

CONTRACT APPROVAL

SUGGESTED MOTION:

Move to approve the following contracts submitted by respective department head, subject to state's attorney approval, and authorize the chairman to sign.

Received as of June 30, 2015:

- Swank Motion Pictures, Inc.—professional services agreement to allow Cass County Jail to show DVD's licensed from Swank;
- Vanguard Appraisals, Inc.—reassessment services for the City of Casselton and City of Reile's Acres.



Office of the Sheriff

Paul D. Laney, Sheriff

June 17, 2015

RECEIVED

JUN 17 2015

Ken Pawluk, Portfolio Commissioner
Cass County Commission
Cass County Courthouse
Fargo, ND 58103

CASS COUNTY COMMISSION

Re: Professional Services Agreement with Swank Motion Picture, Inc.
Consent Agenda

Chairman Peterson,

Swank is an authorized distributor of copyrighted motion picture DVD and videocassettes for non-theatrical public performance.

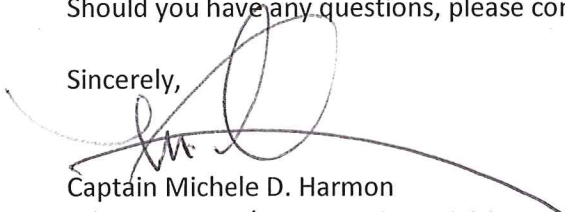
These motion pictures are specifically licensed for non-theatrical showing only. Promotion or advertising outside the Cass County Jail is strictly prohibited.

A copy of the agreement has been provided to our States Attorney for his review.

Move to authorize the chairman to sign the Professional Services Agreements with SWANK Motion Pictures, Inc. effective July 3rd, 2015 through July 2, 2016 to allow the Cass County Jail to exhibit DVDs licensed from SWANK on the terms and conditions set forth in the agreement.

Should you have any questions, please contact our office.

Sincerely,


Captain Michele D. Harmon
Administration/Court Services Division

Cass County Sheriff
211 9 St. S.
PO Box 488
Fargo, ND 58107-0488
Phone: 701-241-5800
Fax: 701-241-5805

Cass County Jail
450 34 St. S.
Fargo, ND 58103-2229
Phone: 701-271-2900
Fax: 701-271-2967

Cass County Detention
450 34 St. S.
Fargo, ND 58103-2229
Phone: 701-241-5845
Fax: 701-241-5936

SWANK MOTION PICTURES, INC. PUBLIC PERFORMANCE LICENSING AGREEMENT FOR CORRECTIONAL INSTITUTIONS

This AGREEMENT is made on this 9th day of June 2015, between CASS COUNTY JAIL ("Licensee" herein) and SWANK MOTION PICTURES, INC. ("Swank" herein), a Missouri corporation.

1. Subject Matter and Term of Agreement

A. Swank is an authorized distributor of copyrighted motion picture videocassettes and videodisc ("cassettes" herein) for non-theatrical public performances. Swank desires to license cassettes to Licensee for public performance exhibition. Licensee desires to exhibit cassettes licensed from Swank on the terms and conditions set forth herein.

B. The term of this Agreement shall commence on July 3, 2015 and continue July 2, 2016, after which day it shall expire unless renewed or renegotiated by mutual agreement of the parties.

2. License

Producers listed are those supplying titles at the time of this printing.

During the term of this contract, Swank shall license Licensee for public performance in its facility on the terms and conditions set forth herein. New facilities added during the term of this contract will require an amendment agreed to in writing by both parties. During the contract period, Licensee may exhibit cassettes for showings only at its location(s) listed in Exhibit A. Licensee shall be entitled to choose any title from Swank's current and future list of available cassettes for public performance purposes which includes titles distributed by Paramount Pictures, Warner Bros, Allied Artists, Fine Line Features, Lorimar Productions, New Line Cinema, Picturehouse, RKO Films, The Ladd Company, Turner Pictures, Warner Independent Pictures, Warner Premier, Republic Pictures, MGM/UA, American International, Orion, United Artists, Lions Gate Films, Trimark, Sony Pictures, Columbia Pictures, Epic Productions, Tristar Pictures, Triumph Films, Paramount Vantage, NBC Universal Pictures, Polygram, Focus Features, Gramercy, October Films, USA Films, Summit Entertainment, The Weinstein Company, Buena Vista Distribution, Hollywood Pictures, Miramax, Touchstone Pictures and Walt Disney Pictures. Rentals and or purchases of videocassette titles covered by this Agreement are at the expense of the Licensee.

3. Terms

In consideration of the License, CASS COUNTY JAIL shall pay Swank a License Fee of \$1,092.50 payable in one installment upon receipt of invoice.

4. Payment

Invoice is due and payable upon receipt.

5. Advertising

These motion pictures are specifically licensed for non-theatrical showings only. Promotion or advertising outside the Facility is strictly prohibited.

6. Warranties

Swank warrants that:

Swank is authorized by the copyright owners of the cassettes distributed by Swank to license the "cassettes" to others for non-theatrical public performance purposes.

SWANK MOTION PICTURES, INC.
PUBLIC PERFORMANCE LICENSING AGREEMENT
continued

7. Notices

All notices to be given hereunder shall be in writing or delivered personally or mailed by pre-paid certified or registered mail (return receipt requested) as follows:

If to Swank:

SWANK MOTION PICTURES, INC.

10795 Watson Road

St. Louis, Missouri 63127-1012

Attn: John Kersting
Institution Sales Manager

If to Licensee:

CASS COUNTY JAIL

450 34th Street, South

Fargo, North Dakota 58103-2229

Attn: Capt Michele Harmon

or to such other addresses as the parties shall specify, or by written notice so given, and shall be deemed to be given as of the date so delivered or mailed.

8. Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

EXECUTED on the day and year first above written.

SWANK MOTION PICTURES, INC.

By _____
John Kersting
Institution Sales Manager

CASS COUNTY JAIL

By _____

Name _____

Title _____

EXHIBIT A

LOCATION:

CASS COUNTY JAIL

FARGO, NORTH DAKOTA 58103-2229



RECEIVED

June 18th, 2015

JUN 18 2015

CASS COUNTY COMMISSION

Auditor

Michael Montplaisir, CPA
701-241-5601

Cass County Commission
211 9th St S
Fargo, ND 58108

Re: Casselton City reassessment contract

Treasurer

Charlotte Sandvik
701-241-5611

Dear Board Members:

Cass County has been encouraging local jurisdictions to have their property tax records modernized and to have their properties reassessed.

Director of Equalization

Frank Klein
701-241-5616

Casselton City has agreed to a reassessment for 2018, with the work being performed in 2017. Cass County and the City will split the cost 50/50 with the local share being paid to Cass County over a period of 5 years. Total cost is expected to be about \$140,000 with the Cass County share being about \$70,000.

I'm asking the Cass County Commission to enter into the contract with Vanguard Appraisals to perform the necessary work. This is the same firm that reassessed Kindred City a few years ago and has recently reassessed Reed Township. Cass County has also recently purchased appraisal software from the same firm.

