re-sold on 4/24/2020 after some remodeling done.
111921376	1112	62 QUIT CLAIMS	<input checked="" type="checkbox"/> Res started as single wide mobile home and has been added to. Byer paid cash.
111113165	1112	70 OTHER	<input checked="" type="checkbox"/> Buyer is adjoining land owner. Res is uninhabitable.
111924018	1112	70 OTHER	<input checked="" type="checkbox"/> This sale included mobile home that was not sparated in the purchase price.
111923462	1112	68 REMODEL/ADDITION	<input checked="" type="checkbox"/> Purchaed at auction. (very poor cond) Remodeled for rental.
111113851	1112	12 QUIT CLAIMS	<input checked="" type="checkbox"/> Buyer found listing on Craig's list-Uninformed. Res very poor cond
111113943	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111113215	1112	RELATED PARTIES	<input checked="" type="checkbox"/> This was an error. I corrected this last year and sent a new sales list to Steve.
111113667	1112	70 OTHER	<input checked="" type="checkbox"/> Res in very poor cond. Buyer remodeled and re-sold on 1/30/2019
112310182	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
111113757	1112	56 FINANCIAL/FORECLOSURE	<input checked="" type="checkbox"/> Purchased from bank after foreclosure
111210328	1112	62 QUIT CLAIMS	<input checked="" type="checkbox"/> Poor cond., buyer bought to remodel but not much has been done.
111112829	1112	57 RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
112313150	1112	N/A	<input checked="" type="checkbox"/> Arms Length Transaction
111112890	2130	70 OTHER	<input checked="" type="checkbox"/> Old vacant locker plant in poor cond. Bought for storage
111921698	4180	73 AGRICULTURAL CLASS	<input checked="" type="checkbox"/> 11 acres with res and ag imp
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	32	Kit Carson	
R005905	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R007444	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R006696	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R005293	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R006773	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R000573	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R006634	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R001444	1212	AGRI USE	<input checked="" type="checkbox"/> AG USE
R001189	1212	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> PRIVATE SALE/NOT ON THE OPEN MARKET
R000892	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R000881	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R000878	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R004011	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R000733	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R004025	1212		<input checked="" type="checkbox"/> REMODELED AFTER SALE
R000485	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R000429	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R000404	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R000326	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R000314	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R000145	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R000818	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R005339	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005601	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R005598	1212	NOT ON THE OPEN MARKET	<input checked="" type="checkbox"/> PRIVATE SALE/NOT ON THE OPEN MARKET
R005584	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R005566	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R005559	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R005373	1212	ESTATE	<input checked="" type="checkbox"/> ESTATE SALE
R002171	1212	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R005349	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R006352	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R005285	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R004472	1212	PARTIAL INTEREST TRANSFERRED	<input checked="" type="checkbox"/> NOT 100% INTEREST
R004408	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R004270	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R004268	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R004102	1212	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R005372	1212	GOV'T AGEN	<input checked="" type="checkbox"/> GOVERNMENT AGENCY
R005252	1212	REMODEL/ADDITION	<input checked="" type="checkbox"/> REMODELED AFTER SALE
R004860	1215	RELATED	<input checked="" type="checkbox"/> RELATED PARTIES
R004219	1220	MULTI PARCEL	<input checked="" type="checkbox"/> MULTI PARCEL/ASSEMBLAGE
R004285	1225	BUS AFFIL	<input checked="" type="checkbox"/> BUSINESS AFFILIATES
Accounts Audited: 43 Auditor Agrees: -43 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	34	LA PLATA	
R000585	0100	PP UNDETER VALUE	<input checked="" type="checkbox"/> SALE INCLUDED UTILITIES INCLUDING A BURIED PROPANE TANK. JJ
R429931	0100	BULK SALE-NOTES REQUIRED	<input checked="" type="checkbox"/> 6 LOTS / MLS 760023 / DOM 191 / ASK \$330K.
R016366	0100	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> FSBO. UTILITIES IN AT TIME OF SALE. NOT TYPICAL. MD
R425875	0600	PP UNDETER VALUE	<input checked="" type="checkbox"/> UV SALE DUE TO UNCERTAINTY OF OUTBUILDING VALUE. JW
R436463	0600	PP UNDETER VALUE	<input checked="" type="checkbox"/> UV SALE DUE TO UNCERTAINTY OF BARNS VALUE. CD
R429079	1112	PP UNDETER VALUE	<input checked="" type="checkbox"/> PP INCLUDED IN SALE PER TD 1000 WITH NO VALUE. MC
R419453	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SELLER INHERITED PROPERTY, AND LISTED IT FOR 2 YEARS -ES
R437326	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> 4 LOTS, NOT ON OPEN MARKET, SOLD TO DEVELOPER. MS
R437191	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> OWNER CONFIRMED TRANSACTION WAS NOT ARMS LENGTH. MC
R436005	1212	PP UNDETER VALUE	<input checked="" type="checkbox"/> PERSONAL PROPERTY INCLUDED - ARCHITECTURAL PLANS. MC
R417902	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SALE BY OWNER FOR BELOW MARKET VALUE. SM
R426883	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> LISTED @ \$1,850,000. MULTI PARCEL SALE. NOT INDICATIVE OF MKT VALUE. JW
R428500	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT A MARKET SALE PER COMPS. MS
R430507	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SOLD FOR 31% BELOW MARKET VALUE OF COMPS. JJ
R437130	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SOLD 30% BELOW MARKET VALUE - PER COMPS. JJ
R024049	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> ORIGINALLY LISTED FOR \$525,000. SOLD UNDER DURESS. DDC
R437130	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SOLD 30% BELOW MARKET VALUE - PER COMPS. JJ
R430507	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SOLD FOR 31% BELOW MARKET VALUE OF COMPS. JJ
R428500	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT A MARKET SALE PER COMPS. MS
R426883	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> LISTED @ \$1,850,000. MULTI PARCEL SALE. NOT INDICATIVE OF MKT VALUE. JW
R419453	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SELLER INHERITED PROPERTY, AND LISTED IT FOR 2 YEARS -ES
R437191	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> OWNER CONFIRMED TRANSACTION WAS NOT ARMS LENGTH. MC
R417902	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> SALE BY OWNER FOR BELOW MARKET VALUE. SM

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007550	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NO MARKET EXPOSURE. SALE BY OWNER. SM
R004974	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT A MARKET SALE; NO EXPOSURE. VALUE BASED ON COMPS. ES
R024049	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> ORIGINALLY LISTED FOR \$525,000. SOLD UNDER DURESS. DDC
R004974	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT A MARKET SALE; NO EXPOSURE. VALUE BASED ON COMPS. ES
R007550	1212	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NO MARKET EXPOSURE. SALE BY OWNER. SM
R017197	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NONCONVENTIONAL 3RD PARTY LENDER, PRD, NO APPRAISAL, NO MLS LISTING. MC
R015845	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT LISTED ON OPEN MKT, NO APPRAISAL, NO INSPECTION. JW
R024315	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> PER MLS, OWNER CARRY. SPECIAL FINANCING. MC
R024315	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> PER MLS, OWNER CARRY. SPECIAL FINANCING. MC
R015713	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> FSBO, NO APPRAISAL, SOLD PRICE BELOW MKT VALUE. MC
R015845	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NOT LISTED ON OPEN MKT, NO APPRAISAL, NO INSPECTION. JW
R017197	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> NONCONVENTIONAL 3RD PARTY LENDER, PRD, NO APPRAISAL, NO MLS LISTING. MC
R015713	1215	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> FSBO, NO APPRAISAL, SOLD PRICE BELOW MKT VALUE. MC
R020147	1230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> FSBO. NOT IN LINE WITH COMP SALES. ST
R020147	1230	NOT MARKET SALE NOTES REQUIRED	<input checked="" type="checkbox"/> FSBO. NOT IN LINE WITH COMP SALES. ST
<hr/>			
Accounts Audited: 38	Auditor Agrees: -38	Auditor Disagrees: 0	Auditor Disagrees: 0.00%
<hr/>			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	33	Lake	
R007623	1212	NOT ON MARKET	☑ for sale by owner, not on market
R006050	1212	RELATED PARTIES	☑ atypical financing, 0% for 30 yrs., purchased by tenant, no open market
R006121	1212	STRESS SALE	☑ improvements added little or no value according to buyer
R006249	1212	NOT ON MARKET	☑ FSBO, including 1031 exchange
R006397	1212	REMODEL-NEW CONST OR USE CHNG	☑ unknown value of existing improvements in poor condition
R006419	1212	NOT ON MARKET	☑ for sale by owner, limited ,market exposure
R007188	1212	NOT ON MARKET	☑ related party transfer, worker for buyer made offer
R007419	1212	RELATED PARTIES	☑ transfer between related parties
R007499	1212	NOT ON MARKET	☑ not on market, buyer works for seller,
R007585	1212	REMODEL-NEW CONST OR USE CHNG	☑ remodeled after purchase
R007613	1212	STRESS SALE	☑ transferred via Quit Claim Deed by7 related parties
R007653	1212	STRESS SALE	☑ stress purchase, had to find home due to job move, atypical financing 5.25% for 30 yrs.
R007896	1212	MULTIPLE PROPERTIES	☑ multiple properties transferred
R008206	1212	NOT ON MARKET	☑ purchased by tenant, not exposed to the open market
R005866	1212	STRESS SALE	☑ sale to close estate, PR deed, not open market
R006005	1212	RELATED PARTIES	☑ in-family transfer, no open market
R007604	1212	QV	☑ this sale was Unqualified on the Master sales file, after further review by the county the sale was changed to Qualified
R003774	1212	NOT ON MARKET	☑ not on open market, buyer heard about property from friend
R000440	1212	MULTIPLE PROPERTIES	☑ multiple properties transferred, second property is merely partial interest
R005911	1212	RELATED PARTIES	☑ for sale by owner, related parties
R000418	1212	STRESS SALE	☑ mixed use property, home and commercial portion has damage from a former tenant, sold below asking price due to condition
R000759	1212	RELATED PARTIES	☑ not open market, stress sale due to illness, seller concessions

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001268	1212	PURCHASE PRICE EXCEEDS MARKET	<input checked="" type="checkbox"/> sold fully furnished, unknown value for furnishings
R001618	1212	STRESS SALE	<input checked="" type="checkbox"/> owners had lost jobs and sold to rescue their mortgage, credit and other bills, stress sale
R005963	1212	NOT ON MARKET	<input checked="" type="checkbox"/> not exposed to the open market
R002562	1212	NOT ON MARKET	<input checked="" type="checkbox"/> buyer contacted seller, made offer, accepted offer, stress from illness caused the desire to sell
R000375	1212	STRESS SALE	<input checked="" type="checkbox"/> owner had to sell property, gave buyer \$10,000 in concessions
R003932	1212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred (2)
R005842	1212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R005206	1212	STRESS SALE	<input checked="" type="checkbox"/> limited exposure to market, sale after foreclosure from FANNIE MAE to an individual
R005278	1212		<input checked="" type="checkbox"/> seller concessions sold completely furnished including all appliances
R005600	1212	RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, seller concessions, plus paying ng closing costs
R005606	1212	NOT ON MARKET	<input checked="" type="checkbox"/> purchased by neighbor, no market exposure
R005773	1212	REMODEL-NEW CONST OR USE CHNG	<input checked="" type="checkbox"/> remodeling and room addition after purchase
R005903	1212	STRESS SALE	<input checked="" type="checkbox"/> no open market, found on line advertisement by owner
R005153	1212	RELATED PARTIES	<input checked="" type="checkbox"/> transferred by related parties
R002099	1212	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	35	Larimer	
R1654671	0100	70O	<input checked="" type="checkbox"/> Percentage complete as of sales date
R1671181	0400	70G	<input checked="" type="checkbox"/> Subject is valued on PW discounting, vacated an easement and added to the land area
R1653010	0520	70G	<input checked="" type="checkbox"/> Paid \$13 per SF pad site value for undeveloped land, questionable sale on 2.8 acres
R0451789	1123	66B	<input checked="" type="checkbox"/> Share of irrigation ditch, vacant residential land with an outbuilding
R0489794	1123	66B	<input checked="" type="checkbox"/> Land sale with a miscellaneous improvement on site
R0496294	1212	66A	<input checked="" type="checkbox"/> Two tractors, one mower, snap-on tool and other PP items of unknown value
R0496596	1212	66A	<input checked="" type="checkbox"/> 3 shares of irrigation water in sale
R0496995	1212	66A	<input checked="" type="checkbox"/> 1 Share of water with no value declared
R0526991	1212	68A	<input checked="" type="checkbox"/> Sold to the friends of the county library, apartments to warehouse
R0542822	1212	60	<input checked="" type="checkbox"/> Remodeled after sale, resold in August, 2020 for \$515k
R0544582	1212	60	<input checked="" type="checkbox"/> No MLS, extensive remodeling after sale
R0644439	1212	70Q	<input checked="" type="checkbox"/> Two legal lots included in the sale
R0029009	1212	70O	<input checked="" type="checkbox"/> Partial percentage complete
R1027638	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD
R1044397	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD
R0568589	1212	70Q	<input checked="" type="checkbox"/> Tenant purchased from owner
R0030619	1212	66A	<input checked="" type="checkbox"/> Contingent on using the grantor's contractor to do the updating, atypical contract terms
R1097431	1212	70Q	<input checked="" type="checkbox"/> No MLS, no market exposure
R1245465	1212	70Q	<input checked="" type="checkbox"/> Purchased by the next door neighbor, no market exposure
R0331929	1212	70D	<input checked="" type="checkbox"/> Demolished the improvement in 2019, new house begun in 2020
R0220108	1212	70B	<input checked="" type="checkbox"/> Demolished the second story after sale
R0201162	1212	66A	<input checked="" type="checkbox"/> 17.5 shares of water with an undisclosed value, atypical
R0177466	1212	70B	<input checked="" type="checkbox"/> Excessive deferred maintenance, health concerns over animal waste

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0163449	1212	70B	<input checked="" type="checkbox"/> Sold before listed, atypical condition, excessive deferred maintenance
R0012939	1212	70B	<input checked="" type="checkbox"/> Multiple buildings: one house and one outbuilding
R0064033	1212	70B	<input checked="" type="checkbox"/> Contingent on using the grantor's contractor to do the updating, atypical contract terms
R0439584	1212	60	<input checked="" type="checkbox"/> Estate sale, three sales in two years, last sale was \$329k, atypical condition
R0030139	1212	70B	<input checked="" type="checkbox"/> Excessive deferred maintenance per MLS, no interior pictures
R0018139	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD
R0007439	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD
R0425265	1212	68A	<input checked="" type="checkbox"/> Change in use from commercial to residential after sale
R0432555	1212	68C	<input checked="" type="checkbox"/> Added a detached garage after sale (\$62k permit)
R0433217	1212	68C	<input checked="" type="checkbox"/> Added an equipment building (1750 sf) after sale
R0435813	1212	60	<input checked="" type="checkbox"/> Excessive deferred per listing, mixed use: residential, retail and storage
R0159689	1212	66A	<input checked="" type="checkbox"/> Multiple buildings and an oil/gas use on site
R1651703	1212	68C	<input checked="" type="checkbox"/> Basement finish added after sale
R1288679	1212	70Q	<input checked="" type="checkbox"/> Basement finish before sale that has not been inspected
R1594497	1212	68C	<input checked="" type="checkbox"/> Added outbuilding after purchase including a 1616 sf and 650 sf gym
R1594549	1212	68C	<input checked="" type="checkbox"/> Outbuilding added after sale includes 1000 sf shop and 2400 sf garage
R1594579	1212	62	<input checked="" type="checkbox"/> Title issues concerning ownership- then added a 2300 sf outbuilding
R1619531	1212	68C	<input checked="" type="checkbox"/> Basement finish after the sale
R1627956	1212	68C	<input checked="" type="checkbox"/> A second dwelling constructed after sale
R1642009	1212	66A	<input checked="" type="checkbox"/> Improvement-only property
R1310933	1212	70Q	<input checked="" type="checkbox"/> Future change in use from single-family to multi-family
R1648068	1212	63A	<input checked="" type="checkbox"/> Change in use from residential to commercial per TD, from a home to outdoor storage
R1667096	1212	62	<input checked="" type="checkbox"/> Transferred 50% interest
R1136046	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1108280	1212	57A	<input checked="" type="checkbox"/> Related parties per the TD
R1645851	1212	70Q	<input checked="" type="checkbox"/> No MLS, quit-claim deed
R1215418	1212	70C	<input checked="" type="checkbox"/> Partial Interest sold to make 100% interest
R1627400	1212	63A	<input type="checkbox"/> Should have been qualified
R1607561	1212	63A	<input type="checkbox"/> Should have been qualified
R1625512	1212	63A	<input type="checkbox"/> No market evidence for disqualification
R0026271	1225	68C	<input checked="" type="checkbox"/> Two apartment buildings on parcel, substantial remodel after sale,
R0425222	1225	68C	<input checked="" type="checkbox"/> Gutting and remodeling after sale
R1239171	1230	70Q	<input checked="" type="checkbox"/> No MLS, a delinquent LLC sold to a a remodeling LLC
R0142387	1230	70Q	<input checked="" type="checkbox"/> Grantor sold and is getting the property back from the grantee, buyer financed
R0329088	1235	51B	<input checked="" type="checkbox"/> Purchased by the Town as Tinmath, two parcel sale
R1631321	1235	51B	<input checked="" type="checkbox"/> CDOT purchased the improvement and a mobile home for highway expansion
R0024490	1240	66A	<input checked="" type="checkbox"/> Seven unpurged mobile homes plus a stick-built home
R0423696	2235	66B	<input checked="" type="checkbox"/> Land sale, had an out-building on it when sold
Accounts Audited: 61 Auditor Agrees: -58 Auditor Disagrees: -3 Auditor Disagrees: -4.92%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	36	Las Animas	
R0003015	0100		<input checked="" type="checkbox"/> Qualified Sale
R0004668	0100		<input checked="" type="checkbox"/> BETWEEN BUSINESS AFFILIATES
R0009962	0100		<input checked="" type="checkbox"/> Qualified Sale
R0009763	0100		<input checked="" type="checkbox"/> Qualified Sale
R0028474	0100		<input checked="" type="checkbox"/> Qualified Sale
R0009056	0100		<input checked="" type="checkbox"/> Qualified Sale
R0017715	0550		<input checked="" type="checkbox"/> Qualified Sale
R0000496	0550	OTHER	<input checked="" type="checkbox"/> First Sale in Reval Cylce
R0009641	0550		<input checked="" type="checkbox"/> Qualified Sale
R0010746	1212		<input checked="" type="checkbox"/> Qualified Sale
R0015631	1212		<input checked="" type="checkbox"/> Qualified Sale
R0011538	1212		<input checked="" type="checkbox"/> Qualified Sale
R0008614	1212		<input checked="" type="checkbox"/> Qualified Sale
R0014733	1212		<input checked="" type="checkbox"/> Qualified Sale
R0010421	1212		<input checked="" type="checkbox"/> Qualified Sale
R0011506	1212		<input checked="" type="checkbox"/> Qualified Sale
R0009773	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013965	1212		<input checked="" type="checkbox"/> Qualified Sale
R0003918	1212		<input checked="" type="checkbox"/> Qualified Sale
R0028377	1212		<input checked="" type="checkbox"/> Qualified Sale
R0012634	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013312	1212		<input checked="" type="checkbox"/> Qualified Sale
R0010409	1212		<input checked="" type="checkbox"/> Qualified Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0016103	1212		<input checked="" type="checkbox"/> Qualified Sale
R0008231	1212		<input checked="" type="checkbox"/> Qualified Sale
R0014853	1212		<input checked="" type="checkbox"/> Qualified Sale
R0012115	1212		<input checked="" type="checkbox"/> Qualified Sale
R0009532	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013394	1212	OTHER	<input checked="" type="checkbox"/> 1ST SALE IN REVAL PERIOD
R0009361	1212		<input checked="" type="checkbox"/> Qualified Sale
R0010078	1212		<input checked="" type="checkbox"/> Qualified Sale
R0007760	1212		<input checked="" type="checkbox"/> Qualified Sale
R0009381	1212		<input checked="" type="checkbox"/> Qualified Sale
R0009447	1212		<input checked="" type="checkbox"/> Qualified Sale
R0012139	1212	OTHER	<input checked="" type="checkbox"/> 2 DEEDS FOR THIS PROPERTY THE SAME PROPERTY JUST 2 DEEDS FOR THE SEPARATE OWNERS
R0003815	1212		<input checked="" type="checkbox"/> Qualified Sale
R0008626	1212		<input checked="" type="checkbox"/> Qualified Sale
R0016117	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013953	1212		<input checked="" type="checkbox"/> Qualified Sale
R0012075	1212	OTHER	<input checked="" type="checkbox"/> FIRST SALE IN THE REVAL PERIOD. RESOLD 4 MONTHS LATER.
R0014854	1212		<input checked="" type="checkbox"/> Qualified Sale
R0008448	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013527	1212		<input checked="" type="checkbox"/> Qualified Sale
R0009602	1212		<input checked="" type="checkbox"/> Qualified Sale
R0016755	1212		<input checked="" type="checkbox"/> Qualified Sale
R0013379	1212		<input checked="" type="checkbox"/> Qualified Sale
R0017262	1212		<input checked="" type="checkbox"/> Qualified Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0006601	1277		<input checked="" type="checkbox"/> Qualified Sale
R0004095	1277		<input checked="" type="checkbox"/> Qualified Sale
R0015732	1277		<input checked="" type="checkbox"/> Qualified Sale
R0011683	1277		<input checked="" type="checkbox"/> Qualified Sale
R0015532	1277		<input checked="" type="checkbox"/> Qualified Sale
R0005927	1277		<input checked="" type="checkbox"/> Qualified Sale
R0008736	1277		<input checked="" type="checkbox"/> Qualified Sale
R0008003	1277		<input checked="" type="checkbox"/> Qualified Sale
R0005024	1277		<input checked="" type="checkbox"/> Qualified Sale
R0011757	1277		<input checked="" type="checkbox"/> Qualified Sale
R0014487	1277		<input checked="" type="checkbox"/> Qualified Sale
R0015797	1277		<input checked="" type="checkbox"/> Qualified Sale
R0000828	1277		<input checked="" type="checkbox"/> Qualified Sale
R0014652	1277		<input checked="" type="checkbox"/> Qualified Sale
R0010068	1277		<input checked="" type="checkbox"/> Qualified Sale
R0017199	1277		<input checked="" type="checkbox"/> Qualified Sale
R0013579	1277		<input checked="" type="checkbox"/> Qualified Sale
R0009404	1277		<input checked="" type="checkbox"/> Qualified Sale
R0004899	2230		<input checked="" type="checkbox"/> Qualified Sale
R0008900	2230		<input checked="" type="checkbox"/> Qualified Sale
R0015231	2230		<input checked="" type="checkbox"/> Qualified Sale
R0016617	2235		<input checked="" type="checkbox"/> Qualified Sale
R0015776	2236		<input checked="" type="checkbox"/> Qualified Sale
R0006250	2236		<input checked="" type="checkbox"/> Qualified Sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0000837	2236		<input checked="" type="checkbox"/> Qualified Sale
Accounts Audited: 72 Auditor Agrees: -72 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	37	Lincoln	
R008316	0100	DQ MULTIPLE PROPERTIES	☑ BOUGHT WHOLE SUBDIVISION, THEN STARTED PUTTING HOUSES ON
R004848	0550	TRACT SALE NOT VERIFIED	☑ VACANT SALE NOT USED IN STUDY
R001651	1112	DQ ESTATE	☑ ESTATE SALE AND MULT PROPERTY ALSO PURCHASED R1650
R001309	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ PROSPER FARMS IS BUYING LOTS OF PARCELS AND PAYING DOUBLE OR TRIPLE AND THEY ARE REMODELING FOR HIRED HAND
R003435	1212	DQ FINANCE CO BANK REPO	☑ FANNIE MAE WAS SELLER
R001890	1212	DQ ESTATE	☑ ESTATE SALE SOLD IN 2020 FOR \$162500 CORRECTED RECNUM
R002268	1212	DQ ESTATE	☑ ESTATE SALE AND NOT IN CURRENT SALES TIME FRAME
R002282	1212	DQ NONTYPICAL SITUATION	☑ BUILDING WAS CONDEMN THEN TOWN STATED THEY COULD USE IT FOR STORAGE
R002282	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ BOUGHT A HOTEL AND REMODELED INTO SINGLE FAMILY LIVING
R002292	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ 2 HOUSES ON PROPERTY AFTER SALE REMODELED AND DOUBLE THEIR MONEY
R002321	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ REMODELED AND ADJACENT OWNERS
R002404	1212	DQ FINANCE CO BANK REPO	☑ US BANK WAS SELLER
R002447	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ REMODELED; TOOK 2 YEARS TO BE LIVED IN
R002452	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ SELLER CARRIED, WAS REMODELING WHILE LIVING IN IT
R002452	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ REMODELED AND RENTED
R002558	1212	DQ ESTATE	☑ ESTATE SALE, PUBLIC AUCTION AND PAID CASH
R002582	1212	DQ NON TYPICAL FINANCING	☑ PAID CASH & BOUGHT FROM TRUST COMPANY ON A SPECIAL WARRANTY DEED; OUT OF RESIDENTIAL TIME FRAME
R001840	1212	DQ OTHER	☑ SOLD TWICE IN TIME FRAME AND DID REMODELING
R003111	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ REMODELED BEFORE NEW OWNER MOVED IN
R002678	1212	DQ OTHER	☑ PAID CASH, GRANTOR PURCHASED ON A TD IN 2015, NOT LIVABLE AND IN BAD CONDITION
R003437	1212	DQ REMODELED NEW BLDGS CHANGE USE	☑ RENT TO OWN STARTED CONTRACT 10/1/2013

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R003468	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> FEDERAL HOME LOAN WAS SELLER; OUT OF TIME FRAME FOR RESIDENTIAL
R003468	1212	DQ RECOVERY OF UNPAID PRINCIPLE	<input checked="" type="checkbox"/> LLC SOLD TO SANDRA CHARTIER
R003487	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> NOT LIVABLE AT TIME OF SALE
R003550	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> GRANTOR CARRIED NOTE FOR PREVIOUS OWNER AND HAD TO GET SIGNED BACK OVER AND THEN RESOLD IT
R003986	1212	DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> ONE OF OWNERS IN NURSING HOME AND SELLING PROPERTIES. REMODELED AND REPAIRED ALL OF THE BUILDING
R004093	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> REMODELING AND SOLD TWICE IN TIME FRAME
R007252	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> SOLD ON A B&S DEED, WASN'T RECORDED UNTIL 7/20/16 WITH INCORRECT LEGAL, FENCING OUT THE OTHER NEIGHBORS. SENTIMENTAL VALUE
R008184	1212	DQ ESTATE	<input checked="" type="checkbox"/> ESTATE AND AUCTION
R008305	1212	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> BOUGHT WHOLE SUBDIVISION, THEN STARTED PUTTING HOUSES ON
R008306	1212	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> BOUGHT WHOLE SUBDIVISION, THEN STARTED PUTTING HOUSES ON
R008307	1212	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> BOUGHT WHOLE SUBDIVISION, THEN STARTED PUTTING HOUSES ON
R008354	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> REMODELED BEFORE NEW OWNER MOVED IN
R002680	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> SETTLING ESTATE AND SOLD ON A PERSONAL REPRESENTED DEED THAT HAD TO BE RECORDED TWICE
R002849	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> INCORRECT LEGAL; CORRECTED DEED WAS RECORDED ON RECEPTION 353282 THAT SALE WAS USED IN THE SALES STUDY
R001592	1212	DQ FINANCE CO BANK REPO	<input checked="" type="checkbox"/> US BANK WAS SELLER
R001662	1212	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> WAS REMODELING; THEN DECIDED TO TEAR ALL BUILDING DOWN IN 2022
R001557	1212	NO DOC FEE	<input checked="" type="checkbox"/> QUIT CLAIM DEED ARE NOT USED IN SALES STUDY
R001411	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> ALSO ESTATE SALE-PRD AND QCD FILED
R001126	1212	DQ NONTYPICAL SITUATION	<input checked="" type="checkbox"/> GRANTEE HAD A SETTLEMENT FROM A LAWSUIT AND WANTED TO THIS HOUSE. PRIOR OWNER PUT A VALUE ON IT AND THE PERSON WENT TO THE BANK AND GOT THE MONEY OUT AND PAID CASH
R001304	1212	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> QUIT CLAIM DEED ARE NOT USED IN SALES STUDY
R001243	1212	DQ ESTATE	<input checked="" type="checkbox"/> ESTATE AND AUCTION

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
M000184	1235	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> MH WITH ADDITION AND LAND SALE; MH WAS REMODELED IN PICTUES
R008281	2130	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> SPLIT INTO MULT PARCELS
R008281	2130	DQ MISC DOCUMENT	<input checked="" type="checkbox"/> WHERE CONSIDERATIONS ARE DOC FEE DON'T MATCH DISQUALIFYING SALE,THE DOC FEE ON THIS DEED SAYS \$10.00. THE CONSIDERATION WITHIN THE DEED DOES NOT MATCH THAT;
R003032	2212	DQ OTHER	<input checked="" type="checkbox"/> SOLD TWICE IN THE REAPPRAISAL DQ THE OLDER SALE
R002895	2215	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> SOLD TWICE IN TIME FRAME. MOTEL WAS GUTTED
R002893	2230	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> CHANGED FROM A GARAGE TO A STORAGE BUILDING FOR PARKING THE FOOD TRAILER IN, CHANGED OFFICE AREA TO A SEATING AREA FOR FOOD TRAILER.
R001910	2230	DQ MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> SOLD WITH R1909 AND FAMILY SALE
R002917	2230	DQ REMODELED NEW BLDGS CHANGE USE	<input checked="" type="checkbox"/> WENT VACANT FOR 2 YEARS 2020 OPENED A NEW BAKERY BUT DID NOT SALE
R002962	2230	DQ NON TYPICAL FINANCING	<input checked="" type="checkbox"/> THIS PROPERTY HAS BEEN SOLD 3 TIMES ON SELLER FINANCE-LIEN HOLDER REPO'S AND SALES FOR MORE MONEY-
R001307	2235	DQ ESTATE	<input checked="" type="checkbox"/> ESTATE SALE NOT A LIVEABLE BUILDING OR OPERATIONAL COMMERCIAL BUSINESS
R002281	2235	COMMERCIAL SALE NOT VERIFIED	<input checked="" type="checkbox"/> OWNER CAME FROM DENVER AREA THOUGHT THIS WAS REASONABLE, NOT FAMILIAR WITH AREA HIGH BY COMPS
Accounts Audited: 53 Auditor Agrees: -53 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	38	Logan	
38073505101070	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/>
2845000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/> Business partnership
1866000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
2016000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/>
5223000	1212	CP RE OWNED BY LENDER	<input checked="" type="checkbox"/>
3210000	1212	CP RE OWNED BY LENDER	<input checked="" type="checkbox"/>
5223000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/>
3357000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/> FORECLOSURE
5190000	1212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
4144000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
5844100	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
4144000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
6450000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
6450000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
5328000	1212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> Low by Comps TD does not show MLS or Broker Representation)
4958000	1212	! RE OWNED BY LENDER	<input checked="" type="checkbox"/>
4498000	1212	3 ATYPICAL FINANCING	<input checked="" type="checkbox"/> SELLER FINANCED
5994000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
580000	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052532343007	1212	P RELATED PARTIES	<input checked="" type="checkbox"/>
3090000	1212	Y PARTIAL INTERESTS	<input checked="" type="checkbox"/>
4958000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
1512000	1212	2 NONEXPOSURE TO MARKET	<input checked="" type="checkbox"/> Low by Comps sold 3.28.2020 for 295,000 also first sale in time frame

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
38052727409012	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> PR DEED
1309000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> PR DEED
38052518403002	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
3081000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> PR DEED
1465000	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> PR DEED
2395000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
5508000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
2955000	1212	J FORECLOSURE	<input checked="" type="checkbox"/> CERT OF PURCHASE/CONFORMATION DEED
6415000	1212	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> Low by Comps TD does not show MLS or Broker Representation)
38052531458009	1212	E ESTATE SETTLEMENT	<input checked="" type="checkbox"/> WD & POWER OF ATTORNEY (PROTECTED PERSON)
4423000	1212	2 NONEXPOSURE TO MARKET	<input type="checkbox"/> TD shows Public (MLS or Broker Representation)
1335000	1212	1 OVER MOTIVATED SELLER	<input type="checkbox"/> TD shows Public (MLS or Broker Representation)
38052530427002	2212	P RELATED PARTIES	<input checked="" type="checkbox"/>
38052530427003	2212	P RELATED PARTIES	<input checked="" type="checkbox"/>
3014000	2212	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
38052529404001	2230	1 OVER MOTIVATED SELLER	<input checked="" type="checkbox"/> Low by comps SOLD 8 MONTH LATER FOR \$1,250,000 WITHOUT ANY PHYSICAL CHANGES TO PROPERTY.
3055000	2230	M MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
Accounts Audited: 40 Auditor Agrees: -38 Auditor Disagrees: -2 Auditor Disagrees: -5.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	39	MESA	
R082435	0100	UF Multiple Parcels	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R082399	0200	UV Atypical Nonconforming	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R011959	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> not open market exposure, sold to Resolve home buyers
R005535	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> not open, market
R008720	1212	UV Multiple Parcels	<input checked="" type="checkbox"/> multiple property transfer, property transfer included a MH park and a single family residence
R008659	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> for sale by owner, seller financed
R008658	1212	UV Related Parties	<input checked="" type="checkbox"/> related parties transferred land and improvements which needed repair and remodel
R008499	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> extensive remodel after transfer, for a fix and flip
R008481	1212	UL Related Parties	<input checked="" type="checkbox"/> for sale by owner, transfer between related parties
R008414	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> extensive remodel after transfer, for a fix and flip
R008267	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> duress sale, due to the age of owner he had to move to assisted living, extensive remodel after transfer
R008208	1212	UV Atypical Nonconforming	<input checked="" type="checkbox"/> court ordered sale, not open market
R012022	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> extensive remodel after transfer, for a fix and flip
R007449	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> not open market exposure, sold to broker
R011658	1212	UL Settle extate	<input checked="" type="checkbox"/> transferred via trustee's Deed thru the US Bankruptcy Court
R005413	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> transfer business affiliates
R005306	1212	UL Related Parties	<input checked="" type="checkbox"/> no market exposure, related party transfer
R005182	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> no market exposure, cash sale, due to transfer by Public trustees deed
R003693	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> limited market exposure, sold on a bid basis
R003568	1212	UV Atypical Nonconforming	<input checked="" type="checkbox"/> not open market exposure
R003519	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> related parties, no market exposure
R002569	1212	UL Multiple Parcels	<input checked="" type="checkbox"/> multiple property; transfer

