

# **Contract for Commercial and Industrial Property Revaluation Services County of Lumpkin State of Georgia**

THIS CONTRACT AND AGREEMENT is made and entered into this 17 day of January, 2023, by and between Lumpkin County, Georgia, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners (herein, the "County") and McCormick Solutions, a division of LMC, Inc., (herein the "Company") for the purposes of providing services on commercial and Industrial classes in Lumpkin County, Georgia.

WHEREAS, in consideration of the mutual benefits accruing to each party, the parties hereby agree as follows:

## **1. SCOPE OF WORK:**

**The Company shall perform the following services, which shall be completed by June 15<sup>th</sup>, 2023, unless otherwise extended by mutual agreement:**

Developing cost schedules for commercial and industrial improvement types.

Schedules will be based on cost values that when adjusted to local market conditions will produce fair market value.

Field reviews of all real taxable commercial and industrial properties parcels.

Field review audits will consist of building classifications, grading, observed condition, depreciation and at least a front photo for all buildings.

Neighborhood and location adjustments and tables will be developed and applied where market conditions dictate.

Developing commercial and industrial land schedules to properly develop land according to the Georgia APM.

These schedules will be developed using methods of lots, front foot. Square foot or acreage as deemed appropriate by the county and the company.

Data entry of characteristics into the county CAMA system.

Documenting work.

Reviewing sales for other ancillary value items.

Providing a list of sales with extracted values and other non-land values.

Providing a timeline of major phases and completion of the project.

Providing monthly progress reports to the chief appraiser.

Review and editing all data and information and values prior to the mailing of assessment notices.

Generating sales ratio studies for commercial and industrial properties that meet the requirements of the Georgia Department of Revenue and the Lumpkin County Board of Assessors.

Develop new income models for property types pertinent to the valuation of the income method. These models will be created within the WinGAP income module for use by Lumpkin County when appropriate.

Providing an appraiser registered with the Georgia Real Estate Appraiser Board or its equivalency for hearings and appeals and aiding until completion of the 2023 commercial and industrial revaluation.

**2. COUNTY EXPECTATIONS:**

County will provide adequate workspace for contractors

County will provide adequate computers for work to be completed via VPN access

County will have all mapping completed and parcel layer GIS file available by February 15, each year with current digest year splits available.

**3. PAYMENT FOR SERVICES:**

**Company will provide the services under this Contract for the sum of \$75,000.00 to be paid as follows:**

Invoices will be billed on a monthly basis as set forth below and must be approved by the Chief Appraiser. Invoices are net 10 days after approval of the Chief Appraiser, after 30 days 1 ½ interest will be added to all late payments.

Invoice Schedule:

January	\$6,250.00
February	\$6,250.00
March	\$6,250.00
April	\$6,250.00
May	\$6,250.00
June	\$6,250.00

The final invoice in the amount of \$37,500 will be billed after the 45-day assessment deadline for the 2023 notices.

4. **TERMINATION IN GENERAL:** The County or the Company may terminate this contract with a 30-day written notice to the respective party.

**5. NOTICES:**

Any notice, order, instruction, claim, or other written communication required or permitted under this contract shall be deemed to have been delivered or received:

a. Upon personal delivery to the Company or its authorized representative, which delivery may be accomplished by in person hand delivery, via bona fide overnight express service or telephonic facsimile transmission; or

b. Three (3) days after depositing in the United States mail a letter which is either certified or registered, with return receipt requested, addressed to the Company at the following address:

LMC, Inc. dba McCormick Solutions  
Attn: Terry McCormick  
3439 Kelly Bridge Road  
Dawsonville, GA 30534

and to Lumpkin County at the following address:

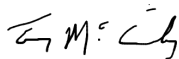
Lumpkin County Board of Commissioners  
Attn: County Manager  
99 Courthouse Hill, Ste H  
Dahlonega, Georgia 30533

**6. ASSIGNMENT OF CONTRACTUAL RIGHTS:**

Company may not assign, transfer, convey, or otherwise dispose of its contractual rights hereunder, or its right, title, or interest in or to the same, or any part thereof.

IN WITNESS WHEREOF, the parties execute this Contract on the respective dates under each signature. The County, signing by and through its Chairman, attested to by its County Clerk, duly authorized to execute same, and the Company, by and through its Chief Financial Officer, who represents he/she has been duly authorized to execute same.

COMPANY:



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Terry McCormick  
LMC, Inc. dba McCormick Solutions, Chief Financial Officer

Date: ~~01/17/2023~~

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

COUNTY:

Lumpkin County Board of Commissioners

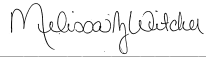


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Chris Dockery, Chairman

Date: ~~01 / 18 / 2023~~

Attest:



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Melissa Z. Witcher, Clerk

Title	Commercial & Industrial Property Revaluation
File name	file
Document ID	e45084b70482fa032d516d1d2350e7bbee93a331
Audit trail date format	MM / DD / YYYY
Status	● Signed

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## Document History



SENT

**01 / 17 / 2023**

20:00:07 UTC

Sent for signature to Terry McCormick (terry.mccormick@mccormicksolutions.com), Melissa Witcher (melissa.witcher@lumpkincounty.gov) and Chris Dockery (chris.dockery@lumpkincounty.gov) from melissa.witcher@lumpkincounty.gov  
IP: 192.195.84.106



VIEWED

**01 / 17 / 2023**

20:05:26 UTC

Viewed by Terry McCormick (terry.mccormick@mccormicksolutions.com)  
IP: 162.142.83.178



SIGNED

**01 / 17 / 2023**

20:07:15 UTC

Signed by Terry McCormick (terry.mccormick@mccormicksolutions.com)  
IP: 162.142.83.178



VIEWED

**01 / 18 / 2023**

13:58:56 UTC

Viewed by Melissa Witcher (melissa.witcher@lumpkincounty.gov)  
IP: 192.195.84.106

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File name	file
Document ID	e45084b70482fa032d516d1d2350e7bbee93a331
Audit trail date format	MM / DD / YYYY
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## Document History

**01 / 18 / 2023**

13:59:12 UTC

Signed by Melissa Witcher  
([melissa.witcher@lumpkincounty.gov](mailto:melissa.witcher@lumpkincounty.gov))  
IP: 192.195.84.106

**01 / 18 / 2023**

13:59:23 UTC

Viewed by Chris Dockery ([chris.dockery@lumpkincounty.gov](mailto:chris.dockery@lumpkincounty.gov))  
IP: 192.195.84.106

**01 / 18 / 2023**

13:59:32 UTC

Signed by Chris Dockery ([chris.dockery@lumpkincounty.gov](mailto:chris.dockery@lumpkincounty.gov))  
IP: 192.195.84.106

**01 / 18 / 2023**

13:59:32 UTC

The document has been completed.