Suggested Motion: "I move that the Cass County Chairman sign the Vanguard Appraisals Inc, Casselton City reassessment contract."

Sincerely,

Frank Klein
Cass County Director of Equalization

Box 2806
211 Ninth Street South
Fargo, North Dakota 58103

Fax 701-241-5728

www.casscountynd.gov

Worden, Heather

From: Worden, Heather
Sent: Thursday, June 18, 2015 8:24 AM
To: 'cassaudit@casselton.org'
Cc: Klein, Frank
Subject: Vanguard Appraisals Contract - Casselton Reassessment
Attachments: Vanguard Appraisals-Casselton Reassessment.pdf

Good morning, Sheila.

The contract with Vanguard Appraisals will be scheduled for consideration by the Cass County Commission at their meeting on July 6th. I have attached the letter from Frank Klein to the County Commission for your information.

Heather Worden, Administrative Assistant
Cass County Commission
211 9th Street South
PO Box 2806
Fargo ND 58108-2806
(701) 241-5609

Klein, Frank

From: Sheila Klevgard <cassaudit@casselton.org>
Sent: Friday, June 5, 2015 9:34 AM
To: Klein, Frank
Subject: FW: Vanguard Contract

Frank,

The Casselton city council approved reassessment of the residential property at the June 1, 2015 council meeting. It is understood that this work will also be done at a 50% cost share with the county over 5 years. please proceed with obtaining a contract for this work.

Thank you.

Sheila K Klevgard
Casselton City Auditor
Phone: 701-347-4861 ext. 10
Fax: 701-347-4505

<http://www.facebook.com/CasseltonNoDak>

From: Sheila Klevgard
Sent: Friday, May 22, 2015 3:37 PM
To: Klein, Frank
Subject: Vanguard Contract

Frank,

The Casselton city council approved a reassessment of commercial property by Vanguard at the April 6, 2015 council meeting. It is understood that there is a 50/50 cost share between the city and the county with the city share paid over 5 years. Please proceed with obtaining a contract for this work.

Council will be discussing appraisal of residential property at the June council meeting. I will let you know if they wish to proceed with residential appraisals after June 1st.

Thank you.

Sheila K Klevgard
Casselton City Auditor
Phone: 701-347-4861 ext. 10
Fax: 701-347-4505

<http://www.facebook.com/CasseltonNoDak>



VANGUARD APPRAISALS, INC.

1065 SIERRA CT NE

SUITE D

CEDAR RAPIDS, IOWA 52402

319/365-8625

FAX 319/365-0142

June 9, 2015

Frank Klein
Cass County Tax Director
Cass County Courthouse
211 9th St., P.O. Box 2806
Fargo, ND 58108-2806

RE: Casselton Revaluation

Dear Frank,

I have enclosed two copies of the contract for the reappraisal of the city of Casselton with a completion date of February 1, 2018. Please have your Board of Commissioners chairperson sign and date both copies; retain one for your files and return the other contract to my office.

Feel free to contact me if you have any questions or require any additional information. Thank you for considering Vanguard Appraisals, Inc. to conduct this project for Cass County.

Sincerely,

Robert P. Ehler, ASA
President

RPE/lim

CONTRACT AND
REAPPRAISAL SPECIFICATIONS
FOR THE REVALUATION
OF CERTAIN REAL PROPERTY IN THE
CITY OF CASSELTON, CASS COUNTY, ND



VANGUARD APPRAISALS, INC
CEDAR RAPIDS, IOWA

CONTRACT SUBMISSION

This contract is submitted this 9th day of June, 2015, by Vanguard Appraisals, Inc., executed by Robert P. Ehler, President.

Attached hereto are specifications for the revaluation of certain described property in Casselton, North Dakota, all of which are herewith a part of this contract.

All revaluation work shall be completed by February 1, 2018 in accordance with the attached specifications for the following prices.

<u>Class</u>	<u>Price</u>
Residential Improved	\$145.00 Per Improved Parcel
Commercial Improved	\$295.00 " " "
Licensed Grain Elevators,	
Large Commercial & Industrial	\$1,850.00 Per Site
Vacant Land	\$15.00 Per Parcel

The terms of this contract, including all specifications, shall be firm for acceptance prior to September 9, 2015.

VANGUARD APPRAISALS, INC.



Robert P. Ehler, President

CONTRACT

This agreement entered into this _____ day of _____, 20___, by and between Casselton, Cass County, North Dakota, executed by the Cass County Board of Commissioners, First Party, and Vanguard Appraisals, Inc., executed by Robert P. Ehler, President, Second Party, as follows:

1. That attached hereto are specifications for the revaluation of certain described property in Casselton, North Dakota.
2. That the First Party employs the Second Party, and the Second Party will perform all of the work described in all of the documents referred to in paragraph 1 hereof, in accordance with the terms and conditions set out in said documents.
3. That the First Party will pay the Second Party on a per improved parcel basis as set forth in item III of said specifications referred to in paragraph 1 of this contract, to be paid in accordance with the terms of the documents described in paragraph 1.

VANGUARD APPRAISALS, INC.

CASS COUNTY, NORTH DAKOTA



PRESIDENT

BOARD OF COMMISSIONERS CHAIRPERSON

**REAPPRAISAL OF CERTAIN REAL PROPERTY IN
CASSELTON, NORTH DAKOTA
SPECIFICATIONS**

I. PURPOSE OF APPRAISAL

This appraisal is made for the purpose of equalizing assessments in Casselton, North Dakota in compliance with the State Laws of North Dakota, and the rules and policies laid down by the North Dakota State Tax Department, as such laws, rules and policies shall exist on the date this contract is initiated.

The appraisal of all property shall be divided between land and buildings.

II. TERMINOLOGY

The word "Company" as used in these specifications shall mean Vanguard Appraisals, Inc.

The term "Director" means the Tax Director of Cass County, North Dakota.

"Improved parcel" as used in these specifications shall mean a single tract of legally described land area containing one or more improvements.

"Vacant lot" as used in these specifications shall mean a tract of legally described land area containing no land improvements, paving or structures.

"Site" as used in these specifications shall mean any parcel or group of contiguous parcels that have been combined into one operational unit.

Licensed grain storage facility (defined as a property with a commercial grain license) sites shall consist of any parcel or parcels that operate as a single grain elevator. Large commercial or industrial sites shall consist of any parcel or parcels with a gross building area in excess of 50,000 S.F.

III. PER PARCEL BID

Residential Improved	\$145.00 Per Improved Parcel
Commercial Improved	\$295.00 " " "
Licensed Grain Elevators,	
Large Commercial & Industrial	\$1,850.00 Per Site
Vacant Land	\$15.00 Per Parcel

IV. APPRAISAL MANUAL

The company shall use the Vanguard Appraisals, Inc. Real Property Appraisal Manual. All company personnel shall familiarize themselves with this manual and attain a full and complete working knowledge of its schedules, methods and procedures.