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R002345	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> no market exposure, cash sale
R002215	1212	UF Multi Residence	<input checked="" type="checkbox"/> two single family residences on subject property
R007890	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> remodeled after purchase
R020080	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> business affiliates, not exposed to the open market
R026852	1212	UF Remodel, Addition or Change In Use	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R026731	1212	UF Settle Estate	<input checked="" type="checkbox"/> improvements in poor condition, seller concessions
R026688	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> seller financed at above market interest rate
R026640	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> first sale in the valuation period
R026441	1212	UV Multi Residence	<input checked="" type="checkbox"/> additions and remodel after transfer
R026347	1212	UL Related Parties	<input checked="" type="checkbox"/> not open market, in-family transfer extensive remodel after transfer
R026307	1212	UF Remodel, Addition or Change In Use	<input checked="" type="checkbox"/> estate sale, not open market
R021413	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> not listed in local MLS
R020507	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> first sale after foreclosure purchased from Federal Home Loan
R011189	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> for sale by owner due to illness, sale under duress
R020090	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> business affiliates, not exposed to the open market
R011523	1212	UF Business Affiliation	<input checked="" type="checkbox"/> transfer between business affiliates, parties transfer properties all the time
R012053	1212	UF Related Parties	<input checked="" type="checkbox"/> Quit Claim deed in-family transfer
R011959	1212	UL Atypical Nonconforming	<input checked="" type="checkbox"/> not open market exposure
R011604	1212	UF Related Parties	<input checked="" type="checkbox"/> related parties transferred property
R011841	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> merely a correction deed, no transfer
R011755	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> extensive remodel after transfer via a Quit Claim deed
R011726	1212	UF Settle Estate	<input checked="" type="checkbox"/> sale from an estate, not listed on open market
R011690	1212	UV Atypical Nonconforming	<input checked="" type="checkbox"/> related parties, seller financed, remodel after transfer
R011660	1212	UV Related Parties	<input checked="" type="checkbox"/> Quit Claim deed to a family member, no open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R026899	1212	UL Related Parties	<input checked="" type="checkbox"/> No MLS, front end of a flip property, remodel after transfer
R020108	1212	UL Related Parties	<input checked="" type="checkbox"/> multiple property transfer, same last names and same address
R011246	1212	UF Atypical Nonconforming	<input checked="" type="checkbox"/> for sale by owner not market exposure, sale under duress
R002669	1215	UF Multi Residence	<input checked="" type="checkbox"/> multiple residences on subject property
R083437	1225	UF Related Parties	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R019982	1230	UV Settle Estate	<input checked="" type="checkbox"/> estate sale, not open market, distressed sale due to former owners' passing
R006275	1277	UF Related Parties	<input checked="" type="checkbox"/> related parties as stated on TD
R013419	2230	UL Related Parties	<input checked="" type="checkbox"/> not exposed to the open market, tenant purchase
R101119	2230	UV Atypical Nonconforming	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R101119	2230	UV Business Affiliation	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R082331	3212	UL Business Affiliation	<input checked="" type="checkbox"/> No MLS, front end of a flip property
R014455	3212	UV Atypical Nonconforming	<input checked="" type="checkbox"/> multiple property transfer
R012765	3215	UV Related Parties	<input checked="" type="checkbox"/> multiple property transfer
Accounts Audited: 59 Auditor Agrees: -59 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	40	MINERAL	
R000661	0100	63 PROPERTY TRADES	<input checked="" type="checkbox"/> trade is verified thru the TD
R000814	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R000658	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> speculative purchase, sold back to prior owner after one year.
R000652	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> use change from vacant to improved residential
R001086	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased to develop as a single family residential property, change from vacant
R001165	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased to develop as a single family residential property, change from vacant
R001199	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R001327	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased as an assemblage parcel for their existing residential property
R000815	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R000922	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased from a trust, owner plans to build single family house
R000861	0100	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R000885	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased for an assemblage with current ownership for a residential development
R000886	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased for an assemblage with current ownership for a residential development
R000648	0100	49 USE CHANGE W/SALE	<input checked="" type="checkbox"/> purchased and then combined with adjoining property in an assemblage
R000134	0530	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> after final analysis the sales price was far outside the market value range, mining claim
R000167	0540	73 ATYPICAL FINANCING	<input checked="" type="checkbox"/> seller financed
R001377	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R000989	1112	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R001376	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R001763	1212	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> partial interest transferred
R001725	1212	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> seasonal use, land only, no improvements
R001708	1212	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> seasonal use, improvement5s only, no land
R001159	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001661	1212	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> less than 100% interest transferred
R001380	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties as noted in file
R001719	1212	10 LEASE	<input checked="" type="checkbox"/> land only, no improvements
R000860	1212	71 DEED RESTRICTION/RESOLUTION	<input checked="" type="checkbox"/> transferred via quit claim deed
R000685	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R000131	1212	70 EXTREME OUTLYING	<input checked="" type="checkbox"/> use change from vacant to improved residential
R000988	1212	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R000432	1212	57 RELATED PARTIES	<input checked="" type="checkbox"/> according to county notes this was an in-family transaction
R001743	1235	72 INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> non-realty items included in transfer
R000591	1235	73 ATYPICAL FINANCING	<input checked="" type="checkbox"/> atypical seller financing., included mobile home
R000940	1235	72 INCLUDES MOBILE HOME	<input checked="" type="checkbox"/> transfer included mobile home
R001655	1277	69 PARTIAL INTEREST	<input checked="" type="checkbox"/> partial interest transfer of a mixed use property
R000554	2215	64 MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties transferred
R001657	4279	57 RELATED PARTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R000869	4279	48 AGRICULTURAL USE	<input checked="" type="checkbox"/> ag use unknown improvements
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	41	Moffat	
R006837	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> seller financed, for sale by owner
R006826	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R006726	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R005960	1212	DEED NOT TRANSFERRED	<input checked="" type="checkbox"/> re-recorded deed, no transfer
R007120	1212	CHANGE IN USE	<input checked="" type="checkbox"/> change in use from church to residential, exempt to taxable
R005146	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> not offered on the open market, for sale by ownerr
R007121	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R007566	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R008054	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R008383	1212	CORRECTION DEED	<input checked="" type="checkbox"/> merely a correction deed, no transfer
R008539	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R008543	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R008595	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R008903	1212	NA	<input checked="" type="checkbox"/> for sale by owner, not open market
R005145	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> not offered on the open market, for sale by ownerr
R009207	1212	NA	<input checked="" type="checkbox"/> sold to father's friend, not open market, transferred via Quit Claim deed
R006654	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R011014	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R010998	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> not offered on the open market
R009460	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R009175	1212	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R006761	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R003058	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> transfer between related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R001325	1212	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> transfer included mchinery and other non-realty items
R012883	1215	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> for sale by owner, not open market
R011213	1230	SEE NOTE FOR UNQUAL REASON	<input checked="" type="checkbox"/> transfer of mkultiple condominium units
R003819	1277	UNQUAL FOR TA/WAS AGRICULTURE	<input checked="" type="checkbox"/> mixed use residential and agricultural
R006298	2212	CHANGE IN USE	<input checked="" type="checkbox"/> change in use from commercial to residential
R009431	2212	EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> extensive remodel after transfer
R006903	2212	1031 IRS TRADE	<input checked="" type="checkbox"/> 1031 exchange, not open market
R009306	2220	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R007384	2230	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R008717	2235	EXT REMODELING AFTER SALE	<input checked="" type="checkbox"/> extensive remodel after purchase, not exposed to the open market
R009496	2235	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> in-company transfer to consolidate interests
R006141	2235	SALE BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> in-company re-organization, business affiliates, bargain and sale deed
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	42	Montezuma	
R009080	1212	Bank Repossession	<input checked="" type="checkbox"/> Fore closuer sale
R014526	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Sold with R14527
R015322	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> 2 shares of MVI included
R015575	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Sold with R15574
R016084	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> Water rights in sale
R016290	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> TD-1 AND TD-2 R5557 AND R016290
R017032	1212	No Doc Fee	<input checked="" type="checkbox"/> No Doc Fee
R017403	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Sold with R017402
R017451	1212	Not Arms Length Transaction	<input checked="" type="checkbox"/> Estate planning
R011734	1212	Water Rights Included in Sale	<input checked="" type="checkbox"/> 1 share of MVI included
R017851	1212	Estate Planning	<input checked="" type="checkbox"/> District court appointed estate plan.
R014299	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Sold with R014300
R011060	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Tract 1,2,3
R009259	1212	In Lieu of Foreclosure	<input checked="" type="checkbox"/> Co-workers ex wife, foreclosed.
R009152	1212	Estate Planning	<input checked="" type="checkbox"/> Kids didn't want house Estate sold
R012383	1212	Agricultural Class	<input checked="" type="checkbox"/> Ag dry graze
R011880	1212	Family Transaction	<input checked="" type="checkbox"/> Father sold to daughter
R014044	1212	Remodeled/New Const After Sale	<input checked="" type="checkbox"/> Home package. House wasn't built right away.
R014383	1212	Multi Parcels Included in Sale	<input checked="" type="checkbox"/> Sold with R14383, R18732, R18433 & R18575
R008756	1212	Distressed	<input checked="" type="checkbox"/> Moving cities needed to move quick
R011316	1212	Agricultural Class	<input checked="" type="checkbox"/> Ag sale
R010528	1212	Family Transaction	<input checked="" type="checkbox"/> Father sold to neice.
R010091	1212	Treasurer's Deed	<input checked="" type="checkbox"/> First sale after foreclosure by HUD

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R010641	1212	Multi Parcels Included in Sale	☑ Sold with R10646
R018452	1212	Remodeled/New Const After Sale	☑ Extensive remodel after sale
R011704	1236	Water Rights Included in Sale	☑ 2 shares of MVI included
R011508	1236	No Doc Fee	☑ Doc Fee not there
R011478	1236	Bank Repossession	☑ Bank sold property under market.
R011129	1236	Water Rights Included in Sale	☑ Water shares included with sale
R011503	1236	Water Rights Included in Sale	☑ 5 shares of water
R013433	1236	Agricultural Class	☑ Ag flood irrigated
R017576	1236	Bank Repossession	☑ Bank sold for what was owed
R013429	1236	Miscellaneous	☑ Tax lien sale
R010801	1240	Mobile Home Included in Sale	☑ Multiple Mobile homes included in sale
R012411	1277	Agricultural Class	☑ Ag dry graze
R010508	1277	Agricultural Class	☑ AG
R012410	1277	Not Arms Length Transaction	☑ Related parties
R011354	2212	Multi Parcels Included in Sale	☑ R011354 AND R011359
R010304	2212	Mobile Home Included in Sale	☑ Mobile homes invluded in sale of park.
R010534	2212	Mixed Use	☑ Residential with commercial office
R016306	2212	Miscellaneous	☑ RETAIL MALL WAS PURCHASED AND THEN LEASED TO A CHURCH SS_ THE LEASE IS BELOW MARKET, THE VALUATION IS BASED ON PROTEST AS THE CHURCH IS OCCUPYING THE BUILDING, WHICH IS A NON-MARKET USE
R010532	2215	Other-below mkt by mkt comps	☑ SALES PRICE OF \$575,000 IS SIGNIFICANTLY BELOW MARKET VALUE AND IS BEING DISQUALIFIED.
R017556	2230	Remodeled/New Const After Sale	☑ WAS OFFICE BUILDING AT TIME OF SALE, ACCORDING TO RECORDS THE BUYER ADDED A MOBILE HOME PARK AFTER SALE WAS USED AS A OFFICE BUILDING BEFORE
R016897	2230	Multi Parcels Included in Sale	☑ R016897 AND R016624
R010701	2230	Multi Parcels Included in Sale	☑ PARCELS R010700, R010701

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018364	2230	Property Split	<input checked="" type="checkbox"/> TD1000 indicates changed to residential
R015363	2235	Miscellaneous	<input checked="" type="checkbox"/> SUBJECT IS A LARGE LUMBER MILL AND AN UNUSUAL, UNIQUE property
R018462	3215	Family Transaction	<input checked="" type="checkbox"/> Father sold to daughter
<hr/>			
Accounts Audited:	48	Auditor Agrees: -48	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	43	MONTROSE	
R0030025	1212	OTHER	<input checked="" type="checkbox"/> transfer was part of a 1031 property exchange as stated on TD
R0010294	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> related party transfer
R0004380	1212	OTHER	<input checked="" type="checkbox"/> highly motivated buyer, based on location to family
R0003988	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0004472	1212	OTHER	<input checked="" type="checkbox"/> purchased back by previous owner, selling agaig, improvements are in very poor condition, fixer upper.
R0024847	1212	OTHER	<input checked="" type="checkbox"/> first sale after foreclosure from Wells Fargo Bank
R0018493	1212	OTHER	<input checked="" type="checkbox"/> distress sale sa owner was facing foreclosure
R0011196	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R0010105	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> split tax areas, two counties
R0009170	1212	SALE IS TO SETTLE ESTATE	<input checked="" type="checkbox"/> sold by three sisters to settle estat as they did not use the cabin
R0009073	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transferred via personal representative's deed, in family transfer
R0008987	1212	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties, which include mobile homes
R0008785	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0006549	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0004962	1212	OTHER	<input checked="" type="checkbox"/> sold thru a bid system, not truly open market
R0005040	1212	OTHER	<input checked="" type="checkbox"/> improvements were in tear down condition, land value only, less costs of razing imps.
R0005136	1212	INVOLVES A GOVERNMENT AGENCY	<input checked="" type="checkbox"/> transfer from HUD, not open market sold below market value.
R0006216	1212	SALE INVOLVED A GUARANTEED BUYOUT	<input checked="" type="checkbox"/> for sale by owner, not exposed to the open market
R0006469	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0015958	1212	OTHER	<input checked="" type="checkbox"/> transferred thru an auction, not truly open market
R0009931	1277	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0010993	1277	Y AGRICULTURAL CLASSIFICATION	<input checked="" type="checkbox"/> agricultural use on date of sale with some improvements

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0651869	2212	SALE INVOLVES PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/> sale involved "blue sky", equipment, land and all improvements
R0022973	2212	SALE INVOLVES ADDTN. TO EXISTING PARCEL	<input checked="" type="checkbox"/> purchased for an assemblage to his existing residential property
R0650143	2212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, seller financed
R0650150	2212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfetr between related parties, no open market
R0650879	2212	SALE NOT ON OPEN MARKET	<input checked="" type="checkbox"/> for sale by owner, not exposed to the open market
R0650713	2215	SALE INVOLVES ADDTN. TO EXISTING PARCEL	<input checked="" type="checkbox"/> assemblage for a service station, all existing improvements to be razed after purchase
R0060217	2220	EXTENSIVE REMODEL/ADDITION AFTER SALE	<input checked="" type="checkbox"/> repair and extensive remodeling and additions after purchase
R0651948	2220	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R0022974	2230	SALE INVOLVES ADDTN. TO EXISTING PARCEL	<input checked="" type="checkbox"/> purchased by adjoiner to add to their existing residential property
R0023111	2230	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties, seller financed
R0060232	2230	SALE INVOLVES PP OF UNKNOWN VALUE	<input checked="" type="checkbox"/> purchase price based on investment value, Sonic restaurant, and personal property of undetermined value
R0650236	2230	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transferred between related parties via a Quit Claim deed.
R0651917	2245	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R0652279	3212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R0652125	3215	SALE PRIOR TO FORECLOSURE	<input checked="" type="checkbox"/> distress sale as owner was facing foreclosure

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

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	44	MORGAN	
R806292	0200	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/> Sold w/multiple parcels. Some exempt and some non exempt.
R013551	1135	10 REAL PROP SOLD WITH TITLED MNFAC HOME	<input checked="" type="checkbox"/> Real property sold with titled mnfac'd home.
R007689	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Not listed or appraised. Subj sold for \$175/sf; 3 local comps sold for \$287/sf avg.
R009664	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Resd remodeled after sale per inspection
R010195	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> not listed or advertised, but chg'd to QUALIFIED.
R009863	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> \$125k addition added after sale.
R009328	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Subj sold for \$84/sf. 3 local comps sold for \$176/sf avg. not listed or appraised
R019311	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Sold with substantial incomplete new construction, then completed by buyers.
R009954	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> \$20K outdoor kitchen addition after sale
R007773	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Related parties. Buyer and seller are one in the same.
R010131	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Not on TD 1000, but per appraiser interview w/buyers
R008755	1212	9 CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> Wrong code, should be code 12 - sold w/separate adjoining parcel R018432
R007467	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Estate sale. Resd remodeled by purchaser
R007395	1212	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> Should be code #4 \$31,000 remodel after sale. Sold 6 mos later for \$315,000
R019643	1212	9 CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> Seller financed, not listed or appraised

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R007492	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Not listed or appraised. Subj sold fro \$95/sf. 3 local comps avg'd \$189/sf. Rltr purch.
R018617	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Life Estate Deed between related parties. No doc fee.
R013522	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> purchased from family. Grantee occupied property prior to sale.
R015305	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> Buyer converted garage to living space after sale.
R015586	1212	4 REMODEL/ADDITION/DEMOLITION AFTER SALE	<input checked="" type="checkbox"/> New pole building added after sale.
R015722	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Also related parties per TD 1000.
R016373	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Private sale between related parties per TD 1000.
R010329	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> not listed or advertised, but chg'd to QUALIFIED.
R010542	1212	10 REAL PROP SOLD WITH TITLED MNFAC HOME	<input checked="" type="checkbox"/> sold w/2 titled homes, R014439 and R014536
R012556	1212	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Per TD 1000, but appraised. So, chg'd to QUALIFIED
R007221	1212	27 LIQUIDATION, SOLD WELL BELOW MARKET COMPS	<input checked="" type="checkbox"/> 3 NBHD comps sold for avg \$237/sf. Subj sold for \$125/sf. Resold 1 yr for 80% more
R018479	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> Estate sale, but chg'd to QUALIFIED
R012470	1212	9 CONTRACT FOR DEED OR SELLER FINANCED	<input checked="" type="checkbox"/> Grantee sold land to home manufacturer who sold and financed land and unit back
R018568	1212	16 PROPERTY NOT EXPOSED TO OPEN MARKET PRIOR TO SALE	<input checked="" type="checkbox"/> buyer and seller acquainted. Arranged sale, then involved realtor as trans broker
R017451	1215	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/> Sold with R017450 improved parcel.
R007446	1220	26 DEEDED AFTER FULLFILLMENT OF CONTRACT	<input checked="" type="checkbox"/> Seller financed rent-to-own

