

**FAUQUIER COUNTY, a political subdivision of the Commonwealth of Virginia**  
**Contract 21-20smc, Fauquier County 2022 Reassessment**

This Agreement is made and entered into this 14<sup>th</sup> day of February 2020, by Fauquier County, a political subdivision of the Commonwealth of Virginia hereinafter referred to as "Owner" and, **Wampler-Eanes Appraisal Group, Ltd., 120 Amsterdam Road/PO Box 685, Daleville, VA**, hereinafter referred to as "Contractor".

**WITNESSETH** that the Contractor and the Owner, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

**SCOPE OF SERVICES:** The Contractor shall provide Fauquier County Real Property Reassessment Services, and new construction appraisals, to the Owner as set forth in the Contract Documents.

**COMPENSATION:** The Owner will pay and the Contractor will accept in full consideration for services rendered during the contract term, 2022 Real Property Reassessment for One million, twenty-two thousand six hundred fifty-nine dollars and no cents (\$1,022,659.00), and New Construction Assessments starting January 2022 forward, at the price per assessment noted per the attached Best and Final Pricing Worksheet as received January 28, 2020.

**CONTRACT PERIOD:** February 14, 2020 through February 14, 2024, and New Construction Assessments through October 31, 2026, with one four-year renewal term option pending conditions and approvals noted in 7.3.1, Renewal Price Adjustments, of RFP 21-20sm.

The contract documents shall consist of and are listed in order of priority:

- (1) This signed form inclusive of two-page Best and Final Pricing Worksheet received January 28, 2020;
- (2) RFP 21-20sm dated November 13, 2019;
- (3) Contractor's proposal dated December 13, 2019.

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed intending to be bound thereby.

Wampler-Eanes Appraisal Group, Ltd.

By: 

Title: President

Date: 2-17-2020

County of Fauquier, a political subdivision of the Commonwealth of Virginia

By:   
Susan R. Monaco, CPPO, CPPB

Title: Procurement Manager

Date: 2-18-2020

**Wampler Eanes, BAFO Pricing Worksheet rec'd 1/28/2020**

<b>2022 Reassessment Deliverables</b>	<b>Price</b>	<b>Details</b>
Startup	\$ 0.00 Flat Fee	Optional startup cost. Not subject to retainage Cannot exceed \$15,000
Parcel Reassessments	\$ 29.25 Price/Assessment  \$ 1,003,509.00 Estimated Price (estimated parcel count 34,308)	To be billed by completed Map sheet. Subject to Retainage
Mobile Home Reassessments	\$ 15.00 Price/Assessment  \$ 6,150.00 Estimated Price (estimated mobile home count 410)	To be billed upon completion of all Mobile Home Assessments Subject to Retainage
Initial Sales Ratio and Land Studies (1), based on assessment data and current sales.	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Sales Ratio and Land Studies (2), based on Reassessment data and current sales.	\$ 1,000.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Sales Ratio and Land Studies (3) for Reassessment Notices and Hearings, based on Reassessment data and current sales.	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Final Sales Ratio and Land Studies (4), based on Reassessment data and available sales through October 1, 2021	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Draft Assessor Manual (1)	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Draft Assessor Manual (2)	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Draft Assessor Manual (3) based on information used for the 2022 Reassessment Notice Assessments	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Final Assessor Manual (4) based on information used for the Final 2022 Reassessment	\$ 1,500.00 Document Price	1 notebook public/office copy 1 electronic copy Subject to Retainage
Assessor Manual Training for Commissioner of the Revenue	\$ 1,500.00 Document Price	Train the County and CoR staff. Subject to Retainage
<b>Total 2022 Reassessment Contract Price:</b>		
		<b>\$ 1,022,659.00</b>

<b>New Construction Assessments AFTER 2022 Reassessment</b>	<b>Price</b>	<b>Details</b>
Fiscal Year 2022 - January 2022-June 2022	$\text{\$ } \frac{35.00}{\text{Price/Assessment}}$	Implemented annually at the option of the Commissioner of the Revenue. