



Legislation Details (With Text)

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Title: Assessor recommending the Board approve and authorize the Purchasing Agent to sign an order form for the continuance of perpetual agreement 6345 with Just Appraised, Inc. in the amount of \$50,000 annually for the initial term from July 1, 2023, to June 30, 2026 for real estate sales verification software.

FUNDING: General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Previously approved item 22-0248, 2. B - 6345 Counsel Approval, 3. C. 6345 Amendment supporting documents. .pdf

Date	Ver.	Action By	Action	Result
6/6/2023	1	Board of Supervisors	Approved	Pass

Assessor recommending the Board approve and authorize the Purchasing Agent to sign an order form for the continuance of perpetual agreement 6345 with Just Appraised, Inc. in the amount of \$50,000 annually for the initial term from July 1, 2023, to June 30, 2026 for real estate sales verification software.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

On March 15, 2022, Legistar # 22-0248, the Assessor's Office received approval from the Board of Supervisors to purchase Just Appraised, a real estate verification platform from Just Appraised, Inc. in the amount of \$51,000. The first year's payment of the software support services costs were included in the original contract price.

Just Appraised, Inc. is at the forefront of streamlining the workflow for real property change in ownerships and transfer recordings conducted in the Recorder's Office and processed in the Assessor's Office. The Just Appraised, Inc. software technology, reads the information from the recordings and auto-populates key information in the Assessor's Office Property Tax System, Megabyte. Just Appraised is highly utilized for real estate sales transactions data entry. San Joaquin County, Yolo County and Sonoma County all have contracts with Just Appraised. Utilizing the software reduces the processing time for entering sales transactions from roughly 8 minutes when done directly in Megabyte, to roughly 2 minutes when completed with Just Appraised software. Additionally, Just Appraised offers excellent 24/7 customer service and support via live chat and or email and are available via phone and text, which has been appreciated by the Assessor's Office Transfer unit. The Assessor's Office was also able to negotiate a starting term date of July 1 2023 (this term will now be aligned with the County's Fiscal Year) with no additional costs, which resulted in

roughly a \$12K savings, when you take into account the actual renewal was due at the end of March.

In accordance with Board Policy C-17, Departments must obtain authorization from the Board of Supervisors initially, and on an annual basis, to utilize any contract that does not have a stated contract term. Due to the license's perpetual nature, this agreement requires Board approval. Approving the agreement will continue to allow for expedient processing of real estate sales necessary for processing the roll close.

ALTERNATIVES

Manual data entry into the Property Tax System, which would slow down the change in ownership processing times.

PRIOR BOARD ACTION

Legistar Item # 22-0248 on for the initial implementation and original order form for services of Just Appraised software

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

Approve as recommended

FINANCIAL IMPACT

No change to Net County Cost. The expenses are budgeted in the Assessor's Office annual operating budget.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Assessor Jon DeVille