V. COMPUTER GENERATED VALUES

Commercial, residential and agricultural dwelling appraised values shall be generated utilizing computer software designed for use with the Vanguard Appraisals, Inc. Real Property Appraisal Manual. The purchase and service of computer hardware is not a part of this contract. The company shall furnish all computer hardware necessary during the reappraisal project. All computer software shall be purchased from Vanguard Appraisals, Inc. under separate contract with Cass County.

VI. COMPUTER GENERATED SKETCHES

A perimeter sketch of each major building and residential dwelling shall be generated utilizing computer software compatible with the pricing software. All sketch software shall be licensed from Vanguard Appraisals, Inc. under separate contract with Cass County.

The sketches will not include details such as interior offices, mezzanines, vertical wall diagrams; or yard items such as garages, sheds, paving, or fencing.

VII. DIGITAL PHOTOGRAPHS

Each parcel of property covered under these specifications shall include as part of the property record, a digital color photograph of the principal building situated on the individual parcel.

The company shall be responsible for:

1. Purchase of digital camera.
2. Taking digital photographs in the field and listing digital photograph order on the organization sheet.
3. Transfer of digital photographs to VCS PhotoVision software.

The County shall license VCS PhotoVision software under separate contract.

VIII. OFFICE SPACE AND EQUIPMENT

The Director shall be responsible for all office space, desks and chairs for personnel of the appraisal company.

The appraisal company shall supply all computer hardware necessary for data entry during the term of the project and shall transfer all data files to the County's computer system upon completion of the project.

The company shall furnish all files and folders necessary to perform their work for the duration of the contract.

IX. RECORDS AND PLATS

The Director shall supply the company with updated and printed plat maps showing street names, subdivisions, block numbers, lot numbers and with lot dimensions displayed to scale at the beginning of the project for all platted areas within Casselton. The Director shall supply one overall map of Casselton showing street names in addition to the plat maps.

The County shall be responsible for the cost of all maps. Any omitted properties, discrepancies or new additions platted shall be brought to the attention of the Director and both parties shall strive to correct all irregularities.

The company shall not be responsible for deed research, drawing in/drafting new platted areas or resolving platting discrepancies.

The Director shall supply the company with property split/ combination information, building permit information, and/or property transfers each month during the project.

The Director shall provide ownership, legal description, parcel number, classification, land dimensions, and plats for property split/combinations or added properties.

All transfer records and plat books of the Director's office, auditor's office and recorder's office shall be available to the company. However, plat books or transfer records shall not be removed from any office without permission of the principal of the office. The company shall be directly responsible for the proper return of all records when removed from its respective location.

IX RECORDS AND PLATS (Cont.)

The Director will provide the company with clear and readable photocopies of the existing property record cards for each parcel included in the reappraisal project. The company shall be permitted to input and/or transfer the perimeter sketch, measurements, ages, lot size, individual building construction data, and sales data from the photocopies of the existing property record cards provided by the Director. Parcel number, ownership, property address, legal descriptions and classification shall be transferred from the County computer system. Photocopies shall be of a quality acceptable to the company.

Said input and/or transfer work shall be performed at the company's home office. The County shall be responsible for transporting the photocopies of the existing property cards to the company home office.

If the County is unable to make photocopies the company shall do so for an additional hourly rate of \$40.00, plus the cost of shipping the records to and from the company home office.

X. SALES RESEARCH

The company shall conduct a sales study of each class of property included in the project prior to establishing any final appraisal values.

The company shall attempt to verify all sales data with the property owners as the project progresses.

Commercial properties shall also be researched from the income approach and correlated to sales prices when applicable. The Director shall be responsible for any mailing of operating statements.

X. SALES RESEARCH (Cont.)

The Director shall make available to the company all available sales data and supply the company with copies of all new sales occurring during the course of the project.

XI. INDEX ESTABLISHED (LOCAL MODIFIER)

When sufficient sales and cost data has been acquired, the company shall correlate current building costs with current selling prices of properties to establish the correct index percentage to the Vanguard Appraisals, Inc. Real Property Appraisal Manual.

XII. LOTS AND LAND VALUATION

The company shall follow guidelines from the sales research data and shall establish front foot or square foot values for all small tracts and platted lots within the city of Casselton. The determined front foot or square foot values shall be entered on the computer and on the plat to be returned to the Director. All lot or tract dimensions shall be entered on the computer. From the frontage of each lot, the total lot value shall be determined. A predominant depth shall be set and tables in the manual shall be followed when applicable. Large tracts and lots shall be valued by the square foot or by the acre. All street, land, or lot frontage characteristics and irregularities shall be recorded and defined on the computer and adjustments applied where applicable.

XIII. RESIDENTIAL VALUATION

A careful inspection shall be made by a qualified field enumerator who will verify the measurements of each structure and list all pertinent data on a field worksheet. Construction data will include items of construction such as foundation, basement area, exterior walls, roof type and roofing material, floors, attic and basement finish, number of rooms, interior finish, heating and air conditioning, fireplaces, and plumbing.

Residential depreciation schedules shall be prepared upon life expectancies of various types of construction. In application of depreciation, careful consideration shall be given to physical, functional and economic obsolescence.

Property owners shall be asked to sign the field worksheet showing that they gave permission to inspect the interior of the structures. On those properties where entrance cannot be gained due to the occupant not being home, not less than three attempts shall be made to gain entrance for inspection of the property. The date and time of each attempt shall be noted on the worksheet. The company shall strive to gain entrance to all properties but in no instance shall there be more than 30% (70% entry rate) of the improved properties estimated.

XIII. RESIDENTIAL VALUATION (Cont.)

The inspection status shall be indicated on each field worksheet and limited to five (5) categories as follows:

- (1). Inspected (signature required)
- (2). Estimated (date and time of three (3) visits noted)
- (3). Outbuilding only
- (4). Refused inspection (Direct verbal or written refusal)
- (5.) Vacant dwelling

The rate of estimated properties is to be computed by dividing the number of estimated properties by the sum of estimated, inspected and refused inspection properties.

The company shall maintain records of the current overall estimated rate during the course of the project and submit a report to the Director upon request.

The Director shall be allowed to view any work in progress and to randomly verify, with the assistance of the job manager, with property owners that a complete inspection was performed and that measurements are correct.

At the completion of the field inspection, the field listing data shall be entered on the computer, priced using the Vanguard Appraisals, Inc. Real Property Appraisal Manual, and finally reviewed in the field by a review appraiser. See attached addendum no. II for basic residential bid specifications.

XIV. VALUATION OF COMMERCIAL

The same careful listing of the buildings by their component parts and use of depreciation schedules based upon construction life expectancies shall be adhered to as specified under "Residential Valuations".

The valuations of income producing properties, such as apartment buildings, which are largely dependent upon rental income for their value, shall be checked by the capitalization approach to value when applicable. Such income studies shall be for the purposes of estimating the amount of functional and economic obsolescence. The Director shall be responsible for mailing requests for operating statements. See attached addendum no. III for sketch specifications.

