

RFP No. 19-12-001 - Classifications & Values for Rural Land & Timber

COMPANY NAME : GMASS, Inc.

DESCRIPTION OF SERVICES	YEAR 1 COST - LUMP SUM	YEAR 2 COST (if contract renewed) (LUMP SUM)	YEAR 3 COST (if contract renewed) (LUMP SUM)	YEAR 4 COST (if contract renewed) (LUMP SUM)
Develop land values for small and large rural tracts. County will furnish the GIS photography with necessary layers.	\$8,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Classify land in rural large tracts and delineate and determine acreage for use and productivity ratings.	\$2,800.00	\$0.00	\$0.00	\$0.00
Review sales for timber value and other non-land value items. County improvement values will be used.	\$4,250.00	\$2,200.00	\$2,200.00	\$2,200.00
Provide a list of sales with extracted values, timber and other non-land values.	\$0.00	\$0.00	\$0.00	\$0.00
Classify large and small acre tracts according to accessibility and desirability.	\$2,250.00	\$750.00	\$750.00	\$750.00
Develop an accessibility /desirability schedule that will contain adjustments for size, location and characteristics within the parcel.	\$3,700.00	\$1,200.00	\$1,200.00	\$1,200.00
Classify tracts above the small acre break as open land, woodland and ponds. Values around the small acre break will be blended to present as smooth as possible transition from small acreage to large acreage valuation..	\$1,750.00	\$0.00	\$0.00	\$0.00
Determine the absorption rate for large tract where insufficient sales exists. The rates should be incorporated into the accessibility/ desirability schedule.	\$1,200.00	\$250.00	\$250.00	\$250.00
Develop narrative descriptions of all land schedules and their components.	\$750.00	\$0.00	\$0.00	\$0.00
Generate sales ratio studies for large tracts and small tracts that meet the requirements of the bid request.	\$0.00	\$0.00	\$0.00	\$0.00
Provide assistance in developing and designing an APM-compliant rural land appraisal module.	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$25,200.00	\$6,900.00	\$6,900.00	\$6,900.00
DESCRIPTION OF SERVICES	YEAR 1 COST (hourly - complete)	YEAR 2 COST (hourly - complete) (if contract renewed)	YEAR 3 COST (hourly - complete) (if contract renewed)	YEAR 4 COST (hourly - complete) (if contract renewed)
Cost of providing an appraiser to be present for appeal hearings or assistance with appeals, as needed and when requested by the Board of Tax Assessors. (8 hours minimum. No additional charge will be assessed should more than 8 hours in a 24 hour time period be needed.)	\$94.00	\$94.00	\$94.00	\$94.00