



County of El Dorado

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Legislation Text

File #: 22-0248, **Version:** 1

Assessor's Office recommending the Board approve and authorize the Purchasing Agent to execute new perpetual contract 6345 with Just Appraised, Inc. for an annual estimated ongoing amount of \$45,000 for Just Appraised software licenses and a one time fee of \$6,000 for implementation and integration for an initial total not-to-exceed amount of \$51,000.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

Just Appraised, Inc. provides a sales verification software as a service application that aggregates various data sources about real estate transactions and creates a work flow that is designed to allow staff members to process real estate sales more quickly.

Per County 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. Using the Just Appraised software will allow for expedient processing of real estate sales necessary for processing the roll close.

The Assessors' office has salary savings to cover the cost of the software.

ALTERNATIVES

The Board could choose to not approve this purchase contract and the Assessors' office would need to hire additional staff to process the numerous real estate transactions.

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

Approve as recommended noting County Counsel's approval as to form in the context of legal advice provided.

FINANCIAL IMPACT

Entering into a contract with Just Appraised will save the cost of additional staff. One full time equivalent vacant Property Transfer Specialist with an approximate annual cost of \$85,000 will be deleted with the Fiscal Year 2022-23 Budget, which more than offsets the cost of the software.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Karl Weiland, Assessor