Machinery and equipment is not included as part of this contract.

The company shall strive to gain entrance to all properties but in no instance shall there be less than 80% entry. Property owners shall be asked to sign the field worksheet showing that they gave permission to inspect the interior of the structures.

The Director shall be allowed, at any time, to randomly verify with property owners that a complete inspection was performed and that measurements are correct.

XV. VALUATION OF INDUSTRIAL PLANTS AND GRAIN ELEVATORS

Plot plans of the properties, showing buildings in proper location and size shall be provided when warranted. The buildings shall be described by their component parts individually, priced at current replacement cost, and depreciated according to age, condition and function.

Records shall be typed, summarized, indexed and bound at the discretion of the appraiser.

Machinery and equipment is not included as part of this contract.

XVI. PERSONNEL

The company shall provide the services of personnel experienced and competent in the following fields:

Residential Land and Building Appraisals

Commercial Land and Building Appraisals

Industrial Land and Building Appraisals

A list of personnel working on the project shall be submitted to the Director, and this list will be kept current throughout the continuance of the project. The Director shall reserve the right to disapprove of the use of any person assigned and by written request require his/her removal from the project.

XVII. INFORMAL PUBLIC REVIEW

The company shall hold informal hearings with taxpayers so that each property owner will have an opportunity to view and discuss his property values with well-qualified company appraisers and make comparisons with that of his neighbor or any like property.

These informal hearings shall be held in an area designated and provided by the Director. The Director shall cooperate by making a public notification of these meetings, in consultation with the company, and schedule the interviews with taxpayers. After the hearings, the Director shall be responsible for sending official notices of any changes prior to the meeting of the Board of Equalization.

Compensation for all informal hearing services shall be performed at the rate of \$120 per hour (including travel time from the company home office), expenses included.

XVIII. CHIEF APPRAISER

It is the intent of the County Director's office to provide full cooperation to the company in its endeavor to complete the revaluation. The Director is responsible for the assessment of all taxable property within Casselton. As such, all of the company's work product and valuations shall be subject to final review and determination by the Director, chief appraiser.

XVIII. CHIEF APPRAISER (Cont.)

If the company has any procedural or administrative questions, they shall be directed to the Cass County Director of Equalization, or his/her designate.

Data files shall be retained by the company as documentation of the final revaluation as determined by the company until final payment is received by the company.

XIX. DEFENSE OF VALUES

At the request of the Director, the company shall provide testimony and technical assistance to support appraisals in hearings before the Board of Equalization during regular or extended sessions occurring in the year during which assessment based on the revaluation of property is made. The company shall further furnish expert testimony when necessary to support any appraisals that have been appealed to the courts and are filed during the first year after adoption of said values even though trials may not be held until after said first year. All defense of values excepting informal hearings, shall be at the rate of \$150.00 per hour (including travel time from the company home office), expenses included.

The company shall not be responsible for defense of valuations determined by the Director if significantly different from the valuation determined by the company personnel.

XX. PUBLIC RELATIONS

Prior to February 1, 2018 the company shall provide competent and experienced public speakers to appear before civic and property owner groups on property appraisals and revaluation techniques upon request at no additional charge to the County. The speaking engagement time and location shall be by mutual agreement and shall be coordinated with the company representative's schedule while working on the project.

XXI. RESTRICTIONS

The company shall not sublet this project or any part of it to any other person or firm.

There are no third party beneficiaries to this contract.

XXII. INSURANCE

The company shall save harmless and indemnify and also provide satisfactory liability and workmen's compensation insurance to save harmless all taxing authorities, the Director, and their offices, from proceedings, suits, and actions of any source or description resulting from the actions of its employees.

XXIII. SEQUENCE AND TIMING

The company shall begin work any time after the signing of the contract and all appraisals shall be completed no later than February 1, 2018; or 30 days after receipt of the last building permits, new parcels, splits, combinations or sales, whichever is later.

Upon completion of the final field review and prior to informal hearings, the completed computer data files shall be submitted to the Director for his/her approval.

XXIV. COMPLETION PENALTY

Should the company fail to perform all functions of this agreement by the date specified the County shall retain a portion of this contract as penalty for incurred damages in the amount of \$100.00 per working day beyond completion date.

Time extension shall be granted "only" to compensate for uncontrollable acts of God, civil commotion, riot or etc., or acts of the conference board, or Director, which are contrary to the customary progress of work outlined in these specifications, additional services performed, or changes in the procedures outside the specifications in connection with the reappraisal project.

This penalty for damages shall be withheld from the contract total or may be collected by action against the company or by any other available legal means.

XXV. RECONCILIATION

The Director shall be responsible for allocating value changes due to new construction, removal and classification changes for the February 1, 2018 assessment date.

XXVI. PAYMENT SCHEDULE

The company shall submit monthly billings showing the amount due for that period. A 10% retainage shall be withheld by the County until all work is completed. Full payment, including the 10% retainage, shall be due at the time all data files are submitted to the Director.

Payment of each monthly billing shall be due no later than thirty (30) days following the date of receipt. Should final payment not be received within the specified time, an interest charge at the commercial bank rate on the outstanding amount shall be applied to the next billing.

The County further agrees that failure by the County to make payments to the company as contract work is performed will result in the delay of the contract completion date until all delinquent billings are paid in full.

See addendum number I for contract costs.

ADDENDUM NO. I

CASSELTON, NORTH DAKOTA

PROJECT COST SUMMARY

Reappraisal Project:

Residential Improved	705	Parcels at	\$145.00	Per Parcel	=	\$102,225.00
Commercial Improved	99	Parcels at	295.00	Per Parcel	=	29,205.00
Licensed Grain Elevators, Large Commercial & Industrial	3	Sites at	1,850.00	Per Site	=	5,550.00
Vacant Land	190	Parcels at	15.00	Per Parcel	=	<u>2,850.00</u>
Total Project Estimated Cost						\$139,830.00

All costs are based upon parcels counts and information supplied by county officials.
The final cost may vary slightly.

**ADDENDUM NO. II
CASSELTON, NORTH DAKOTA
BASIC RESIDENTIAL BID SPECIFICATIONS**

These items will Not Be Listed, Sketched or Charged for:

Free Standing Fireplaces
Electric Eye (Auto Gar Opener)
Built-Ins
Stoops
Concrete Slabs
Patios under 60 SF
Decks under 60 SF
Roof/Canopy Less than 5'
Roof Overhang Less than 5'
In ground Sprinkler System
Above Ground Pool and Deck around it
Tennis Court
Basketball Court
Dog Runs
Portable Sheds
Attic with Pull Down Stairs Only
Sheds Under 100 SF
Bay Window that is not part of living area. (Cannot walk into)
Privacy Fences
Driveways

Round Sketches to the nearest whole foot.

Round Basement Finish to nearest 25 SF (Do not exceed square footage of the dwelling and additions).

