



Council Agenda Item

Meeting Date: August 19, 2025

Agenda Item: Approval of Assessor Contract

Staff Contact (name, email, phone): Rachelle Blitch, rblitch@whitewater-wi.gov , 262-473-1380

BACKGROUND

(Enter the who, what when, where, why)

The City issued a Request for Proposals for assessment services and received one proposal, submitted by Accurate Appraisal. The proposal includes two service options, both structured as six-year contracts:

1. Annual interim market updates each year
2. A blended approach, alternating between interim market updates and maintenance years

The City has been conducting annual market updates, along with on-site visits to 1/6 of the properties each year. Since all properties have now been verified through this process, we do not believe the added cost of continuing the 1/6th walk-throughs is justified. Accurate Appraisal will continue to conduct site visits for new construction and properties with active permits as part of ongoing assessment maintenance.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

The City's current cost for assessment services is approximately \$40,000 per year. Under the new proposal, the annual rate for market update years would be \$48,000, while maintenance years would be billed at \$33,000.

Depending on the service option selected, the total cost over the six-year contract period would range from \$243,000 to \$288,000.

STAFF RECOMMENDATION

Staff recommends approving the contract with Accurate Appraisal. While there have been some challenges along the way, we believe significant progress has been made over the past two years. At this time, Council will need to determine which of the proposed service options best aligns with the City's goals moving forward.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Accurate Appraisal's Proposal