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R018162	1230	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> buyer and seller were acquaintences; no list, advertisement ,or appraisal. Cash sale.
R007734	1240	1 SALE BETWEEN RELATED/AFFILIATED PARTIES	<input checked="" type="checkbox"/> Related parties. Sold to dissolve partnership
R013445	1277	30 SALE INCLUDED AG PROPERTY	<input checked="" type="checkbox"/> approximately 300 acres Ag.
R012203	2210	13 INCLUDES EXTRAORDINARY AMOUNT OF PERS PROP	<input checked="" type="checkbox"/> 13% of sales price was misc personal prop
R016523	2230	12 SALE OF MULTIPLE PARCELS ON SINGLE DEED	<input checked="" type="checkbox"/> Sold w/R004876
R022016	3215	34 CHANGE IN USE FROM ONE CLASS TO ANOTHER	<input checked="" type="checkbox"/> State assessed property before sale
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	45	OTERO	
109677	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
113927	1112	VALID	<input type="checkbox"/> Used as valid sale after reinspection
113561	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Purchased in 2015 for 75500 sold for 149k 2019
109899	1112	68 SETTLE AN ESTATE	<input type="checkbox"/> Short sold by personal rep
114870	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 91491 in 2019 sold for 174500
114951	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 107024 in 2019 sold for 183k
103453	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
104851	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
105777	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
105781	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
114664	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 253389 in 2019 Sold for 365k
109531	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Sold in 2018 for 18k then sold in 2019 for 134.4k
106442	1112	57 BETWEEN RELATED PARTIES	<input type="checkbox"/> Transfer from Lawrence Hollar to Andrea Hollar
110771	1112	VALID	<input type="checkbox"/> Used newest sale of 104200 as valid
113176	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Purchased in 2018 for 85k sold in 2020 for 116900
111074	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 43641 in 2020 sold for 224500
110983	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 149600 in 2019 sold for 224k
110946	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 173205 in 2019 sold for 252k
109259	1112	68 SETTLE AN ESTATE	<input type="checkbox"/> Short sold after death of owner by son
110266	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Sold in 2015 for 38k then resold in 2019 for 100500
109765	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
106406	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 98051 in 2019 sold for 223k
105953	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Sold in 2015 for 150k and in 2020 for 246k

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
114276	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
114211	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
114209	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
110391	1112	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
110426	1112	68 EXTENSIVE REMOD/ADD IMP/CHNG	<input type="checkbox"/> Valued at 89431 in 2019 sold for 200k
103833	1115	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
107972	1115	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved
107697	2112	51 GOVERNMENT AGENCY AS THE BUYER	<input type="checkbox"/> Purchased by the City of La junta and made Full Exempt 2019
115650	2120		<input type="checkbox"/> Valid Sale
112702	2120	58 BETWEEN BUSINESS AFFILIATES	<input type="checkbox"/> This is a Radio Tower site for Cellular Phones Land Value at 69600 sold for 450k and we believe that NE cellular and Mountain Tower are under the same corporate umbrella
107612	2130	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved, vacant lot next door part of sale, account 113192
104213	2130	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved 2 parcels, accounts 104210 & 104211 involved in sale
104435	2135	VALID	<input type="checkbox"/> Made Valid and used in ReVal after reinspection
108344	2135	66 NON-REALTY ITEMS OF UNK VALUE	<input type="checkbox"/> Non-reality items part of sale that owner was unwilling to separate from sale, making the sale price questionable.
101162	2135	64 MULTIPLE PARCELS INVOLVED	<input type="checkbox"/> Multiple Parcels Involved, account 101136 included in sale
Accounts Audited: 38 Auditor Agrees: 0 Auditor Disagrees: -38 Auditor Disagrees: -100.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	46	OURAY	
R003484	1212	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	<input checked="" type="checkbox"/> Barn completely remodelled to create accessory dwelling unit
R004170	1212	MULTIPLE PARCELS	<input checked="" type="checkbox"/> Sale included two different accounts with multiple structures
R004142	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Quit Claim Deed. Not Made Available to Public per Questionnaire. Also, QCD did not relinquish secondary owner's right to property; most recent QCD transferred ownership back into Seller's name
R001849	1212	SPECULATIVE SALE	<input checked="" type="checkbox"/> comps above sale price
R001850	1212	MINOR STRUCTURE INCLUDED IN SALE	<input checked="" type="checkbox"/>
R002245	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> No MLS. No Apparent Market Exposure. Seller Carry Back Financing. Purchased by Tenant
R002671	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/>
R002246	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> No MLS. No Apparent Market Exposure. Seller Carry Back Financing. Purchased by Tenant
R003834	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> No MLS. No Apparent Market Exposure. Seller Carry Back Financing. Purchased by Tenant
R004260	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Not on MLS, no questionnaire, #8 & #9 not filled out on TD 1000. Loan checked, but no amount. Seller concessions listed at \$8,250
R003550	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Supplemental questionnaire stated property was not on the open market
R003464	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/> Not on MLS; also multiple residences on parcel
R003412	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Listing/Selling Agent (Vicki Jones) stated Scanlon previously owned property and purchased back from Martin. Property was not exposed to market. Relation is friendship. Property had deferred maintenance. Martin was elderly according to agent and wanted to
R003295	1212	MIXED USE	<input checked="" type="checkbox"/> More than one use
R003278	1212	RELATED PARTIES	<input checked="" type="checkbox"/> TD related parties checked
R003591	1212	FORECLOSURE OR FORCED SALE	<input checked="" type="checkbox"/> Sold to Tax Exempt Water Authority; Seller was in foreclosure. Sale price included interest and fees owed to seller's lender to avoid short sale.
R006412	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Questionnaire states not on open market
R005769	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> Owns adjoining condo
R005772	1212	OWNS ADJOINING LAND	<input checked="" type="checkbox"/> Owns adjoining condo

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R005843	1212	MAJOR RENOVATION AFTER SALE	<input checked="" type="checkbox"/> No MLS. Appears to be direct from builder sale. Sold unfinished. Building Permit BLD2018-00101 received after sale for \$500,000 construction to complete.
R005958	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/> Multi residences
R005449	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/> Multi residences and other buildings
R005233	1212	RELATED PARTIES	<input checked="" type="checkbox"/> TD related parties checked & unknown seller concessions
R005659	1212	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag property; Accessory Dwelling unit added
R005152	1212	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	<input checked="" type="checkbox"/> 1031 Exchange. Pole Barn Constructed after Purchase
R005060	1212	MULTIPLE PARCELS	<input checked="" type="checkbox"/> Sale included two accounts; improved and vacant parcel
R005053	1212	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Not offered for sale to public per questionnaire. remodeled after sale per questionnaire.
R004937	1212	MULTIPLE RESIDENCES ON SAME PARCEL	<input checked="" type="checkbox"/> Modelling corrected after sale
R006315	1212	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag class at time of sale; \$1.5 million remodel after
R006669	1230	MULTIPLE PARCELS	<input checked="" type="checkbox"/> Sale included two accounts; one residential the other commercial
R006209	1230	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> Purchased by Tenant
R004931	1230	MULTIPLE PARCELS	<input checked="" type="checkbox"/> Sale included two accounts and then converted to residential use after sale
R005488	1277	AGRICULTURAL PROPERTY	<input checked="" type="checkbox"/> Ag with non-integral envelope
R003193	2215	MIXED USE	<input checked="" type="checkbox"/> More than one use
R001857	2245	NOT MADE AVAILABLE TO PUBLIC	<input checked="" type="checkbox"/> No MLS. No Apparent Market Exposure. Seller Carry Back Financing. Purchased by Tenant
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	47	Park	
R0004753	0100	64 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0023663	0100	102 Condition changed after sale-Not on open market-house built on vacant land completed in 2018	<input checked="" type="checkbox"/> vacant land changed in use to improved residential
R0043547	0100	33 Not on open market- PER BUYER, WENT TO LOOK AT PURCHASING SCH #18215 BUT HAD 2 CONTRACTS ON IT, OWNERS SUGGESTED THEY PURCHASE THIS PARCEL, WAS NOT ON OPEN MARKET.	<input checked="" type="checkbox"/> not open market, not listed on MLS, offer made and accepted
R0031556	0100	100 Imp less than 100% complete-INSIDE IS FRAMED FOR HOUSE AND THERE IS AN ALTERATION PERMIT IN NEW OWNERS NAME, BUT NO INSPECTIONS AT THIS TIME.	<input checked="" type="checkbox"/> improvements were less than 100% complete
R0038230	0100	64 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0014788	0100	102 Condition changed after sale-Commercial Sale BUYER PURCHASED THIS PROPERTY WITH INTENTION OF GROWING MARIJUANA BUT A NEIGHBORING PROPERTY OWNER FOUND A LOOPHOLE IN THE LAND USE REGULATIONS AND HE WAS SINCE DENIED BEING ABLE TO GROW. THERE IS A HISTORIC BUILDING ON THIS PROPERTY THAT HAS HOLES IN THE ROOF AND IS OF NO VALUE. PROPERTY IS ZONED AG.	<input checked="" type="checkbox"/> Speculative sale, could not operate business as anticipated.
R0013341	0100	33 Not on open market--assemblage	<input checked="" type="checkbox"/> purchased for an assemblage, purchased by adjoiner
R0046102	0100	102 Condition changed after sale-house built on vacant land completed 10/2021	<input checked="" type="checkbox"/> condition changed from vacant to improved residential
R0032547	0100	33 Not on open market	<input checked="" type="checkbox"/> 1031 exchange, not open market
R0041344	0100	102 Condition changed after sale-shed added after sale	<input checked="" type="checkbox"/> garage added after purchase
R0015026	0100	101 Sale involve special financing	<input checked="" type="checkbox"/> atypical financing
R0038521	0100	102 Condition changed after sale-house built on vacant land completed 2018	<input checked="" type="checkbox"/> condition changed from vacant to improved residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0044009	0100	89 Agricultural/Minor Structure	<input checked="" type="checkbox"/> agricultural land with several buildings and outbuildings, value unknown
R0017158	0200	64 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0047416	0530	33 Not on open market	<input checked="" type="checkbox"/> not open market, purchased for investment
R0032256	0530	32 Not an arm's length transaction-EMAIL FROM REALTOR IN SCANNED DOCS, THE POND WAS THE LARGE FACTOR THE SELLER FELT THE PROPERTY WAS UNIQUE AT THE TIME THE SELLER WAS LOOKING TO FETCH A HIGHER PRICE EVEN IF IT TOOK LONGER TO SELL. THE BUYER WANTED WATER FRONT AND WAS HAPPY TO PAY A LOT FOR IT. SPOKE WITH THE BUYER, THEY STATED THAT THERE WAS NOT ANY OTHER PROPERTIES TO COMPARE THIS ONE DUE TO THE POND ON THE PROPERTY SO THEY PAID ALMOST ASKING PRICE. SENT AN EMAIL TO THE LISTING REALTOR.	<input checked="" type="checkbox"/> highly motivated buyer due to waterfront
R0016465	0530	101 Sale involve special financing-not on open market	<input checked="" type="checkbox"/> seller financed, unknown terms, except for 7% interest, not open market
R0005068	0540	33 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0005808	0540	27 Sale earlier in time period	<input checked="" type="checkbox"/> Changed to Qualified per county information
R0005092	0540	33 NOT FOUND IN MLS AND TD QUESTION NOT ANSWERED ABOUT PRIVATE VS PUBLIC SALE - SENT LETTER TO TRY AND CLARIFY - PER EMAIL RESPONSE TO LETTER, PROPERTY NEVER MADE IT TO THE OPEN MKT. SELLER WAS PLANNING ON PUTTING ON THE MARKET BUT WHEN OFFERED CASH JUST TOOK OFFER PRIOR TO PUTTING ON MARKET. INVALID SALE DUE TO NO MARKET EXPOSURE BUT WORTH NOTING IT LIKELY SOLD AT CLOSE TO CURRENT MARKET - SELLER WAS ALSO A COLORADO REALTOR.	<input checked="" type="checkbox"/> 1031 property exchange, noted on TD
R0043949	0550	101 Sale involve special financing	<input checked="" type="checkbox"/> atypical financing
R0011208	0550	100 Imp less than 100% complete	<input checked="" type="checkbox"/> improvements only partly complete on date of sale
R0011515	0550	33 Not on open market	<input checked="" type="checkbox"/> not open market
R0004975	0560	33 Not on open market	<input checked="" type="checkbox"/> no mls, not made available to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0029855	0560	89 Agricultural-sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0011444	0560	89 Agricultural/Minor Structure	<input checked="" type="checkbox"/> agricultural land with several buildings and outbuildings, value unknown
R0000116	1112	87 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0044045	1112	86 Distress sale-Cond of imp unk at sale-Homicide in house and house set on fire	<input checked="" type="checkbox"/> stigma on property due to a recent homicide, house had a major fire
R0036102	1112	87 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
R0032268	1112	86 Distress sale -HOME INSPECTED ON 7/30/20 FOR THE 6/20 SALE BUT AFTER MLS REVIEW AND ON SITE REVIEW THIS SALE IS NOT VALID, HOME NOT REALLY LIVABLE AND REDUCED THE CONDITION TO FAIR AND THE QUALITY TO FAIR DRAWN IN APEX PER OFFICE GUIDELINES	<input checked="" type="checkbox"/> unknown value for uninhabitable house. may be all land value
R0039351	1112	87 Valued with contiguous parcel-Combined with another parcel	<input checked="" type="checkbox"/> purchased by adjoiner, assemblage purposes
R0016442	1112	86 Distress sale-not on open market--MADE THIS SALE INVALID, IT IS FAR BELOW EXISTING VALUE OR THE VALUE OF ANY OTHER SALES IN THIS SUBDIVISION DURING THE DATA COLLECITON PERIOD, NO MLS LISTING THE HOME IS AN AVG THOUGH IN AVG CONDITION FOR AGE AND THIS IS UPDATED FOR THE REAPPRAISAL, APEX CORRECTED PER OFFICE GUIDELINES	<input checked="" type="checkbox"/> not open market, distress sale as noted
R0017156	2112	102 Condition changed after sale--REMODELED INTERIOR OF BLDG, USED BP AMOUNT FOR NC, CHANGED QUAL/COND FOR 2018.	<input checked="" type="checkbox"/> repaired and remodeled after purchase
R0000063	2112	102 Condition changed after sale-business closed	<input checked="" type="checkbox"/> change in use after purchase from residential to commercial
R0021047	2115	86 Distress sale-PURCHASED AS A FORCLOSURE PER NEWSPAPER ARTICLE	<input checked="" type="checkbox"/> first sale after foreclosure, repaired and remodeled after purchase
R0042407	2115	102 Condition changed after sale--property went from exempt to taxable	<input checked="" type="checkbox"/> change from exempt to taxable
R0000295	2120	102 Condition changed after sale--two buildings used separately made into resturant/bar as one	<input checked="" type="checkbox"/> change in use after purchase, converted to a restaurant/bar

