

BRUCE GARDINER APPRAISAL SERVICE, LLC

COMPUTER ASSISTED REVALUATION CONTRACT

This Contract is made this 23rd day of July 2023, by and between Bruce Gardiner Appraisal Service, LLC (hereinafter "Appraisers") and the Village of Ridgeway, Iowa County, Wisconsin, (hereinafter "Village").

WITNESSETH:

The Village desires to obtain an appraisal of all specified real property parcels within the Village of Ridgeway, Iowa County, State of Wisconsin. Whereas the Appraisers represent that they are qualified to perform such appraisals and are familiar with recognized appraisal practices. All work shall be accomplished in general accordance with the standard specifications setup for revaluation or re-assessment of real and personal property pursuant to Chapter 70 of the Wisconsin Statutes. All Appraisers, excepting clerical help, will be certified by the State. All personnel shall carry an identification card provided by the Appraisers.

In consideration of the subject matter herein set forth, the parties do agree as follows:

The Appraisers agrees to:

1. Having become familiar with local conditions affecting the cost of work, and the Standard Specifications and Agenda for Revaluation of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes submit a contract to perform everything required to be performed and to complete in a professional manner all work required to revalue the real property of the Village of Ridgeway as of January 1, 2024 in accordance with the applicable Wisconsin Statutes.
2. The Appraisers shall use Market Drive software.
3. The Appraisers are to attend one informational public meeting to explain the revaluation process to property owners of the Village.
4. The Appraisers will hold a one day Open Book with a minimum of eight hours.
5. The Appraisers have no present or contemplated future interests in properties covered by this agreement and will in no way benefit from the appraisal of above described properties.
6. The project will begin in 2024 and be completed for the 2024 Board of Review.
7. The Appraisers will physically view the exterior and interior of all sale model properties and value other properties using existing computer files and records.
8. Appraiser shall obtain and maintain during the term of this Agreement full coverage insurance, with the Municipality as a named insured, which insurance shall include: (a) workers' compensation in compliance with Wisconsin State laws, (b) comprehensive general and public liability coverage, and (c) comprehensive automobile liability and property damage with coverage to include owned, hired, and non-hired motor vehicles used by Appraiser with the following minimum limits: Bodily injury \$500,000/person, \$1,000,000/occurrence, and Property damage \$250,000/occurrence.
9. Prior to commencing services, Appraiser shall provide the Municipality with certificates for all required insurance, with the Municipality as a named insured. All insurance coverage shall contain a 10-day advance notice of cancellation to the Municipality. Appraiser shall timely pay all insurance premiums.
10. The Appraiser shall carry insurance to cover the loss of records while in their possession. The Municipality shall carry additional proper and sufficient insurance to cover loss of records.

The Village agrees to:

1. As compensation to the Appraisers, the Village will pay the sum of Four Thousand Seven Hundred and NO/100 Dollars (\$4,700.00) Payment shall be made monthly with invoice for services performed. A ten percent (10%) retainer may be held by the Village until the Board of Review is completed. All maintenance work is performed under separate contract and compensation.
2. Pay for all postage and maps for the revaluation project.
3. Allow Appraisers to work at the Village Hall at reasonable Hours.
4. The Village will indemnify the Appraiser from any claims or liabilities incurred because of the establishment of any appraised value of the properties. The Municipality will supply legal assistance when needed for the defense of assessments through the statutory appeal process relating to the establishment of the assessments.

It is understood that the appraisal service will be provided by Bruce Gardiner Appraisal Service, LLC, their agents and employees.

IN WITNESS THEREOF, the parties have set their hands to this contract as of this _____ day of August 2023.

Bruce Gardiner Appraisal Service, LLC
PO Box 745
Platteville, WI 53818

Appraisers

brucegardinerappraisal@gmail.com

608-778-2566



Bruce J. Gardiner, its duly authorized Member

Village of Ridgeway

Village President

Village Clerk