Plumbing will not be listed by floor.

Use the Standard VAI abbreviations.

Room counts will be listed as above and below ground.

Round Front, Rear and Depth to the nearest whole foot. Round acres to two places past the decimal point. Round land square footage to the nearest whole foot.

Agricultural outbuildings built before 1970 will not be priced with adjustments or additional equipment. Adjustments and equipment adjustments will be applied to free stall barns, egg laying buildings, hog confinements, hoop houses, steel utility buildings and steel grain bins regardless of age.

*Suggested bid specifications only. These specifications shall be edited and approved by the Director or his/her designate.

ADDENDUM NO. III

CASSELTON, NORTH DAKOTA

COMMERCIAL SKETCH SPECIFICATIONS

Sketches Will Include the Following:

Perimeter Only	Yes
Interior Offices	No
Mezzanines	No
Coolers/Freezers	No
Penthouses	No
Finished vs. Unfinished Area	No
Mini Warehouse Partitions	No
Car Wash Bays	No
Neighborhood Shopping Center Bays	No
Paving	No
Railroad Siding	No
Vaults	No

**ADDENDUM NO. IV
CASSELTON, NORTH DAKOTA
REAPPRAISAL TIME LINE**

Date of this time line: June 9, 2015

FUNCTION	IMPLEMENTATION DATE
Contract signed	
Director project coordinator assigned	01/01/2017
Vanguard project coordinator assigned	01/01/2017
Input guidelines established	01/15/2017
Map areas & PDF's determined/checked	02/01/2017
Parcels created	02/01/2017
Cards or copies delivered to VAI	02/15/2017
Maps delivered to VAI	02/15/2017
Routing of parcels	04/01/2017
Parcel sketch and input	04/01/2017
Permits, splits/combinations, class changes (delivered monthly to VAI)	04/01/2017
Listing guidelines established	04/15/2017
Field listing to start	06/01/2017
Land and sales research	06/01/2017
Land values established	06/01/2017
Manual and depreciation charts established	06/01/2017
Field review to start	08/01/2017
Field inspection complete	09/01/2017
Field review complete	11/01/2017
Final office parcel editing	12/15/2017
Parcels merged	12/15/2017
Project turnover	01/15/2018
Informal hearing dates established	02/01/2018
Director to send valuation notices	02/15/2018
Informal hearings held	03/01/2018
Values finalized in city records	03/15/2018
City equalization meetings	04/12/2018
County equalization meetings	06/01/2018
County adoption of city values	06/01/2018
State adoption of county values	08/01/2018

This time line is a guide for certain contract procedures.

Exact dates may vary. Prior to the beginning of this project, as well as throughout the project, the timeline may be altered.

As the project progresses, we will work closely with director's office to insure an efficient and complete appraisal system that can be maintained for years to come.



RECEIVED

JUN 18 2015

June 18th, 2015

CASS COUNTY COMMISSION

Auditor

Michael Montplaisir, CPA
701-241-5601

Treasurer

Charlotte Sandvik
701-241-5611

Director of Equalization

Frank Klein
701-241-5616

Cass County Commission
211 9th St S
Fargo, ND 58108

Re: City of Reiles Acres reassessment contract

Dear Board Members:

Cass County has been encouraging local jurisdictions to have their property tax records modernized and to have their properties reassessed.

Reiles Acres City has agreed to a reassessment for 2018, with the work being performed in 2017. Cass County and the City will split the cost 50/50 with the local share being paid to Cass County over a period of 5 years. Total cost is expected to be about \$24,000 with the Cass County share being about \$12,000.

I'm asking the Cass County Commission to enter into the contract with Vanguard Appraisals to perform the necessary work. This is the same firm that reassessed Kindred City a few years ago and has recently reassessed Reed Township. Cass County has also recently purchased appraisal software from the same firm.

Suggested Motion: "I move that the Cass County Chairman sign the Vanguard Appraisals Inc, Reiles Acres reassessment contract."

Sincerely,

Frank Klein
Cass County Director of Equalization

Box 2806
211 Ninth Street South
Fargo, North Dakota 58103

Fax 701-241-5728

www.casscountynd.gov

Worden, Heather

From: Worden, Heather
Sent: Thursday, June 18, 2015 8:25 AM
To: 'nmiller@rdoequipment.com'
Cc: Klein, Frank
Subject: Vanguard Appraisals - Reile's Acres Reassessment
Attachments: Vanguard Appraisals-Reiles Acres.pdf

Good morning, Nic.

The contract with Vanguard Appraisals will be scheduled for consideration by the Cass County Commission at their meeting on July 6th. I have attached the letter from Frank Klein to the County Commission for your information.

Heather Worden, Administrative Assistant
Cass County Commission
211 9th Street South
PO Box 2806
Fargo ND 58108-2806
(701) 241-5609

Klein, Frank

From: Miller, Nic (Casselton) <nsmiller@rdoequipment.com>
Sent: Wednesday, June 17, 2015 8:52 AM
To: Klein, Frank
Subject: RE: Reiles Acres contracts

They approved the Vanguard re-assessment last night. Let me know if you need anything else from me.

From: Klein, Frank [mailto:KleinF@casscountynd.gov]
Sent: Thursday, June 04, 2015 9:49 AM
To: Miller, Nic (Casselton)
Subject: RE: Reiles Acres contracts

I think we should be OK. I've emailed Vanguard and hopefully will get an answer in a few hours.

fk

From: Miller, Nic (Casselton) [mailto:nsmiller@rdoequipment.com]
Sent: Thursday, June 4, 2015 8:50 AM
To: Klein, Frank
Subject: RE: Reiles Acres contracts

Are you worried if that we good get pushed back if we don't decide until the 16th? Or is the next county commission meeting on July 6th?

From: Klein, Frank [mailto:KleinF@casscountynd.gov]
Sent: Thursday, June 04, 2015 7:42 AM
To: Miller, Nic (Casselton)
Subject: RE: Reiles Acres contracts

Nic,

Not that it makes any difference, but Casselton City also decided to enter into a contract to have the city reappraised. I guess we're all in the same boat.

Frank

From: Klein, Frank
Sent: Wednesday, June 3, 2015 2:20 PM
To: 'Miller, Nic (Casselton)'
Subject: RE: Reiles Acres contracts

Nic,

Thanks. I will wait to hear from you. Maybe, we can have it approved at the county commission meeting on July 6th.

Frank

From: Miller, Nic (Casselton) [<mailto:nmiller@rdoequipment.com>]
Sent: Wednesday, June 3, 2015 2:15 PM
To: Klein, Frank
Subject: Re: Reiles Acres contracts

We won't meet until June 17th this month.

On Jun 3, 2015, at 2:07 PM, "Klein, Frank" <KleinF@casscountynd.gov> wrote:

Nic,

I was wondering if the City of Reiles Acres has approved the reassessment of Reiles Acres by Vanguard Appraisals? Total Cost is estimated to be \$23,714 (167 residential x \$142) to be split 50/50 between city and county with the city share being paid over 5 years. Inspections to be done in 2017 for the 2018 assessment.

Frank Klein
Cass County Director of Equalization
701.214.5617



VANGUARD APPRAISALS, INC.

1065 SIERRA CT NE

SUITE D

CEDAR RAPIDS, IOWA 52402

319/365-8625

FAX 319/365-0142

June 1, 2015

Frank Klein
Cass County Tax Director
Cass County Courthouse
211 9th St., P.O. Box 2806
Fargo, ND 58108-2806

RE: Reile's Acres Revaluation

Dear Frank,

I have enclosed two copies of each the contracts for the reappraisal of the town of Reile's Acres with a completion date of February 1, 2018. Please have your Board of Commissioners chairperson sign and date both copies; retain one for your files and return the other contract to my office.

Feel free to contact me if you have any questions or require any additional information. Thank you for considering Vanguard Appraisals, Inc. to conduct this project for Cass County.

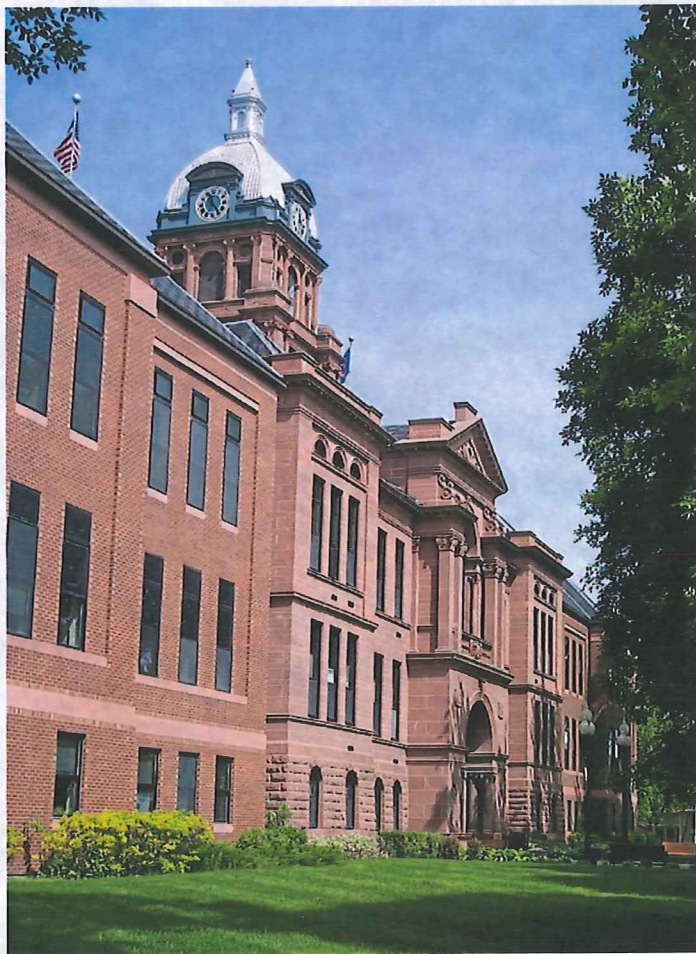
Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert P. Ehler', with a horizontal line extending to the right.

Robert P. Ehler, ASA
President

RPE/lim

**CONTRACT AND
REAPPRAISAL SPECIFICATIONS
FOR THE REVALUATION
OF CERTAIN REAL PROPERTY IN
REILE'S ACRES, CASS COUNTY, ND**



**VANGUARD APPRAISALS, INC
CEDAR RAPIDS, IOWA**

CONTRACT SUBMISSION

This contract is submitted this 1st day of June, 2015, by Vanguard Appraisals, Inc., executed by Robert P. Ehler, President.

Attached hereto are specifications for the revaluation of certain described property in Reile's Acres, North Dakota, all of which are herewith a part of this contract.

All revaluation work shall be completed by February 1, 2018 in accordance with the attached specifications for the following prices.

<u>Class</u>	<u>Price</u>
Residential Improved	\$142.00 Per Improved Parcel
Vacant Land	\$15.00 Per Parcel

The terms of this contract, including all specifications, shall be firm for acceptance prior to September 1, 2015.

VANGUARD APPRAISALS, INC.



Robert P. Ehler, President

CONTRACT

This agreement entered into this _____ day of _____, 20__, by and between Reile's Acres, Cass County, North Dakota, executed by the Cass County Board of Commissioners, First Party, and Vanguard Appraisals, Inc., executed by Robert P. Ehler, President, Second Party, as follows:

1. That attached hereto are specifications for the revaluation of certain described property in Reile's Acres, North Dakota.

2. That the First Party employs the Second Party, and the Second Party will perform all of the work described in all of the documents referred to in paragraph 1 hereof, in accordance with the terms and conditions set out in said documents.

3. That the First Party will pay the Second Party on a per improved parcel basis as set forth in item III of said specifications referred to in paragraph 1 of this contract, to be paid in accordance with the terms of the documents described in paragraph 1.

VANGUARD APPRAISALS, INC.

CASS COUNTY, NORTH DAKOTA



PRESIDENT

BOARD OF COMMISSIONERS CHAIRPERSON

**REAPPRAISAL OF CERTAIN REAL PROPERTY IN
REILE'S ACRES, CASS COUNTY, NORTH DAKOTA
SPECIFICATIONS**

I. PURPOSE OF APPRAISAL

This appraisal is made for the purpose of equalizing assessments in Reile's Acres, North Dakota in compliance with the State Laws of North Dakota, and the rules and policies laid down by the North Dakota State Tax Department, as such laws, rules and policies shall exist on the date this contract is initiated.

The appraisal of all property shall be divided between land and buildings. Values established shall be the true and full value as of February 1, 2018 as defined in the North Dakota Century Code.

II. TERMINOLOGY

The word "Company" as used in these specifications shall mean Vanguard Appraisals, Inc.

The term "Director" means the Tax Director of Cass County, North Dakota.

"Improved parcel" as used in these specifications shall mean a single tract of legally described land area containing one or more improvements.

"Vacant lot" as used in these specifications shall mean a tract of legally described land area containing no land improvements, paving or structures.

III. PER PARCEL BID

Residential Improved	\$142.00 Per Improved Parcel
Vacant Land	\$15.00 Per Parcel

IV. APPRAISAL MANUAL

The company shall use the Vanguard Appraisals, Inc. Real Property Appraisal Manual. All company personnel shall familiarize themselves with this manual and attain a full and complete working knowledge of its schedules, methods and procedures.

V. COMPUTER GENERATED VALUES

Residential appraised values shall be generated utilizing computer software designed for use with the Vanguard Appraisals, Inc. Real Property Appraisal Manual. The purchase and service of computer hardware is not a part of this contract. The company shall furnish all computer hardware necessary during the reappraisal project. All computer software shall be purchased from Vanguard Appraisals, Inc. under separate contract with Cass County.