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0010897	2130	102 Condition changed after sale--A CONDITIONAL USE PERMIT WAS APPLIED FOR THROUGH THE COUNTY TO ALLOW A CONFERENCE AND RETREAT FACILITY. THIS MOTION WAS PASSED ON 5/3/2018	<input checked="" type="checkbox"/> change in use to conference and retreat facility
R0047332	2212	64 Sale involves multiple properties	<input checked="" type="checkbox"/> multiple properties transferred
Accounts Audited: 39 Auditor Agrees: -39 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	48	Phillips	
R011382	0100	MULTIPLE PROPERTIES	☑ sale was omitted and corrected. Sale is U/I due to multiple properties.
R003872	1212	First Sale in Time Frame	☑ omitted and corrected to Q/V
R004124	1212	BETWEEN BUSINESS AFFILIATES	☑ sold to different LLC with same owner
R004113	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ major remodel to residence.
R004042	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ multiple properties
R003833	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ major remodel in 2019. sold 2 years later for over 4 times the orig. sales price
R003766	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ sale involved 2 residences. also involved business affiliates
R004316	1212	SALE INVOLVES MULTIPLE PROPERTIES	☑ multiple properties
R003801	1212	BETWEEN BUSINESS AFFILIATES	☑ business affiliates or same members of different LLC. Also related parties
R004180	1212	REMODEL AFTER SALE (USE CODE 68)	☑ remodeled and flipped 1 month later
R004013	1212	First Sale in Time Frame	☑ this is a 2018 sale that is out of 2021 re-evaluation timeframe.
R005366	1212	REMODEL AFTER SALE (USE CODE 68)	☑ remodeled
R004124	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ remodeled residence
R004058	1212	REMODELED	☑ Major remodel and flipped 6 months later for double.
R004399	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ major remodel
R004101	1212	REMODEL AFTER SALE (USE CODE 68)	☑ Major remodel
R004279	1212	BETWEEN RELATED PARTIES	☑ family to family.
R004108	1212	BETWEEN RELATED PARTIES	☑ family to family to settle estate
R004215	1212	BETWEEN RELATED PARTIES	☑ family to family. Daughter sold to father so they could move
R003654	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	☑ change of use from commercial to residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R011469	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> major remodel to residence.
R004379	1212	SETTLE AN ESTATE	<input checked="" type="checkbox"/> bank owned of deceased owner. Sold for less than market value
R004193	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> remodeled residence
R010004	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> remodel
R011489	1212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> family to family.
R003746	1212	SECOND SALE IN TIME FRAME	<input checked="" type="checkbox"/> 2nd sale in timeframe. Nothing done to the prop. between sales
R004204	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> major remodel to residence.
R004053	1212	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> major remodel to residence.
R011462	1215	First Sale in Time Frame	<input checked="" type="checkbox"/> sale was ommitd and corrected. 2nd sale of same property was in our timeframe.
R003963	2212	BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> between business affiliates. Inc. sold to LLC where both were same owner
R003968	2212	Q Sale	<input checked="" type="checkbox"/> sale was ommitd and corrected Q/V
R003973	2230	REMODELED	<input checked="" type="checkbox"/> remodeled commercial property. gutted laundry mat and changed to car detail business
R010432	2230	Q Sale	<input checked="" type="checkbox"/> sale was ommitd and corrected.
R004261	2230	SALE INVOLVES MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple properties
R003783	2235	NOT VERIFIED BEFORE EXTENSIVE REMODEL/CHANGE OF USE	<input checked="" type="checkbox"/> major remodel
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	49	Pitkin	
R016531	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R016509	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest according to the TD
R002928	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer between business affiliates, partial interest
R016510	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest according to the TD
R016520	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest according to the TD
R014423	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer between related parties, not open market, seller financed
R018393	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R003703	1212	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer between related parties, not open market
R001353	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of 50% interest in this property
R001341	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> seller financed sale for partial interest in the property, 50%
R000401	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer between related parties for a partial interest in the property
R000723	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, from parent to child trust
R002179	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties not open market
R008063	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, not open market
R001646	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest in a property where seller carried the loan for three years
R022671	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R020679	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties
R019344	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> non-realty item included, transfer between related parties
R018372	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, not open market
R018164	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R012340	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R011836	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer for a partial interest between related parties not open-market
R011017	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer inside a corporation, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R008711	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties, not open market
R005184	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer between related parties for a partial interest in the property
R002522	1230	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> transfer for a partial interest between related parties not open-market
R001846	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer for a partial interest between related parties not open-market
R001553	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R009213	1230	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest, not open market
R022462	2125	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> not arm's length, not open market, multi-unit transfer
R022278	2235	SALE WAS FOR PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of partial interest
R021799	2245	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer to long time tenants, no open market
R022246	2245	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties
R022453	2245	SALE WAS BETWEEN RELATED PARTIES	<input checked="" type="checkbox"/> not arm's length, not open market, multi-unit transfer
R019411	2245	SALE INVOLVED MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> transfer of multiple properties containing outbuildings
Accounts Audited: 35 Auditor Agrees: -35 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	50	Prowers	
213001060	0100	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
281006010	0100	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
237044070	0100	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> comm & res
242007030	1112	03 FAMILY	<input checked="" type="checkbox"/>
287007020	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
223001040	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
103032030	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
104007030	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> two houses
203501035	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
260001010	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
237040160	1112	53 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/>
281004010	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
253016090	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
236061010	1112	29 SPECIAL FINANCING	<input checked="" type="checkbox"/> bought several houses in town
236060050	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
961201010	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
287019090	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
291005020	1112	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/> 2nd sale 1-03-2020 qualified sale
253019020	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
281004140	1112	21 ADDITION AFTER SALE	<input checked="" type="checkbox"/>
232002020	1112	21 ADDITION AFTER SALE	<input checked="" type="checkbox"/>
102016091	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> comm & res
287053100	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
287065010	1112	03 FAMILY	<input checked="" type="checkbox"/>
236062100	1112	21 ADDITION AFTER SALE	<input checked="" type="checkbox"/>
244005230	1112	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/> 2nd sale qualified 7-19-2019
102017050	1112	21 ADDITION AFTER SALE	<input checked="" type="checkbox"/>
104007020	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> two houses
223002170	1112	03 FAMILY	<input checked="" type="checkbox"/>
410001010	1112	21 ADDITION AFTER SALE	<input checked="" type="checkbox"/> addition after sale
236067040	1112	40 FIRST SALE IN TIME PERIOD	<input checked="" type="checkbox"/> 2nd sale qualified 4-17-2020
236075050	1112	03 FAMILY	<input checked="" type="checkbox"/>
244004080	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
253011050	1112	18 ESTATE BEING SOLD	<input checked="" type="checkbox"/>
281002140	1112	04 FIN INST AS SELLER OR BUYER	<input checked="" type="checkbox"/>
240000132	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> two houses
961202012	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> two houses
275004050	1112	03 FAMILY	<input checked="" type="checkbox"/>
205003060	1112	53 DEED IN LIEU OF FORECLOSURE	<input checked="" type="checkbox"/> QUICK SALE
242006092	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> 2 parcels sold
287045040	1112	03 FAMILY	<input checked="" type="checkbox"/> divorce
962083070	1112	10 ASSEMBLAGE	<input checked="" type="checkbox"/> bought vacant lot behind him
287067010	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
242006080	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> 2 parcels sold
224001040	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
287053050	1112	22 REMODEL AFTER SALE	<input checked="" type="checkbox"/>
275006010	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
332231020	1112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
249006050	1621	30 MULTI-USE	<input checked="" type="checkbox"/> res & commercial
200051930	1624	15 MORE THAN ONE HOUSE IN SALE	<input checked="" type="checkbox"/> comm & res
100050330	2112	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/> 6 ag parcels included in sale
500065448	2130	11 SEVERAL PARCELS INCLUDED	<input checked="" type="checkbox"/>
500065447	2130	17 BREAKOUT	<input checked="" type="checkbox"/> Split
Accounts Audited: 53 Auditor Agrees: -53 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	51	PUEBLO	
4600000136	1112	Z	<input checked="" type="checkbox"/> Seller under duress, 374 DOM,
1501207013	1112	Z	<input checked="" type="checkbox"/> DOM 1 day, insufficient exposure, 30 DOM is typical
1501214009	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, sold 6/19 for \$75,800, PRD
1502103007	1112	Z	<input checked="" type="checkbox"/> Not listed in MLS, purchased by a realtor,
1502122003	1112	Z	<input checked="" type="checkbox"/> Sold before listed, no exposure time
1521248004	1112	Z	<input checked="" type="checkbox"/> Sold before listed, no exposure time
1522220013	1112	Z	<input checked="" type="checkbox"/> No MLS, no evidence of market exposure
2500003043	1112	Z	<input checked="" type="checkbox"/> 267 DOM, sold for cash, seller relocating
4600003095	1112	Z	<input checked="" type="checkbox"/> Went from ag to residential use
3803314002	1112	Z	<input checked="" type="checkbox"/> No MLS, no evidence of market exposure
4618403007	1112	Z	<input checked="" type="checkbox"/> Sold and listed in one day, no exposure time
4731200029	1112	Z	<input checked="" type="checkbox"/> No MLS exposure, private sale
514148039	1112	Z	<input checked="" type="checkbox"/> Listed and sold in one day, not typical market exposure
1415010003	1112	Z	<input checked="" type="checkbox"/> Sold to tenant, rent to own, not listed
3706003009	1112	Z	<input checked="" type="checkbox"/> Quick sale, seller under duress
1412016041	1112	Z	<input checked="" type="checkbox"/> Sold before listing, no MLS
1412008008	1112	Z	<input checked="" type="checkbox"/> Private sale, no MLS
1404016001	1112	Z	<input checked="" type="checkbox"/> Cash sale, being remodeled after sale on a permit
623303014	1112	Z	<input checked="" type="checkbox"/> Seller was selling multiple properties and sold at a discount
612403007	1112	Z	<input checked="" type="checkbox"/> Not exposed on open market
612402004	1112	Z	<input checked="" type="checkbox"/> Not exposed on open market
612309005	1112	Z	<input checked="" type="checkbox"/> Insufficient justification for sales disqualification
612303009	1112	Z	<input checked="" type="checkbox"/> Seller under duress, DOM 2 days, atypical exposure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
522301006	1112	Z	<input checked="" type="checkbox"/> No MLS, FSBO, atypical exposure
522001004	1112	Z	<input checked="" type="checkbox"/> Prior sale from PRD for \$60k, this is subsequent sale
518012014	1112	Z	<input checked="" type="checkbox"/> Seller under duress, sold remodeled, atypical sales price based on condition
514148041	1112	Z	<input checked="" type="checkbox"/> Fixed and flipped, remodeled and resold for \$211,000 7-29-20
1401000037	1112	ZHP	<input checked="" type="checkbox"/> Purchased as a hayfield, built a garage and then built an improvement, has a well with low GPM
4825000004	1112	ZP	<input checked="" type="checkbox"/> This was a lot with a well on it
514201052	1112	Z	<input checked="" type="checkbox"/> QC deed, recorded an error in the doc fee
613204009	1112	Z	<input checked="" type="checkbox"/> Sold when the basement was being finished, incomplete improvement
418410002	1125	Z	<input checked="" type="checkbox"/> Conversion from a 47 condo to apartment use
602413001	1129	Z	<input checked="" type="checkbox"/> Nursing home with personal property and business value
1509471039	1130	Z	<input checked="" type="checkbox"/> Related parties per TD
614104023	1130	Z	<input checked="" type="checkbox"/> Nine parcels sold under this deed
428300013	1140	Z	<input checked="" type="checkbox"/> Mobile home park included personal property mobile homes and long term leases
506006018	1212	Z	<input checked="" type="checkbox"/> Fair condition per TD, pre-foreclosure, motivated seller
9533003009	1212	Z	<input checked="" type="checkbox"/> Seller under duress, sold in one day for \$28k under list
524322009	1212	Z	<input checked="" type="checkbox"/> Seller under duress, health issues
508003017	1212	Z	<input checked="" type="checkbox"/> Not listed on open market, poor condition per TD, resold for \$320k, fix and flipped 10-26-21
429431021	1212	Z	<input checked="" type="checkbox"/> Not listed on open market, no response from door hanger,
429132009	1212	Z	<input checked="" type="checkbox"/> Not listed on open market, no response from door hanger,
524119014	1212	Z	<input checked="" type="checkbox"/> Not listed on open market, inter-personal sale
523202005	1215	Z	<input checked="" type="checkbox"/> Multiple parcel sale: sold a manufactured home with a tri-plex
623213030	1215	Z	<input checked="" type="checkbox"/> Purchased by listing broker before it was listed
2600000253	1216	Z	<input checked="" type="checkbox"/> Purchased by adjacent owner paid a premium
1404013020	1222	Z	<input checked="" type="checkbox"/> Mixed use parcel, commercial and residential

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
3800001014	1277	Z	<input checked="" type="checkbox"/> Purchased for assemblage by adjacent owner, ag land not integral, 35 acre
536419007	2112	Z	<input checked="" type="checkbox"/> Assemblage parcel purchased by adjacent business owner
526234006	2112	Z	<input checked="" type="checkbox"/> New Dollar General Store: long-term lease and business value
536304033	2112	Z	<input checked="" type="checkbox"/> Tenant purchased the building to expand salon with owner financing
536128007	2112	Z	<input checked="" type="checkbox"/> Potential mixed use- remodeled after sale
506010001	2113	Z	<input checked="" type="checkbox"/> Premium paid for a marijuana related business building
513049003	2113	Z	<input checked="" type="checkbox"/> Premium paid for a marijuana related business building with seller financing
601008005	2113	Z	<input checked="" type="checkbox"/> Cash sale for marijuana related business
512318008	2115	Z	<input checked="" type="checkbox"/> Chain hotel with personal property and business value and 75% occupancy and 1031 exchange
512321017	2145	Z	<input checked="" type="checkbox"/> Commercial condo with minimal public exposure, deferred maintenance and vacant
525138027	2145	Z	<input checked="" type="checkbox"/> Commercial condo was purchased by the adjacent hospital for a day surgery, FISBO
506012004	3112	Z	<input checked="" type="checkbox"/> No MLS, personal property included, multiple buildings, assemblage
507007015	3112	Z	<input checked="" type="checkbox"/> Office/warehouse, part of a portfolio sale per TD
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	52	Rio Blanco	
R0109546	0100	73 ALLEY AND 3,4,6, LISTED FOR 42,000 SEWER IS ABANDONED, ONLY ONE WATER TAP FOR ALL OF THESE LOTS. 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 NOT DEVELOP A PRICE PER LOT WITH NO SEWER AND ONE WATER TAP. PW	<input checked="" type="checkbox"/> old hospital site, no utilities, not open market, sold to hospital employees.
R0102005	0100	57 BOUGHT FROM HER MOTHERS ESTATE- PW	<input checked="" type="checkbox"/> son purchased property from mother's estate no open-market
R1002055	0200	72 WAS NOT OFFERED FOR SALE. PURCHASED AT TAX SALE FOR THE AMOUNT OF TAXES DUE PLUS DELINQUENT TAXES PLUS \$5 BY THE ABSTRACT OFFICE OWNER. UNQ . AK	<input checked="" type="checkbox"/> purchased at Tax Sale, not open market
R0302245	0520	70 VERIFICATION SENT - WILL TRY TO CONTACT PEOPLE AS TO WHAT WILL BE DONE WITH LAND AND IF IT HAS ANY UTILITIES ON IT. PHYS DONE THERE ARE TWO JUNK SHED AND JUNK TO BE REMOVED GRANTEE OFFERED LESS AS HE WILL TAKE CARE OF CLEANING PROPERTY UP SO THEY MADE A DEAL. RN 5/29/20	<input checked="" type="checkbox"/> partial trade for property clea- up and a few sheds on the parcel
R0304750	1112	57 TYRELL CAME IN AND WE COMPLETED HIS VERIFICATION HE PAID HIS MOTHER 1000 FOR THE PROPERTY AND HAS BEEN USING IT WITH HIS HOME SINCE MOVING THERE NO ON MARKET RN 5/15/19	<input checked="" type="checkbox"/> son bought property from his mother, \$1,000, not open market

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"/> transfer included a mobile home which is a nonrealty item
R0104074	1135	68 REMODELED EXTENSIVELY AFTER PURCHASE	<input checked="" type="checkbox"/> remodeled after purchase
R1003141	1135	64 SALES VERIF NOT RECD. SP INCLUDES THIS LOT, A MOBILE HOME & OUTBLDGS.	<input checked="" type="checkbox"/> transfer included a mobile home and outbuildings
R0102285	1135	57 IN-FAMILY TRANSFER	<input checked="" type="checkbox"/> transfer between family members know all the market
R0104105	1212	72 NOT OFFERED ON THE OPEN MARKET, MR.. ATCHLEY WORKS WITH MR. CURTO - DOES NOT HAVE AN 8X10 SHED BUT IT DOES HAVE A 10X12 AND A 10X20 BOTH WBL'S ARE NOW LARGER - PR	<input checked="" type="checkbox"/> transfer includes multiple outbuildings
R1003072	1212	56 FORECLOSURE SALE. WELLS FARGO BID 120,060 LEAVING A DEBT DEFICIENCY OF 28,105.35. INSP 12-17-19 HOME IS VACANT & IN BA COND. CONCRETE OUTSIDE HAS CRACKS, SOME SETTILING. UNQ. AK 2020 FOR SALE ON REALTOR.COM "IN NEED OF UPDATING & PRICED TO SELL" \$66,000	<input checked="" type="checkbox"/> first sale after foreclosure, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concur - Notes
R1003336	1212	56 THIS HOME WAS DEEMED UNSAFE TO LIVE IN 2019 DUE TO SETTLING, IT WAS IN COURT MAYBE TO SETTLE THE CONCRETE WORK?? ANYWAY HOME WAS VACATED BY REED, & SHE HOPED TO MOVE IT TO A LOT IN WEST RANGELY. SHE BOUGHT A DIFFERENT HOME IN RANGELY. DEED IN LIEU OF FORECLOSURE FROM REED TO MORTGAGE COMPANY, THEN SWD TO SEC OF VET AFFAIRS. THIS HOME IS STILL VACANT & NOW HAS EXTREME SETTLING THAT WILL HAVE TO BE DEALT WITH. HOMES IN THE AREA HAVE SPENT 40K & UP TO PUSH PIERS TO BEDROCK. THE SP REFLECTS THE LIEN AMOUNT & IN NO WAY REFLECTS THE VALUE OF THE HOME. UNQ SALE. AK	<input checked="" type="checkbox"/> transferred based on open bid, not open market
R1003443	1212	56 PUBLIC TRUSTEE CERT OF PURCH FOR HIGHEST & BEST BID AMOUNT OF 104,400 LEAVING A DEFICIENCY OF 42,155.05 OF DEBT. 3/2020 HOME IS VACANT & IN AVG COND. MAYNEED SOME FLOORING REPLACED.AK	<input checked="" type="checkbox"/> transferred based on open bid, not open market
R1003462	1212	56 PUBLIC TRUSTEE CERT OF PURCH FOR HIGHEST & BEST BID AMOUNT OF 126,075 LEAVING A DEFICIENCY OF 72,032.71 OF DEBT. AK PHYS INSP 3-2020 HOME IS VACANT, B AVG COND IE ROOF DAMAGE, FENCE FALLING DOWN, SOME FLOORING NEEDS REPLACED.	<input checked="" type="checkbox"/> transferred based on open bid, not open market
R0302624	1212	57 NOT ON OPEN MARKET, CHILDREN PAID LAURETTA'S REVERSE MORTGAGE, SHE WILL CONTINUE TO LIVE THERE.- PW	<input checked="" type="checkbox"/> in-family transfer, no open market
R1204133	1212	57 THE DEAL WAS MADE JAN 2020, SOLD TO HIS FRIEND/BOSS AS INVESTMENT, NO APPRAISAL DONE, INCL 39,000 IN PP FOR SHOP, CONTAINERS, APPLIANCES, FURNITURE & TOOLS. BUYER FELT NOT MARKET VALUE BECAUSE BY TIME OF SALE IN APRIL 2020 WE HAD COVID & COLLAPSE OF OIL INDUSTRY IN RANGELY. UNQ AK.	<input checked="" type="checkbox"/> transfer between friends, included all appliances
R0104153	1212	60 SEE PRD 318731. PW	<input checked="" type="checkbox"/> PR deed, no open market

