

THIRD ADDENDUM
CONSULTING SERVICES AGREEMENT

THIS THIRD ADDENDUM made this 2nd day of February, 2015, by and between JACKSON COUNTY, MISSOURI, (hereinafter called "County") and TODD APPRAISALS, INC., P.O. Box 7215, Kansas City, MO 64113, hereinafter called "Appraiser."

WITNESSETH:

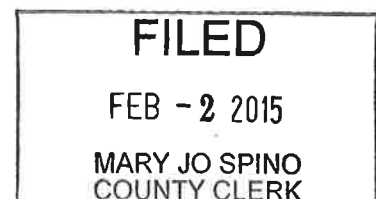
WHEREAS, Appraiser and County entered into a Consulting Services Agreement dated July 19, 2013, whereunder Appraiser agreed to provide specialized advice relating to the review of procedures for assessing real property for tax purposes, including modeling programs and systems, documentation procedures, and tools for determining value for the County, pursuant to Request for Proposals No. 36-13 and authorized by Resolution 18178, dated May 20, 2013, at a cost to the County not to exceed \$23,000.00; and,

WHEREAS, subsequent addenda has extended the Agreement, at an additional cost to the County not to exceed \$85,000; and,

WHEREAS, the parties now desire to extend the Agreement for an additional five months, at an additional cost to the County;

NOW, THEREFORE, in consideration of the foregoing and the terms and provisions herein contained, County and Appraiser respectively agree with each other as follows:

1. Except as expressly provided herein, all provisions of the Consulting Services Agreement dated June 28, 2013, the First Addendum dated August 7, 2013, and the



Second Addendum dated March 26, 2014, between Appraiser and County shall remain in full force and effect.

2. The scope of services rendered by Appraiser shall be updated to include data collection, analysis and audit, and application of market and ratio studies, as part of the 2015 reassessment process, as well as all of the other items listed in the Scope of Services attached hereto as Exhibit A. Each month, consultant shall submit a detailed invoice, setting out the accomplishments of the previous month.

3. Appraiser shall be paid an additional sum of \$67,500.00 for services rendered pursuant to this Agreement, payable in five monthly equal installments of \$13,500.00 each. Appraiser shall also be paid the additional sum of \$1,875.00 for transcription services related to the certificate of values (COV), as itemized in the attached Scope of Work.


4. This Third Addendum shall be effective January 21, 2015, and shall extend until June 30, 2015.

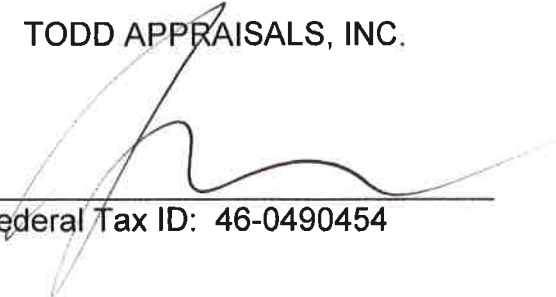
5. This Third Addendum, together with the Agreement dated June 28, 2013, the First Addendum dated August 7, 2013, and the Second Addendum dated March 26, 2014, incorporates the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement on the date first above written.

JACKSON COUNTY, MISSOURI

TODD APPRAISALS, INC.

By 
Michael D. Sanders
County Executive

By 
Federal Tax ID: 46-0490454

APPROVED AS TO FORM:

ATTEST:


W. Stephen Nixon
County Counselor


Mary Jo Spino
Clerk of the Legislature

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury from which payment is to be made, each sufficient to meet the obligation of \$69,375.00 which is hereby authorized.


Date


Director of Finance and Purchasing
Account No. 045-1902-56080
4500
45002015004

EXHIBIT A

Scope of Services

1. Data Collection
 - Certificates of Value (COV)
 - Two quarters of COV data entry
 - October through December 2014 still remain in jpg format
 - A portion of early 2015 COVs, at J. Ebert's direction
 - Collection and qualification of KCMO Land Bank sales
 - Liaison with city services to obtain any commercial blueprints JCAO may not have
 - Investigation and collection of comprehensive rental samples and statistics
 - For condominium developments
 - For problematic neighborhoods
2. Data Analysis and Correction
 - Implement decision tree process to better qualify COVs for review
 - Collection of data, assembly and qualification of market factors since the inception of the foreclosure crises
 - Neighborhood Analysis
 - Market area delineation
 - Neighborhood redefinition
 - Neighborhood grouping
 - Development of reference parcels
 - Establishing and monitoring internal analysis group for problematic neighborhoods
 - Outlier identification and remediation
 - Audit cost data after application to field appraiser observations
 - Identification and analysis of rental factors
3. Market and Ratio Studies and Application
 - Identification of relevant market factors for use in all value modeling
 - Development of ratio studies as applied to:
 - Prior assessed values
 - Mobile Assessor results
 - Additional market models
 - Reconcile cost approach
 - Reconcile income values
 - Condominiums
 - Problematic neighborhoods
 - Value finalization/reconciliation
 - Intensive value troubleshooting

COV services and costs include:

- Prior COV transcription: 3,066 at \$0.22/COV: \$675
- -3,000 COVs at \$0.40/COV: \$1,200

Sections two and three: \$67,500

Total cost for services: \$69,375