VI. COMPUTER GENERATED SKETCHES

A perimeter sketch of each major building and residential dwelling shall be generated utilizing computer software compatible with the pricing software. All sketch software shall be licensed from Vanguard Appraisals, Inc. under separate contract with Cass County.

The sketches will not include details such as interior offices, mezzanines, vertical wall diagrams; or yard items such as garages, sheds, paving, or fencing.

VII. DIGITAL PHOTOGRAPHS

Each parcel of property covered under these specifications shall include as part of the property record, a digital color photograph of the principal building situated on the individual parcel.

VII. DIGITAL PHOTOGRAPHS (Cont.)

The company shall be responsible for:

1. Purchase of digital camera.
2. Taking digital photographs in the field and listing digital photograph order on the organization sheet.
3. Transfer of digital photographs to VCS PhotoVision software.

The County shall license VCS PhotoVision software under separate contract.

VIII. OFFICE SPACE AND EQUIPMENT

The Director shall be responsible for all office space, desks and chairs for personnel of the appraisal company.

The appraisal company shall supply all computer hardware necessary for data entry during the term of the project and shall transfer all data files to the County's computer system upon completion of the project.

The company shall furnish all files and folders necessary to perform their work for the duration of the contract.

IX. RECORDS AND PLATS

The Director shall supply the company with updated and printed plat maps showing street names, subdivisions, block numbers, lot numbers and with lot dimensions displayed to scale at the beginning of the project for all platted areas within Reile's Acres. The Director shall supply one overall map of Reile's Acres showing street names in addition to the plat maps.

The County shall be responsible for the cost of all maps. Any omitted properties, discrepancies or new additions platted shall be brought to the attention of the Director and both parties shall strive to correct all irregularities.

IX RECORDS AND PLATS (Cont.)

The company shall not be responsible for deed research, drawing in/drafting new platted areas or resolving platting discrepancies.

The Director shall supply the company with property split/ combination information, building permit information, and/or property transfers each month during the project.

The Director shall provide ownership, legal description, parcel number, classification, land dimensions, and plats for property split/combinations or added properties.

All transfer records and plat books of the Director's office, auditor's office and recorder's office shall be available to the company. However, plat books or transfer records shall not be removed from any office without permission of the principal of the office. The company shall be directly responsible for the proper return of all records when removed from its respective location.

The Director will provide the company with clear and readable photocopies of the existing property record cards for each parcel included in the reappraisal project. The company shall be permitted to input and/or transfer the perimeter sketch, measurements, ages, lot size, individual building construction data, and sales data from the photocopies of the existing property record cards provided by the Director. Parcel number, ownership, property address, legal descriptions and classification shall be transferred from the County computer system. Photocopies shall be of a quality acceptable to the company.

IX RECORDS AND PLATS (Cont.)

Said input and/or transfer work shall be performed at the company's home office. The County shall be responsible for transporting the photocopies of the existing property cards to the company home office.

If the County is unable to make photocopies the company shall do so for an additional hourly rate of \$40.00, plus the cost of shipping the records to and from the company home office.

X. SALES RESEARCH

The company shall conduct a sales study of each class of property included in the project prior to establishing any final appraisal values.

The company shall attempt to verify all sales data with the property owners as the project progresses.

The Director shall make available to the company all available sales data and supply the company with copies of all new sales occurring during the course of the project on a monthly basis.

XI. INDEX ESTABLISHED (LOCAL MODIFIER)

When sufficient sales and cost data has been acquired, the company shall correlate current building costs with current selling prices of properties to establish the correct index percentage to the Vanguard Appraisals, Inc. Real Property Appraisal Manual.

XII. LOTS AND LAND VALUATION

The company shall follow guidelines from the sales research data and shall establish front foot or square foot values for all small tracts and platted lots within the city of Reile's Acres. The determined front foot or square foot values shall be entered on the computer and on the plat to be returned to the Director. All lot or tract dimensions shall be entered on the computer. From the frontage of each lot, the total lot value shall be determined. A predominant depth shall be set and tables in the manual shall be followed when applicable. Large tracts and lots shall be valued by the square foot or by the acre. All street, land, or lot frontage characteristics and irregularities shall be recorded and defined on the computer and adjustments applied where applicable.

XIII. RESIDENTIAL VALUATION

A careful inspection shall be made by a qualified field enumerator who will verify the measurements of each structure and list all pertinent data on a field worksheet. Construction data will include items of construction such as foundation, basement area, exterior walls, roof type and roofing material, floors, attic and basement finish, number of rooms, interior finish, heating and air conditioning, fireplaces, and plumbing.

Residential depreciation schedules shall be prepared upon life expectancies of various types of construction. In application of depreciation, careful consideration shall be given to physical, functional and economic obsolescence.

XIII. RESIDENTIAL VALUATION (Cont.)

Property owners shall be asked to sign the field worksheet showing that they gave permission to inspect the interior of the structures. On those properties where entrance cannot be gained due to the occupant not being home, not less than three attempts shall be made to gain entrance for inspection of the property. The date and time of each attempt shall be noted on the worksheet. The company shall strive to gain entrance to all properties but in no instance shall there be more than 30% (70% entry rate) of the improved properties estimated.

The inspection status shall be indicated on each field worksheet and limited to five (5) categories as follows:

- (1). Inspected (signature required)
- (2). Estimated (date and time of three (3) visits noted)
- (3). Outbuilding only
- (4). Refused inspection (Direct verbal or written refusal)
- (5.) Vacant dwelling

The rate of estimated properties is to be computed by dividing the number of estimated properties by the sum of estimated, inspected and refused inspection properties. Vacant dwellings and seasonal cabins are not included in the entry rate calculation.

The company shall maintain records of the current overall estimated rate during the course of the project and submit a report to the Director upon request.

The Director shall be allowed to view any work in progress and to randomly verify, with the assistance of the job manager, with property owners that a complete inspection was performed and that measurements are correct.

XIII. RESIDENTIAL VALUATION (Cont.)

At the completion of the field inspection, the field listing data shall be entered on the computer, priced using the Vanguard Appraisals, Inc. Real Property Appraisal Manual, and finally reviewed in the field by a review appraiser. See attached addendum no. II for basic residential bid specifications.

XIV. PERSONNEL

The company shall provide the services of personnel experienced and competent in the field of residential land and building appraisals.

A list of personnel working on the project shall be submitted to the Director, and this list will be kept current throughout the continuance of the project. The Director shall reserve the right to disapprove of the use of any person assigned and by written request require his/her removal from the project.

XV. INFORMAL PUBLIC REVIEW

The company shall hold informal hearings with taxpayers so that each property owner will have an opportunity to view and discuss his property values with well-qualified company appraisers and make comparisons with that of his neighbor or any like property.

These informal hearings shall be held in an area designated and provided by the Director. The Director shall cooperate by making a public notification of these meetings, in consultation with the company, and schedule the interviews with taxpayers. After the hearings, the Director shall be responsible for sending official notices of any changes prior to the meeting of the Board of Equalization.