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
R0102905	1212	68 ROLL OFF DUMPSTER, LOTS OF REMODELING, WILL CHECK BACK. PW	<input checked="" type="checkbox"/> remodeled after purchase
R0100340	1212	68 VERIFICATION STATES NON MARKET. NEW OWNER STATED ON MARKET ONE DAY AND I GAVE ASKING PRICE. ADDED ON TO HOME AND ADDED SHED HOME NEEDS NEW ROOF RN	<input checked="" type="checkbox"/> additions made to residential improvements after purchase
R0103410	1212	72 CARL PADILLA SAID HE HAS BEEN RENTING THIS FOR QUITE SOMETIME AND JUST MADE MICHELLE AN OFFER HAS HAD MINIMAL UPDATES MINOR SETTling. PR	<input checked="" type="checkbox"/> transferred to tenant, not open market
R0103906	1212	72 SALE PRICE NOT CONFIDENTIAL BECAUSE IT IS ON THE CLERK & RECORDER'S IDOC SITE, RENTERS BOUGHT THIS, NOT LISTED.	<input checked="" type="checkbox"/> transferred to tenant, not open market
R0102930	1212	60 OWNER STATED THAT HE THOUGHT THAT THEIR PURCHASE OF THIS HOME - EASED SOME FAMILY TENSION, TAKING KITCHEN OUT OF THE BASEMENT, REPAINTING, ROOF HAS LEAK, MAY REQUIRE ALL NEW ELECTRICAL, REMOVED 13 X 14 SHED AND GARAGE, GARAGE FALLING DOWN. PR	<input checked="" type="checkbox"/> removed garage and sheds after purchase
R0104022	1212	56 WAS A FCL, FINANCIAL INSTITUTION AS SELLER - PR	<input checked="" type="checkbox"/> first sale after foreclosure, not open market
R0100742	1212	50 NICE HOME, CUTE BACK YARD. ADJUSTED EYB HAS HAD COMPLETE REMODEL. PR	<input checked="" type="checkbox"/> remodeled after purchase
R0102390	1212	57 MOTHER AND DAUGHTER TRADED PROPERTIES. - PR	<input checked="" type="checkbox"/> in-family transfer, no open market
R0100790	1212	60 ROLL OF DUMPSTER, BEING GUTTED?? PERMIT FOR-INSTALLING PIERS TO LEVEL/STABILIZE FOUNDATION - WILL KEEP CHECKING - PW	<input checked="" type="checkbox"/> remodeled after purchase
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"/> transferred to tenant, not open 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"/> stress sale as owner had to move out of state to care for family member
R0100650	1212	60 REMODELED EXTENSIVELY AFTER PURCHASE	<input checked="" type="checkbox"/> remodeled extensively after transfer
R0609523	1212	72 NOT ON OPEN MARKET COLLETT AS WOODWARD TO SELL LAND, WOODWARD S.D. IT TO SELL NEVER ON MARKET, WILL SEND PROOF OF AG - WOODWARD USED THIS YEAR BUT WON'T IN FUTURE RN 9/8/18	<input checked="" type="checkbox"/> agricultural use classification
R0100851	1212	72 WADE, BUYS PROPERTIES CHEAP, RENTS THEM TO HIS EMPLOYEES THEN SELLS THEM TO THEM - BELOW MARKET 'TO HELP THEM OUT' - NOT ON OPEN MARKET AND BETWEEN RELATED PARTIES. - PR	<input checked="" type="checkbox"/> transfer between related parties
R0100910	1212	68 REDOING INTERIOR, TORE OUT BOTTOM HALF OF LOGS ON EAST SIDE BECAUSE OF ROT. NO WAY OF REALLY KNOWING WHAT CONDITION THIS WAS IN AT PURCHASE. PR	<input checked="" type="checkbox"/> remodeled after purchase
R0102962	1212	57 BOUGHT FROM MOTHERS ESTATE -PW	<input checked="" type="checkbox"/> son bought property from his mother's estate, not open market
R0103905	1212	72 NOT ON OPEN MARKET SELLER REFERENCED AN APPRAISAL FROM 2017, BUYERS PAID CASH. NEW OWNER FELT PURCHASE PRICE WAS WELL UNDER MARKET. PR	<input checked="" type="checkbox"/> not open market, buyer made offer, owner accepted
R0304759	1212	57 SALES VERIFICATION STATES WAS A RENT TO OWN CONTRACT, WAS ON THE MARKET FOR 495,000, SALES PRICE WAS 406,000 AND WAS APPRAISED AT 415,000. NO INDICATION OF AMOUNT OF RENT THAT WENT TOWARD SALES PRICE. PW	<input checked="" type="checkbox"/> not open market, based on a rent to own contract
R1000720	2212	72 TRES DEED FROM HOLDER TO ADJOINING PROPERTY OWNER - NOT ON MARKET RN	<input checked="" type="checkbox"/> purchased by the adjoining property owner not on the open market
Accounts Audited: 36 Auditor Agrees: -36 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	53	RIO GRANDE	
R010732	1212	NOT REP OF CURRENT LAND MARKET	☑ under under duress do to move from Fla.
R010389	1212	SEE COMMENT	☑ purchased from financial institution
R009726	1212	LAND USE CHANGE SEE NOTES	☑ change in use from commercial to residential
R007326	1212	NEW CONSTRUCTION	☑ remodel and addition added after transfer
R008104	1212	LAND + MOBILE HOME	☑ mobile home included in transfer
R008039	1212	SEE COMMENT	☑ mobile home included in transfer
R007957	1212	SEE COMMENT	☑ not open market
R010961	1212	TWO OR MORE HOUSES ON SCHEDULE	☑ several SF homes located on property
R000495	1212	FORECLOSURE	☑ purchased from Fannie Mae after foreclosure
R008030	1212	SEE COMMENT	☑ mobile home included in transfer
R003972	1212	NEW CONSTRUCTION	☑ new construction after transfer
R000520	1212	TWO OR MORE HOUSES ON SCHEDULE	☑ several SF homes located on property
R000693	1212	NEW CONSTRUCTION	☑ remodel after purchase
R000718	1212	BOUGHT IN POOR CONDITION	☑ improvements in poor condition repair and remodel after transfer
R000887	1212	NOT REP OF CURRENT LAND MARKET	☑ purchased by adjoining property owner, not open market
R001742	1212	NOT REP OF CURRENT LAND MARKET	☑ unpermitted addition and remodel before transfer
R002900	1212	NOT REP OF CURRENT LAND MARKET	☑ not exposed to the open market
R004891	1212	SEE COMMENT	☑ transfer included improvements only
R002105	1212	SEE COMMENT	☑ incorrect data stated , influenced price
R000405	1212	PRD/SHRF/CD/CORD/TREASURER	☑ estate sale, PR deed, not open market
R014212	1212	FAMILY/ESTATE/IN HOUSE TRANSFE	☑ in-family transfer, not open market
R011071	1212	NEW CONSTRUCTION	☑ remodel after transfer
R011946	1212	SEE COMMENT	☑ related parties, tied to mobile home park, used an office for the MH

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R012669	1212	SEE COMMENT	<input checked="" type="checkbox"/> not open market
R014124	1212	LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> assemblage and use change
R014168	1212	LAND USE CHANGE SEE NOTES	<input checked="" type="checkbox"/> purchased by adjoining property owner, assemblage
R007642	1212	NEW CONSTRUCTION	<input checked="" type="checkbox"/> new construction after transfer
R001663	1215	NEW CONSTRUCTION	<input checked="" type="checkbox"/> remodel after purchase
R001661	1215	DUPLEX	<input checked="" type="checkbox"/> the property is improved with a duplex
R007558	1230	MULTIPLE PROPERTIES (O.P.I.)	<input checked="" type="checkbox"/> multiple property transfer
R003081	1277	FAMILY/ESTATE/IN HOUSE TRANSFE	<input checked="" type="checkbox"/> not exposed to open market, in-family transfer
R009676	2212	NEW CONSTRUCTION	<input checked="" type="checkbox"/> added storage units after transfer
R009424	2212	NEW CONSTRUCTION	<input checked="" type="checkbox"/> greenhouses constructed after transfer
R007130	2215	SEE COMMENT	<input checked="" type="checkbox"/> mixed use property
R007998	2220	SEE COMMENT	<input checked="" type="checkbox"/> mixed use property, commercial and residential
R011111	2220	SEE COMMENT	<input checked="" type="checkbox"/> mixed use property, commercial and residential
R007761	2230	SEE COMMENT	<input checked="" type="checkbox"/> transfer of improvements only
R000056	2230	SEE COMMENT	<input checked="" type="checkbox"/> mixed use property
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	54	ROUTT	
R8168744	1212	57 \$290K SP. BETWEEN RELATED PARTIES. NOT MARKETED. PERSONAL REP DEED. MLK	<input checked="" type="checkbox"/> transfer between related parties for partial interest
R3525672	1212	57 NON--OPEN MARKET TRANSACTION, BETWEEN RELATED PARTIES. MADE INV UPDATES BASED ON MLS LISTING/PICS FOR TY2020.	<input checked="" type="checkbox"/> for sale by owner, no open market, transfer between business affiliates
R8163315	1212	57 NOT ON MLS, EMAILED CHRIS PAOLI (REGISTERED AGENT FOR MIDDLETON HP, LLC ON 10/16/20. SCOTT MIDDLETON BUILT RES B-17-568. AF	<input checked="" type="checkbox"/> not exposed to the open market, residential improvements built after transfer
R0166347	1212	57 PRIVATE TRANSACTION--FATHER TO DAUGHTER--THOUGH BUYERS INDICATED IT WAS A PUBLIC SALE ON TD. SPOKE TO SELLER WHILE VIEWING ON 7/1/2020 (HE STILL LIVES ON PROPERTY AND HOLDS A LIFE ESTATE). HE SAID SALE PRICE WAS HEAVILY DISCOUNTED. PROPERTY HAS RIVER FRONTAGE (ONE SIDE OF RIVER) BUT IMPROVEMENTS ARE LOW GRADE, PRETTY DUMPY AND RUN DOWN. NOT MUCH UPKEEP IN THE LAST 20 YEARS. RG	<input checked="" type="checkbox"/> transfer between related parties
R8168739	1212	58 CALLED THE BUYER 3/31/2020, HE RIPPED ME A NEW ONE "DIDN'T GIVE A DAMN WHAT I DID AND THAT I JUST WANTED TO RAISE HIS TAXES." BEFORE THAT, DID SAY HE WAS BUSINESS AFFILIATE OF SELLER AND THAT IS WAS OBVIOUSLY WORTH MORE THAN \$185K. PRIVATE FSBO, NO APPRAISAL. NO MARKET EXPOSURE. MLK	<input checked="" type="checkbox"/> for sale by owner, no open market, transfer between business affiliates
R3526570	1212	57 SALE IS PRIVATE TRANSACTION--NOT ON OPEN MARKET--FROM MOTHER TO SON. RG	<input checked="" type="checkbox"/> transfer between related parties
R8165976	1230	69 SALE OF 1/4 INTEREST. \$122,500 X 4 = \$490,000. CODED U/I - 69 - SALE OF PARTIAL INTEREST. UNIT WAS OF GOOD QUALITY AND IN GOOD CONDITION. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. CASH SALE. 1 DOM. 15 DAY ESCROW. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8166061	1230	69 EST III - 1/4TH INT. U/I CODED 69 - SALE OF PARTIAL INTEREST. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8166081	1230	69 U/I CODED 69 - SALE OF PARTIAL INTEREST. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8166083	1230	69 ESTATE II, ALT SHARE B - UND 1/8TH. 113,500 X 8 = \$908,000. U/I CODED 69 - SALE OF PARTIAL INTEREST. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8165910	1230	69 ESTATE II - UND 1/4TH INT. U/I CODED 69 - SALE OF PARTIAL INTEREST. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8163513	1230	69 CLUB INT 214-4-24 - UND 1/7TH. CODED U/I - 69 - SALE OF PARTIAL INTEREST. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R4258709	1230	69 UNIT WAS THOUGHT TO BE OF GOOD QUALITY AND IN AVERAGE CONDITION AT THE TIME OF SALE. NOT LISTED IN THE MLS. 2/3 OWNERSHIP BEING PURCHASED TO ADD TO 1/3 ALREADY OWNED. 100% SALE PRICE WOULD BE \$420,000. CODED 69 - SALE OF PARTIAL INTEREST. NO SELLER CONCESSIONS OR PERSONAL PROPERTY ADJUSTMENTS WERE MADE. RD. 0 DOM. 35 DAY ESCROW. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8169400	1230	57 CODED U/I - 57 - BETWEEN RELATED PARTIES. SALE PRICE IS NOT REFLECTIVE OF MARKET VALUE. NOT LISTED IN THE MLS. UNIT WAS OF GOOD QUALITY AND IN GOOD CONDITION. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. RD.	<input checked="" type="checkbox"/> atypical financing, not exposed to the open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R3255341	1230	58 UNIT WAS THOUGHT TO BE OF GOOD QUALITY AND IN AVERAGE CONDITION. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. CODED U/I 58 - BETWEEN RELATED PARTIES. CASH SALE. 0 DOM. 18 DAY ESCROW. RD.	<input checked="" type="checkbox"/> for sale by owner, private sale, transfer between related parties
R4252186	1230	57 NOT LISTED IN THE MLS. UNIT WAS OF AVERAGE QUALITY AND IN AVERAGE CONDITION. SALE WAS BETWEEN RELATED PARTIES - CODED U/I. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS. 0 DOM. 24 DAY ESCROW. RD.	<input checked="" type="checkbox"/> transfer between related parties
R3252063	1230	57 NOT LISTED IN THE MLS. UNIT WAS OF AVERAGE QUALITY AND IN AVERAGE CONDITION. SOLD BETWEEN RELATED PARTIES. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS WERE MADE. CODED U/I. 0 DOM. 0 DAY ESCROW. RD.	<input checked="" type="checkbox"/> transfer between related parties
R2580101	1230	57 8/10THS TOTAL INT (80%). NOT LISTED IN THE MLS. GRANTEE OWNED 20% OF UNIT. EITELJORG (BROTHERS TO GRANTEE) EACH OWNED 40% OF UNIT. GRANTEE BOUGHT OUT HER BROTHERS' INTEREST. NO SELLER CONCESSION OR PERSONAL PROPERTY ADJUSTMENTS. SALE WAS OF 80% INTEREST AND SALE PRICE WAS ADJUSTED TO REFLECT THE FULL 100% ESTIMATED SALE PRICE. CODED U/I - 57 - BETWEEN RELATED PARTIES. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R3255365	1230	57 1/3RD INT DEEDED. GRANTEES NOW OWN 50% EACH. (\$130,000 X 3 = \$390,000) U/I - CODED 57 - BETWEEN RELATED PARTIES. NO SELLER CONCESSION OR PERSONAL PROPERTY ADJUSTMENTS. NOT LISTED IN THE MLS. RD	<input checked="" type="checkbox"/> purchased fully furnished, between related parties

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R4255601	1230	69 CODED U/I 69 - SALE OF PARTIAL INTEREST. 1/5 INTEREST OF \$64,000 ADJUSTED SALE PRICE \$320,000. UNIT WAS OF VERY GOOD QUALITY AND IN GOOD CONDITION. UPDATED CABINETS, GRANITE COUNTERTOPS, WOOD FLOORING. NO SELLER CONCESSION ADJUSTMENTS. PERSONAL PROPERTY ADJUSTMENT OF \$6000 (\$1200 FOR 1/5TH) WAS DEDUCTED FROM THE ADJUSTED SALE PRICE. 8 DOM. 26 DAY ESCROW. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market
R8170998	1230	57 UNIT WAS CONSIDERED TO BE OF AVERAGE QUALITY AND IN GOOD CONDITION AT THE TIME OF SALE. WOOD FLOORING IN LIVING AREA, NEW CARPET IN BEDROOMS AND NEW PAINT THROUGHOUT. PROPERTY IS EMPLOYMENT DEED RESTRICTED. SALE IS BETWEEN FAMILY MEMBERS AND PER REALTOR IS "LESS THAN ARM'S LENGTH'. CODED U/I - 57 - BETWEEN RELATED PARTIES. NO SELLER CONCESSION ADJUSTMENTS WERE MADE. PER BUYER, NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE. 126 DOM. 66 DAY ESCROW. RD.	<input checked="" type="checkbox"/> transfer between related parties
R8171867	1230	57 SALE WAS NOT LISTED IN THE MLS. UNIT HAS GRANITE COUNTERTOPS, TILE BACKSPLASH, STAINLESS STEEL APPLIANCES, GRANITE TOP VANITIES, TRAVERTINE FLOORING AND SHOWER SURROUND. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. SALE IS A QCD AND IS NOT REFLECTIVE OF ACTUAL VALUE. TD INDICATES THAT SALE WAS NOT BETWEEN RELATED PARTIES, HOWEVER THE GRANTOR AND GRANTEE HAVE THE SAME ADDRESS. GRANTOR IS 4 FOUR PARTY GROUP AND IT APPEARS THAT THE SALE IS 2 MEMBERS BUYING OUT THE OTHERS. CODED U/I - 57- BETWEEN RELATED PARTIES. RD.	<input checked="" type="checkbox"/> not open market, transfer via Quit Claim deed

