

Agreement for the Maintenance of Rural Land Schedules and Methodology (2026-2028)

This agreement entered into on this day of _____, 2025 between the Effingham County Board of Commissioners and GMASS, Inc. provides for the maintenance of Rural Land Schedules and Methodology for the digest years of 2026, 2027 and 2028.

For the purpose of maintaining rural land schedules and methodology in Effingham County for the years of 2026 through 2028, inclusive, Georgia Mass Appraisal Solutions and Services, GMASS, shall perform the following at the provided cost.

Service	Year 1 – Cost	Year 2 – Cost	Year 3 - Cost
Develop land values for small and large rural tracts. County will furnish the GIS photography with necessary layers	\$2,500.00	\$2,500.00	\$2,500.00
Review sales for timber value and other non-land items. County improvement values will be used. County will perform sales qualification and provide sales.	\$2,200.00	\$2,200.00	\$2,200.00
Classify large and small tracts according to accessibility and desirability	\$750.00	\$750.00	\$750.00
Maintain the accessibility/desirability schedule with adjustments for size, location and characteristics within the parcel	\$1200.00	\$1200.00	\$1200.00
Maintain the absorption rate for large tracts	\$250.00	\$250.00	\$250.00
Total	\$6900.00	\$6900.00	\$6900.00

The County shall provide the following at no cost:

1. Access to the live data and backups
2. Imagery and parcel layer when needed
3. Office space with desk, if needed
4. Sales qualification

X

For Effingham County Board of Commission...

X

For GMASS, Inc