XV. INFORMAL PUBLIC REVIEW (Cont.)

Compensation for all informal hearing services shall be performed at the rate of \$120 per hour (including travel time from the company home office), expenses included.

XVI. CHIEF APPRAISER

It is the intent of the County Director's office to provide full cooperation to the company in its endeavor to complete the revaluation. The Director is responsible for the assessment of all taxable property within Reile's Acres. As such, all of the company's work product and valuations shall be subject to final review and determination by the Director, chief appraiser.

If the company has any procedural or administrative questions, they shall be directed to the Cass County Director of Equalization, or his/her designate.

Data files shall be retained by the company as documentation of the final revaluation as determined by the company until final payment is received by the company.

XVII. DEFENSE OF VALUES

At the request of the Director, the company shall provide testimony and technical assistance to support appraisals in hearings before the Board of Equalization during regular or extended sessions occurring in the year during which assessment based on the revaluation of property is made. The company shall further furnish expert testimony when necessary to support any appraisals that have been appealed to the courts and are filed during the first year after adoption of said values even though trials may not be held until after said first

XVII. DEFENSE OF VALUES (Cont.)

year. All defense of values excepting informal hearings, shall be at the rate of \$150.00 per hour (including travel time from the company home office), expenses included.

The company shall not be responsible for defense of valuations determined by the Director if significantly different from the valuation determined by the company personnel.

XVIII. PUBLIC RELATIONS

Prior to February 1, 2018 the company shall provide competent and experienced public speakers to appear before civic and property owner groups on property appraisals and revaluation techniques upon request at no additional charge to the County. The speaking engagement time and location shall be by mutual agreement and shall be coordinated with the company representative's schedule while working on the project.

XIX. RESTRICTIONS

The company shall not sublet this project or any part of it to any other person or firm.

There are no third party beneficiaries to this contract.

XX. INSURANCE

The company shall save harmless and indemnify and also provide satisfactory liability and workmen's compensation insurance to save harmless all taxing authorities, the Director, and their offices, from proceedings, suits, and actions of any source or description resulting from the actions of its employees.

XXI. SEQUENCE AND TIMING

The company shall begin work any time after the signing of the contract and all appraisals shall be completed no later than February 1, 2018; or 30 days after receipt of the last building permits, new parcels, splits, combinations or sales, whichever is later.

Upon completion of the final field review and prior to informal hearings, the completed computer data files shall be submitted to the Director for his/her approval.

XXII. COMPLETION PENALTY

Should the company fail to perform all functions of this agreement by the date specified the County shall retain a portion of this contract as penalty for incurred damages in the amount of \$100.00 per working day beyond completion date.

Time extension shall be granted "only" to compensate for uncontrollable acts of God, civil commotion, riot or etc., or acts of the conference board, or Director, which are contrary to the customary progress of work outlined in these specifications, additional services performed, or changes in the procedures outside the specifications in connection with the reappraisal project.

This penalty for damages shall be withheld from the contract total or may be collected by action against the company or by any other available legal means.

XXIII. RECONCILIATION

The Director shall be responsible for allocating value changes due to new construction, removal and classification changes for the February 1, 2018 assessment date.

XXIV. PAYMENT SCHEDULE

The company shall submit monthly billings showing the amount due for that period. A 10% retainage shall be withheld by the County until all work is completed. Full payment, including the 10% retainage, shall be due at the time all data files are submitted to the Director.

Payment of each monthly billing shall be due no later than thirty (30) days following the date of receipt. Should final payment not be received within the specified time, an interest charge at the commercial bank rate on the outstanding amount shall be applied to the next billing.

The County further agrees that failure by the County to make payments to the company as contract work is performed will result in the delay of the contract completion date until all delinquent billings are paid in full.

See addendum number I for contract costs.

ADDENDUM NO. I

REILE'S ACRES, NORTH DAKOTA

PROJECT COST SUMMARY

Reappraisal Project:

Residential Improved	167	Parcels at \$142.00	Per Parcel	=	\$23,714.00
Vacant Land	0	Parcels at 15.00	Per Parcel	=	<u>0.00</u>
Total Project Estimated Cost					\$23,714.00

All costs are based upon parcels counts and information supplied by county officials.
The final cost may vary slightly.

**ADDENDUM NO. II
REILE'S ACRES, NORTH DAKOTA
BASIC RESIDENTIAL BID SPECIFICATIONS**

These items will Not Be Listed, Sketched or Charged for:

Free Standing Fireplaces
Electric Eye (Auto Gar Opener)
Built-Ins
Stoops
Concrete Slabs
Patios under 60 SF
Decks under 60 SF
Roof/Canopy Less than 5'
Roof Overhang Less than 5'
In ground Sprinkler System
Above Ground Pool and Deck around it
Tennis Court
Basketball Court
Dog Runs
Portable Sheds
Attic with Pull Down Stairs Only
Sheds Under 100 SF
Bay Window that is not part of living area. (Cannot walk into)
Privacy Fences
Driveways

Round Sketches to the nearest whole foot.

Round Basement Finish to nearest 25 SF (Do not exceed square footage of the dwelling and additions).

Plumbing will not be listed by floor.

Use the Standard VAI abbreviations.

Room counts will be listed as above and below ground.

Round Front, Rear and Depth to the nearest whole foot. Round acres to two places past the decimal point. Round land square footage to the nearest whole foot.

Agricultural outbuildings built before 1970 will not be priced with adjustments or additional equipment. Adjustments and equipment adjustments will be applied to free stall barns, egg laying buildings, hog confinements, hoop houses, steel utility buildings and steel grain bins regardless of age.

*Suggested bid specifications only. These specifications shall be edited and approved by the Director or his/her designate.

**ADDENDUM NO. III
REILE'S ACRES, NORTH DAKOTA
REAPPRAISAL TIME LINE**

Date of this time line: June 1, 2015

FUNCTION	IMPLEMENTATION DATE
Contract signed	
Director project coordinator assigned	01/01/2017
Vanguard project coordinator assigned	01/01/2017
Input guidelines established	01/15/2017
Map areas & PDF's determined/checked	02/01/2017
Parcels created	02/01/2017
Cards or copies delivered to VAI	02/15/2017
Maps delivered to VAI	02/15/2017
Routing of parcels	04/01/2017
Parcel sketch and input	04/01/2017
Permits, splits/combinations, class changes (delivered monthly to VAI)	04/01/2017
Listing guidelines established	04/15/2017
Field listing to start	06/01/2017
Land and sales research	06/01/2017
Land values established	06/01/2017
Manual and depreciation charts established	06/01/2017
Field review to start	08/01/2017
Field inspection complete	09/01/2017
Field review complete	11/01/2017
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State adoption of county values	08/01/2018

This time line is a guide for certain contract procedures.
Exact dates may vary. Prior to the beginning of this project, as well as throughout the project, the timeline may be altered.

As the project progresses, we will work closely with director's office to insure an efficient and complete appraisal system that can be maintained for years to come.