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0625442	1230	57 NOT LISTED IN THE MLS. UNIT WAS OF VERY GOOD QUALITY AND IN GOOD CONDITION. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. CODED UI - 57 - BETWEEN RELATED PARTIES.	<input checked="" type="checkbox"/> for sale by owner, no open market
R8167647	1230	58 2ND OF TWO TRANSFERS ON SAME DAY. THE FIRST TRANSFER WAS THE LEGITIMATE SALE BETWEEN UNRELATED PARTIES. THIS SALE WAS TO PUT IT IN ITS OWN LLC (ISOLATING RISK). \$1,600,000 SP. TD-1000 CHECKED THIS WAS NOT A FULL INTEREST TRANSFER BUT BASED ON THE SALE PRICE AND ALL OTHER INDICATIONS, INCLUDING ON THE MLS, THIS WAS CHECKED IN ERROR AND IT WAS IN FACT A FULL TRANSFER OF OWNERSHIP. ALSO CHECKED DEED AND APPEARS TO BE FULL INTEREST SALE. CALLED 1/17/2020 LEFT VM ON % INTEREST TRANSFERRED. ON MLS 6271226. 585 CUMM DOM. 4 BD 6 BA (5 FULL 2 HALF). NO CONCESSION. VAULTED GREAT ROOM MODEL "PONDEROSA." 2-18-20 PHYSICAL INSPECT, INTERIOR REVIEW OPEN HOUSE. UNIT IS WELL KEPT, CLEAN, NO DEFERRED MAINTENANCE NOTED. VAULTED GREAT ROOM VERIFIED. TWO SEPARATE REALTORS VERIFIED IT WAS NOT PARTIAL INTEREST. MLK	<input checked="" type="checkbox"/> this appears to be the second sale on the same day for the property, basically a correction deed
R4257775	1230	57 \$237K BASE SALE PRICE. \$117K GIFT OF EQUITY INDICATED ON TD-1000. NON-ARMS LENGTH. PRIVATE FSBO. INCLUDED \$120K STANDARD FINANCING. PUT INTO FAMILY TRUST. 2021 CONVERTING ALPINE RIDGE CONDOS TO CT23 MODEL. MLK	<input checked="" type="checkbox"/> for sale by owner, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0625648	1230	69 UND 25% \$140K SP X 4 = \$560K ADJUSTED SP. FOR SALE SIGN NOTED IN 2015 INSPECTION PICTURE. BARGAIN & SALE DEED. PP INDICATED AS INCLUDED ON THE TD-1000, BUT NOT BROKEN OUT, ESTIMATED 3% AT \$15K ROUNDED. ARMS LENGTH. CASH DEAL. NOT FOUND ON MLS OR NET. NO PH# ON TD. TOO MANY LARGE ADJUSTMENTS TO BE CONSIDERED FOR RATIO ANALYSIS. 12- 31-18 INSPECT KNOCKED ON DOOR NOH. NO MAJOR UPDATE NOTED. MLK	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R8173656	1230	69 RC-513-11 (UND 1/12TH INT). SALE OF 1/8 INTEREST. \$220,000 X 12 = \$2,640,000. U/I CODED 69 - SALE OF PARTIAL INTEREST.	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R6258927	1230	57 FATHER TO SON TRANSFER. NOT ON MARKET. NO FINANCING. \$10,000 OF FATHERS PERSONAL BELONGINGS INCLUDED. FEE SIMPLE. MASSIVE DIMINUTION OF VALUE DUE TO RELATIONSHIP / NON ARMS LENGTH BASED ON PRIOR SALE 14 YEARS AGO. PROPERTY IS IN GOOD CONDITION. (1994 AYB) MLK	<input checked="" type="checkbox"/> in-family transfer, not open market
R4257493	1230	57 CODED U/I - 57 - BETWEEN RELATED PARTIES. UNIT WAS THOUGHT TO BE IN GOOD CONDITION AND OF AVERAGE QUALITY. NO PERSONAL PROPERTY OR SELLER CONCESSION ADJUSTMENTS WERE MADE. NOT LISTED IN THE MLS. SALE WAS BETWEEN RELATED PARTIES WITH NO NOTED INDEPENDENT APPRAISAL WAS PERFORMED. 0 DOM. 21 DAY ESCROW. RD.	<input checked="" type="checkbox"/> transfer between related parties, not open market
R8173015	1230	69 UND 1/3RD. SALE OF 1/3 INTEREST. \$250,000 X 3 = \$750,000. CODED AS U/I - 69 - SALE OF PARTIAL INTEREST. CASH SALE. UNIT WAS OF VERY GOOD QUALITY AND IN EXCELLENT CONDITION AT THE TIME OF SALE. HARDWOOD FLOORING IN THE LIVING AREAS, KITCHEN WITH GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, GRANITE TOP VANITIES, BRUSHED METAL FIXTURES. NO SELLER CONCESSION ADJUSTMENTS.	<input checked="" type="checkbox"/> partial interest transferred, not open market

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R8173617	1230	69 RC-405-IV - 1/8TH INT. SALE OF 1/8 INTEREST. \$360,000 X 8 = \$2,880,000. U/I CODED 69 - SALE OF PARTIAL INTEREST.	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R8173616	1230	69 UND 1/8 INT IN RC-404-V. SALE OF 1/8 INTEREST. \$375,000 X 8 = \$3,000,000. U/I CODED 69 - SALE OF PARTIAL INTEREST.	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R8173633	1230	69 RC-309-VII - UND 1/8TH. SALE OF 1/8 INTEREST. \$365,000 X 8 = \$2,920,000. U/I CODED 69 - SALE OF PARTIAL INTEREST.	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R8173612	1230	69 RES CLUB INT RC-304-V - UND 1/8TH. NOT LISTED IN THE MLS. \$165,000 X 7 = \$1,155,000. CODED U/I 69 - SALE OF PARTIAL INTEREST. NO SELLER CONCESSION OR PERSONAL PROPERTY DEDUCTIONS WERE MADE. 0 DOM. 0 DAY ESCROW. RD.	<input checked="" type="checkbox"/> partial interest transferred, not open market, related parties
R8173403	1230	57 NOT LISTED IN THE MLS. U/I - CODED 57 - BETWEEN RELATED PARTIES. UNIT WAS OF VERY GOOD QUALITY AND IN EXCELLENT CONDITION. GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, WOOD FLOORING - GRANITE TOP VANITIES AND TRAVERTINE SURROUND - TYPICAL UNIT. NO SELLER CONCESSION ADJUSTMENTS OR PERSONAL PROPERTY DEDUCTIONS WERE MADE. 0 DOM. 29 DAY ESCROW. RD.	<input checked="" type="checkbox"/> not open market, between related parties
R8173023	1230	57 NOT LISTED IN THE MLS. UNIT WAS OF VERY GOOD QUALITY AND IN VERY GOOD CONDITION. TYPICAL UNIT WITH TYPICAL FEATURES AND FINISHES. NO SELLER CONCESSION ADJUSTMENTS WERE MADE. PERSONAL PROPERTY DEDUCTION OF \$10,000 WAS MADE. SALE WAS BETWEEN RELATED PARTIES. CODED U/I. 0 DOM. 98 DAY ESCROW. RD.	<input checked="" type="checkbox"/> not open market, between related parties
R6771432	1230	57 BETWEEN RELATED PARTIES W/ RESULTING DISCOUNT.	<input checked="" type="checkbox"/> transfer between related parties
Accounts Audited: 37 Auditor Agrees: -37 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	55	Saguache	
R011118	0100	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R013982	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R019079	0100	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R004143	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R004314	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R004435	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R004436	0100	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R013895	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R011598	0100	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R012396	0100	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R012781	0100	OTHER	<input checked="" type="checkbox"/> buyer approaches owner and makes offer, no open market
R013566	0100	OTHER	<input checked="" type="checkbox"/> not exposed to the open market according to file notes
R011062	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R011052	0100	OTHER	<input checked="" type="checkbox"/> not open market, seller buys fix-ups, flips them in a private market
R012079	1212	SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> unknown amount of personal property included in transfer
R005932	1212	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R003110	1212	SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> unknown amount of personal property included in transfer
R001941	1212	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R004050	1212	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R016395	1212	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R012350	1212	SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> multiple property transfer
R012013	1212	SALE OF A PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest in the property
R012013	1212	SALE OF A PARTIAL INTEREST	<input checked="" type="checkbox"/> transfer of a partial interest in the property

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R009258	1212	CONTIGUOUS PARCEL	<input checked="" type="checkbox"/> transferred to adjoining property owner
R016392	1212	OTHER	<input checked="" type="checkbox"/> changed to Qualified after further analysis by county staff
R010267	1212	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R011718	1212	SALE INC. UND PERSONAL PROP.	<input checked="" type="checkbox"/> unknown amount of personal property included in transfer
R011815	1212	CONTIGUOUS PARCEL	<input checked="" type="checkbox"/> transferred to adjoining property owner
R006171	1212	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R006274	1212	QUIT CLAIM	<input checked="" type="checkbox"/> transferred by Quit Claim deed, deed restricted
R012801	1212	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R014779	1212	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple property transfer
R015106	1212	CONTIGUOUS PARCEL	<input checked="" type="checkbox"/> transferred to adjoining property owner
R016636	1220	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple residential unit property transfer
R017138	1220	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple residential unit property transfer
R017150	1225	SALE INV. MULTIPLE PROPERTIES	<input checked="" type="checkbox"/> multiple residential unit property transfer
R017198	2212	QUIT CLAIM	<input checked="" type="checkbox"/> transferred via Quit Claim deed
R006231	2212	OTHER	<input checked="" type="checkbox"/> mixed use with commercial and residential uses
R002527	2230	SALE OCCURED EARLY IN DATE COL	<input checked="" type="checkbox"/> change in use after transfer
R010711	2240	OTHER	<input checked="" type="checkbox"/> mixed use property with commercial and residential uses
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	56	San Juan	
R3154	1112		<input checked="" type="checkbox"/>
R2939	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2972	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis; no TD, but spoke at length with buyer after sale and gathered info needed
R2970	1112		<input checked="" type="checkbox"/>
R2967	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2631	1112		<input checked="" type="checkbox"/>
R3018	1112		<input checked="" type="checkbox"/>
R3040	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R3057	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R5905	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R3150	1112		<input checked="" type="checkbox"/>
R5913	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R3158	1112		<input checked="" type="checkbox"/>
R3172	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R5083	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R5884	1112		<input checked="" type="checkbox"/>
R5895	1112		<input checked="" type="checkbox"/>
R2936	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2930	1112		<input checked="" type="checkbox"/>
R2930	1112		<input checked="" type="checkbox"/>
R5924	1112		<input checked="" type="checkbox"/>
R3093	1112		<input checked="" type="checkbox"/>
R2606	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R1113	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2812	1112		<input checked="" type="checkbox"/>
R1055	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2746	1112		<input checked="" type="checkbox"/>
R2722	1112		<input checked="" type="checkbox"/>
R2677	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2670	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2873	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2609	1112		<input checked="" type="checkbox"/>
R1037	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Sale involved old MH which couldn't be financed; distressed sale; no TD but spoke with realtor and buyer
R2605	1112		<input checked="" type="checkbox"/>
R2602	1112		<input checked="" type="checkbox"/>
R2581	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2580	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2555	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R2554	1112		<input checked="" type="checkbox"/>
R2546	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R1142	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R1102	1112		<input checked="" type="checkbox"/>
N1841	1112		<input checked="" type="checkbox"/>
R2892	1112		<input checked="" type="checkbox"/>
R2905	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2915	1112		<input checked="" type="checkbox"/>
R2919	1112		<input checked="" type="checkbox"/>
R2924	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R1035	1112	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
N2457	1112		<input checked="" type="checkbox"/>
R2869	1112		<input checked="" type="checkbox"/>
R2926	1112		<input checked="" type="checkbox"/>
R2789	1115	Z_Val Major Remodel, Built or Destroyed Since Sale	<input checked="" type="checkbox"/> Qualified sale, but not for sales ratio analysis
R2667	1115		<input checked="" type="checkbox"/>
R2943	1135		<input checked="" type="checkbox"/>
R5752	1230		<input checked="" type="checkbox"/>
R5773	1230		<input checked="" type="checkbox"/>
R5792	1230		<input checked="" type="checkbox"/>
R5799	1230		<input checked="" type="checkbox"/>
R5800	1230		<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R5872	1230		<input checked="" type="checkbox"/>
R5762	1230		<input checked="" type="checkbox"/>
R5835	1230		<input checked="" type="checkbox"/>
R2797	1230		<input checked="" type="checkbox"/>
R2875	1230		<input checked="" type="checkbox"/>
R5739	1230		<input checked="" type="checkbox"/>
Accounts Audited: 66 Auditor Agrees: -66 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	57	SAN MIGUEL	
R1040087463	1112	94 EXCLUDE FROM SALES RATIO	<input checked="" type="checkbox"/> 7 Involves Multiple Property
R2010020657	1112	2 INVOLVES FINANCIAL INST	<input checked="" type="checkbox"/> INVOLVES FINANCIAL INST
R1015002069	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remo Permit #10035724 \$825,000
R1030000116	1112	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1030007328	1112	50 Major Remodel	<input checked="" type="checkbox"/> Permit #10035579 \$1,645,155
R1080020230	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remodel
R1010092330	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remodel
R1040094076	1112	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1030007329	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remodel
R1040016075	1112	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Involves Multiple Properties
R1030093072	1112	7 Involves Multiple Properties	<input checked="" type="checkbox"/> R1030093072 & R1030093071 Multi Prop Sale
R1040012095	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remodel
R1030007349	1112	1 Between Related Parties	<input checked="" type="checkbox"/> Between Related Parties
R1030008047	1112	50 Major Remodel	<input checked="" type="checkbox"/> Major Remodel
R1010000244	1112	89 INVOLVES IRS 1031 TRADES	<input checked="" type="checkbox"/> 50 Major Remodel \$450,000 permit
R1040013925	1112	31 IMP VALUE EQU PARTIAL COMPLETE	<input checked="" type="checkbox"/> Improvement at 50% complete time of purchase
R1030092807	1112	29 Partial Interest	<input checked="" type="checkbox"/> Partial Interest
R1080000115	1112	7 Involves Multiple Properties	<input checked="" type="checkbox"/> R1080000116& R1080000115 Multi Prop Sale
R2030022280	1112	1 Between Related Parties	<input checked="" type="checkbox"/> Between Related Parties
R1040011130	1212	34 NO DOC FEE	<input checked="" type="checkbox"/> NO DOC FEE
R1040010280	1212	1 Between Related Parties	<input checked="" type="checkbox"/> Between Related Parties
R1040009950	1212	29 Partial Interest	<input checked="" type="checkbox"/> Improvement Only No Land included with Sale
R1011195313	1230	7 Involves Multiple Properties	<input checked="" type="checkbox"/> Three properties involved in sale. Invalid

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1080110629	1230	7 Involves Multiple Properties	☑ R1080110627 & R1080110629 Two unit Sale
R1080110519	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1080099173	1230	28 Public Trustee's Deed	☑ 457758-Certificate of Purchase, Foreclosure
R1080080044	1230	7 Involves Multiple Properties	☑ Two units Multi prop. Sale/No MLS
R1080020005	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1080110634	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1011195004	1230	7 Involves Multiple Properties	☑ Two units Multi prop. Sale/No MLS
R1080091073	1230	29 Partial Interest	☑ Partial Interest
R1010000535	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1010086109	1230	50 Major Remodel	☑ Major Remodel
R1010098927	1230	1 Between Related Parties	☑ Related Parties / Partial interest.
R1010099051	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1010100014	1230	10 Deed Restricted	☑ Deed Restricted
R1010060079	1230	7 Involves Multiple Properties	☑ R1010060078 & R1010060079 Multi prop. Invalid
R1010110003	1230	20 Involves Government Agency	☑ Price Capped Deed Restricted
R1011195312	1230	7 Involves Multiple Properties	☑ Nine Account involved in Sale
R2010080017	1230	1 Between Related Parties	☑ Between Related Parties
R1010094046	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1010001093	1230	89 INVOLVES IRS 1031 TRADES	☑ See Comment
R1010001459	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1010280820	1230	6 INVOLVES TRADES	☑ INVOLVES TRADES
R1080110638	1230	7 Involves Multiple Properties	☑ Involves Multiple Properties
R1010902663	1230	50 Major Remodel	☑ Permit #10035714 \$200,000 remo
R1010004495	1230	1 Between Related Parties	☑ Grantor & Grantee Same Name

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R1010140013	1231	10 Deed Restricted	<input checked="" type="checkbox"/> Subject is Price Capped Deed Restricted
Accounts Audited: 48 Auditor Agrees: -48 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	58	Sedgwick	
R0020027020	0104	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0036009130	0106	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0036009170	0106	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013059030	0200	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0051035013	0520	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0010009050	1110	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011035020	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011017070	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
r0012058070	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0010006090	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0010006030	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011026090	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011035050	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0010005050	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0010004030	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0012049020	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
r0011025030	1111	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013027060	1112	34	<input checked="" type="checkbox"/> Settle an estate, vacant for extended period of time
R0013043050	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013012030	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011022090	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011022020	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0011021100	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0011018010	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013019050	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013025010	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013027050	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013029070	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0014080040	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013041040	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013044070	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013044080	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0014080050	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0014088020	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0013041030	1112	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
r0020009020	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0020009120	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0020014090	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0020016070	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0020017120	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0020023010	1115	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0036009160	1117	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0030009050	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0030009055	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0030009060	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0030009091	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0030009091	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0031002060	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0034001040	1118	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
r0015000020	1130	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0015000170	1130	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0033001030	1135	42	<input checked="" type="checkbox"/> Settle an estate, no market, needs extensive work
r0020012010	1135	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
R0032000020	9199	0	<input checked="" type="checkbox"/> ArmsLengthTransaction
<hr/>			
Accounts Audited:	54	Auditor Agrees: -54	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	59	SUMMIT	
3009766	0200		✓ Not on open market Between County & Dundee Resorts for future VIA Ferrata
6506866	0200		✓ Not on open market Purchased by adjacent owner to be developed with adjoining 3 properties, new health facility, formerly vacant open space
6518534	0200		✓ Not on open market, No MLS or Co-Star per Buyer
6518051	0200		✓ Not on open market, no relationship between parties
6518535	0200		✓ Not on open market, buyer hired buyer broker to find property, currently offices
1400016	1111		✓ Sale included Sch# 1400033 Lot 16 per MLS no separate MLS, sold by adjacent vacant lot
6515708	1111		✓ Not on open market, buyer owns adj imp parcel wanted lot for possible expansion
2800908	1111		✓ Sale include Sch#2800763 transferred from Estate to adjacent owner, buildable site
2801659	1112		✓ sale included 2 separate documents with different dates for total sale price
6517260	1112		✓ Imp not 100% complete purchased from friend who financed
3009096	1112		✓ Sale to uniformed buyer- parcel in snowslide zone not buildable, Imp was destroyed, county purchased two months later for \$127k
3001186	1112		✓ Not on open market, No MLS, purchased from a friend
2803571	1112		✓ Excluded sale this is new construction at a percent complete
2801659	1112		✓ sale included 2 separate documents with different dates for total sale price
2801179	1112		✓ Imp sold partially complete
1700125	1112		✓ Per MLS Seller has been advised by Engineers that the landslide on adjacent property below this property is too expensive to fix on subject sold way below asking price.
1300374	1112		✓ Per MLS Imp was tested positive for asbestos and mold
2802487	1112		✓ Time of purchase home was in state of incomplete remodel
600446	1113		✓ No MLS, No appraisal, seller financing
602342	1113		✓ Not on open market, no MLS, per buyers they own other half of duplex and are acquainted with seller
1100621	1113		✓ Not on open market, Buyer contacted Seller per letter

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
6511735	1230		<input checked="" type="checkbox"/> Not on open market, NO 2nd letter sent No Reply Buyer obtained mortgage from seller
6511781	1230		<input checked="" type="checkbox"/> Not on open market TD-1000 incomplete letters sent,related parties per TD related
6512175	1230		<input checked="" type="checkbox"/> Not on open market, This was a trade/swap with Rec#1209925
6509700	1230		<input checked="" type="checkbox"/> Not on open market Related Parties
6516216	2130		<input checked="" type="checkbox"/> Not on open market, No appraisal, marked as related parties on TD
1500900	2130		<input checked="" type="checkbox"/> Sales excess land around new 4th Street Crossing Parcel, assemblage
6501323	2130		<input checked="" type="checkbox"/> No MLS or CoStar, buyer left most of TD-1000 blank sent letter no response
2804000	2130		<input checked="" type="checkbox"/> Not a valid sale; just a re-recording, correction deed
6509830	2245		<input checked="" type="checkbox"/> Not on open market purchased by adjacent owner
302791	2245		<input checked="" type="checkbox"/> Deed includes units 203, 204 & 205; no MLS or CoStar; seller financed;
6509832	2245		<input checked="" type="checkbox"/> Not on open market; No MLS or CoStar; no independent appraisal
6518298	2245		<input checked="" type="checkbox"/> no MLS or CoStar listing, Doc fee for Commercial Condos C-11, C-12, C-13 & C-14; contract date from 3 years ago; no appraisal
<hr/>			
Accounts Audited: 33	Auditor Agrees: -33	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Andy	60	Teller	
R0051694	1112	64 Involves multiple properties	☑ multiple property transfer
R0006605	1112	66 Personal prop of undeter value	☑ non-realty items included in purchase price
R0006378	1112	64 Involves multiple properties	☑ multiple property transfer
R0014505	1112	64 Involves multiple properties	☑ multiple property transfer
R0019323	1112	68 Remodeled/chgd. after sale	☑ remodel after transfer
R0017308	1112	60 Settle an estate	☑ multiple property transfer to settle an estate, multiple properties
R0055510	1112	66 Personal prop of undeter value	☑ non-realty items included in purchase price
R0050632	1112	68 Remodeled/chgd. after sale	☑ not truly open market, limited to realtors
R0006715	1112	68 Remodeled/chgd. after sale	☑ not open market, transferred to adjoining owner, remodel after purchase
R0045992	1112	71 Legal Configuration Change	☑ combinrd this parcel with existing ownership, not open market
R0024304	1112	68 Remodeled/chgd. after sale	☑ not offered to open market
R0056366	1112	970 More than one home	☑ more than one residence on parcel
R0010224	1112	64 Involves multiple properties	☑ atypical financing, multiple property transfer
R0020059	1112	66 Personal prop of undeter value	☑ non-realty items included in purchase price
R0009005	1112	71 Legal Configuration Change	☑ combined this parcel with existing ownership, included lot line vacation
R0009874	1112	17 Multiple Sales in Base Period	☑ first sale in sale period
R0007360	1112	68 Remodeled/chgd. after sale	☑ extensive remodel after transfer
R0012234	1112	66 Personal prop of undeter value	☑ non-realty items included in purchase price
R0020239	1112	970 More than one home	☑ more than one residence on property
R0011673	1112	60 Settle an estate	☑ partial interest transferred
R0022774	1112	17 Multiple Sales in Base Period	☑ extensive remodel after transfer
R0016896	1112	64 Involves multiple properties	☑ multiple property transfer
R0021812	1112	63 Sale involves trade/exchange	☑ transfer included non-realty trade

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0020899	1112	64 Involves multiple properties	<input checked="" type="checkbox"/> multiple property transfer
R0000230	2112	67 Franchise/lic of unknown val	<input checked="" type="checkbox"/> non-realty items included in purchase price
R0053978	2112	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> change in use after transfer
R0055495	2112	18 Non-Typical Financing	<input checked="" type="checkbox"/> atypical financing, balloon pymt.
R0000840	2112	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> remodel after transfer
R0000895	2112	67 Franchise/lic of unknown val	<input checked="" type="checkbox"/> non-realty items included in purchase price, goodwill, blue sky, equipment
R0000684	2112	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> purchased by listing agent, not open market
R0037407	2115	64 Involves multiple properties	<input checked="" type="checkbox"/> several residences on property
R0000348	2120	64 Involves multiple properties	<input checked="" type="checkbox"/> multiple property transfer
R0000713	2130	79 Demolished after sale	<input checked="" type="checkbox"/> improvements demolished after sale, new development of new pizza parlor
R0019968	2130	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> change in use after transfer
R0000803	2130	10 Lease	<input checked="" type="checkbox"/> 1031 exchange, not open market
R0000738	2135	68 Remodeled/chgd. after sale	<input checked="" type="checkbox"/> improvements in poor condition, razed and new bldg. after purchase
R0056384	2230	53 Charitable institution	<input checked="" type="checkbox"/> transfer from hospital to hospital, not open market
R0000652	2245	64 Involves multiple properties	<input checked="" type="checkbox"/> multiple property transfer
Accounts Audited: 38 Auditor Agrees: -38 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Carl	61	Washington	
98048002004	0100	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92032004008	0200	WE HAVE AS QUALIFIED	<input checked="" type="checkbox"/> Arms Length Transaction
98040002005	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92014001008	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92030001001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98042008010	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98042008014	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98042008015	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002019006	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002019007	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92018001039	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002011012	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003010002	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002009005	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98048007015	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98043004002	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98043004002	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003013012	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92014001008	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92006006015	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98040002003	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92010005001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003004006	1112	REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92002008011	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002005009	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003011002	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002003006	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002018004	1112	WE HAVE AS QUALIFIED	<input checked="" type="checkbox"/> Arms Length Transaction
92021011012	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92027001008	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92016004024	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98048001003	1112	QCD	<input checked="" type="checkbox"/> QCD
92003002004	1112	REMODEL AFTER PURCHASE	<input checked="" type="checkbox"/> REMODEL AFTER PURCHASE
92004001004	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003012003	1112	WE HAVE THIS AS A QUALIFIED SALE	<input checked="" type="checkbox"/> Arms Length Transaction
92003011007	1112	WE HAVE THIS AS A QUALIFIED SALE	<input checked="" type="checkbox"/> Arms Length Transaction
92016007004	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92022001001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92009003003	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002008006	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92005001007	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92027001001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002009001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001002012	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003002008	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92003006001	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92005003013	1112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
92006006024	1115	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001015009	2112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001015009	2112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001014016	2112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001011006	2112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001011008	2112	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98044002018	2112	BLDG POOR OR SALVAGE CONDITION	<input checked="" type="checkbox"/> BLDG POOR OR SALVAGE CONDITION
92001011017	2120	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002002016	2130	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92002002013	2130	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
98048002005	2135	RELATED PARTIES	<input checked="" type="checkbox"/> RELATED PARTIES
92001014008	3115	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
92001014007	3115	Arms Length Transaction	<input checked="" type="checkbox"/> Arms Length Transaction
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
Harry	62	WELD	
R6779223	0100	Business interests in sale	<input checked="" type="checkbox"/> Sale included building designs, subject to re-zoning
R8959333	0200	Old Contract	<input checked="" type="checkbox"/> Sale date of 8-29-17 and closed in 2019. Now has a warehouse on site.
R4929907	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished added after sale
R8953720	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8953832	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8953882	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8956113	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8956702	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8956766	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R8956773	1212	Property Changed After Sale	<input checked="" type="checkbox"/> 24 x 16 covered patio after sale
R8954575	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Addition of a deck (480 sf) after sale
R5666186	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Improvement and outbuilding removed after sale, new home constructed
R4663507	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R4466086	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Remodel of kitchen and two baths after sale
R4749486	1212	Property Changed After Sale	<input checked="" type="checkbox"/> New detached garage and interior remodeled, sold for \$600k six month later
R4871207	1212	Property Changed After Sale	<input checked="" type="checkbox"/> 1000 sf addition added after sale
R4886386	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition per MLS, broken windows, demolished improvement
R5284886	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Fix and flip, sold 10/20 for \$335k
R5403886	1212	Non-Typical Financing	<input checked="" type="checkbox"/> Public Trustee case # 4591726, seller under duress
R5473886	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Deed in lieu of foreclosure
R5383608	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished added after sale
R5546486	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Demolished the garage after sale
R8952983	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R5675786	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Poor condition per TD, home gutted on the interior,
R8886600	1212	Family/Related Parties	<input checked="" type="checkbox"/> Related parties per TD
R8946846	1212	Multiple Use	<input checked="" type="checkbox"/> Oil rig yard, single-family plus multiple storage buildings
R8948266	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R8948455	1212	Non-Typical Financing	<input checked="" type="checkbox"/> Owner incentives made this sale price \$503k, atypical financing
R8948647	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R8949867	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Owner lied about basement finished condition
R8950532	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish and detached garage added after sale
R5541286	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Permitted for a change from FR to BR, remodeled kitchen
R0134888	1212	Non-Typical Financing	<input checked="" type="checkbox"/> Not exposed to the open market, excessive deferred maintenance, fair per TD
R0803686	1212	PRD	<input checked="" type="checkbox"/> No MLS, no exposure to open market
R8958809	1212	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finished after sale
R0882101	1212	Old Contract	<input checked="" type="checkbox"/> Sold to a tenant of four years, non-arm's length
R1021796	1212	Family/Related Parties	<input checked="" type="checkbox"/> Purchased from parents, non-arm's-length
R1130002	1212	Family/Related Parties	<input checked="" type="checkbox"/> Purchased from father-in-law, sales price was the mortgage amount
R1527302	1212	Family/Related Parties	<input checked="" type="checkbox"/> Inter-related per TD 1000
R1851402	1212	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Listed under public trustee case 20-0042, seller under duress
R2178603	1212	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Public trustee case 19-0145,, no listing , seller duress
R2950804	1212	Property Changed After Sale	<input checked="" type="checkbox"/> basement finished after sale
R3133786	1212	Property Changed After Sale	<input checked="" type="checkbox"/> No MLS, fixed and flipped, sold for \$412k on 5-20-20
R3226586	1212	Non-Typical Financing	<input checked="" type="checkbox"/> Seller financed, atypical financing
R3331286	1212	Multiple Use	<input checked="" type="checkbox"/> Trucking and equipment company with a single-family on site
R3387505	1212	Acquaintance	<input checked="" type="checkbox"/> Vacant land with a minor improvement, acquainted parties per TD
R4132306	1212	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Public trustee case # 10-0193, no market exposure

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
R0146795	1220	Property Changed After Sale	<input checked="" type="checkbox"/> Interior remodeled after sale
R8959058	1225	Business interests in sale	<input checked="" type="checkbox"/> Inter-corporate sale used for financing purposes only
R1994286	1230	Property Changed After Sale	<input checked="" type="checkbox"/> No MLS, minor repairs done after sale
R8944399	1230	Property Changed After Sale	<input checked="" type="checkbox"/> Basement finish added after sale
R4556806	1230	Property Changed After Sale	<input checked="" type="checkbox"/> Fixed and flipped after sale, sold in June, 2012 for \$285k
R2812086	2220	Property Changed After Sale	<input checked="" type="checkbox"/> Sold with FFE, which was removed when the use changed to a vet clinic
R4555786	2225	Property Changed After Sale	<input checked="" type="checkbox"/> Not listed, no appraisal, change of use to offices
R3720186	2230	Property Changed After Sale	<input checked="" type="checkbox"/> Manufactured home with a frame addition, marketed as vacant land
R3550486	2230	Property Changed After Sale	<input checked="" type="checkbox"/> Improvement demolished and is now a parking lot
R3568386	2235	Sale in lieu of foreclosure	<input checked="" type="checkbox"/> Multiple parcel sale, sold out of bankruptcy, future dairy
R8941275	2235	Property Changed After Sale	<input checked="" type="checkbox"/> A 2250 sf addition made after sale
R2803986	3215	Property Changed After Sale	<input checked="" type="checkbox"/> Sale from the Greeley Tribune to the library district, historic landmark, partially demolished
R0011990	3215	Old Contract	<input checked="" type="checkbox"/> Rent to own, purchased by the tenant, atypical sale
Accounts Audited: 60 Auditor Agrees: -60 Auditor Disagrees: 0 Auditor Disagrees: 0.00%			

Parcel	Abstract #	Qualification Notes	Auditor Concurr - Notes
Carl	63	Yuma	
T007043	0100	NO RESIDENCE HERE. MINOR STRUCTURE ON VACANT LAND ONLY.	<input checked="" type="checkbox"/>
Y003831	0100	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/> Quonset Bldg only
R424219	0100	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> IDALIA VISION TO FOROSTOSKI; FOROSTOSKI BACK TO IDALIA VISION
T007069	0100	MULTIPLE PROPERTIES	<input checked="" type="checkbox"/>
W000609	0100	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/>
Y004761	0100	NO RESIDENCE HERE. 4 BUILDINGS ONLY	<input checked="" type="checkbox"/>
T007043	0100	SETTLE ESTATE	<input checked="" type="checkbox"/>
T007817	0100	TRADES	<input checked="" type="checkbox"/>
W000999	0100	SOLD WEST PORTION OF LAND AFTER PURCHASE.	<input checked="" type="checkbox"/>
Y004785	0100	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/>
R114195	0520	NO LIVABLE RESIDENCE	<input checked="" type="checkbox"/> MINOR STRUCTURES ONLY.
R113334	0540	UNKNOWLEDGEABLE BUYER	<input checked="" type="checkbox"/> SEE OTHER 4 SALES IN THAT NEIGHBORHOOD.
R416025	0540	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/>
R113332	0540	RELATED PARTIES	<input checked="" type="checkbox"/>
R214205	0540	INCLUDES MH	<input checked="" type="checkbox"/>
R416025	0540	MINOR STRUCTURE ON VACANT LAND	<input checked="" type="checkbox"/>
Y004225	1112	RELATED PARTIES	<input checked="" type="checkbox"/>
W001029	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
W000933	1112	RELATED PARTIES	<input checked="" type="checkbox"/>
Y003554	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
R318190	1112	UNKNOWLEDGEABLE BUYER.	<input checked="" type="checkbox"/> LOOK AT OTHER 2 SALES IN THIS AREA.
W001265	1112	RELATED PARTIES	<input checked="" type="checkbox"/>

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
W000147	1112	RELATED PARTIES	<input checked="" type="checkbox"/>
Y003266	1112	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/>
W000429	1112	EXPAND EXISTING PROPERTY	<input checked="" type="checkbox"/>
W000704	1112	RELATED PARTIES	<input checked="" type="checkbox"/> BOUGHT FOR DAUGHTER
T007077	1112	INCLUDES MH	<input checked="" type="checkbox"/>
W000214	1112	BUSINESS AFFILIATES	<input checked="" type="checkbox"/> EMPLOYER BOUGHT HOUSE FOR HIM 5-9-14. HE GOT A LOAN FOR REMAINDER OF LOAD & PUT THE HOUSE IN HIS NAME 7-31-19.
W000937	1112	RELATED PARTIES	<input checked="" type="checkbox"/>
Y003540	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
W000484	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
Y003630	1112	UNKNOWLEDGABLE SELLOR	<input checked="" type="checkbox"/> SEE OTHER SALES IN ECON AREA. Y003690 \$120000, Y003977 \$130000, Y003499 \$155000, Y003970 \$153000.
Y003559	1112	REMODELING OR ADDITIONS	<input checked="" type="checkbox"/>
Y003633	1112	RELATED PARTIES	<input checked="" type="checkbox"/>
Y004536	1135	INCLUDES MH	<input checked="" type="checkbox"/>
Y004749	1135	INCLUDES MH & LAND	<input checked="" type="checkbox"/>
Y004537	1135	INCLUDES MH & LAND	<input checked="" type="checkbox"/>
Y004662	1135	UNKNOWLEDGEABLE SELLOR	<input checked="" type="checkbox"/> TRANSACTION BELOW MKT SEE SALES IN VILLAGE PARK EAST & Y/W3
Y003068	2112	RELATED PARTIES	<input checked="" type="checkbox"/>
T007958	2135	TRADES	<input checked="" type="checkbox"/> Also Undetermined Personal Property
Y004151	2135	UNDETERMINED PER. PROP.	<input checked="" type="checkbox"/> Also Ag Related
W000039	2135	CHANGED USE OF PROPERTY	<input checked="" type="checkbox"/>

Accounts Audited: 42 Auditor Agrees: -42 Auditor Disagrees: 0 Auditor Disagrees: 0.00%

Parcel	Abstract #	Qualification Notes	Auditor Concurs - Notes
--------	------------	---------------------	-------------------------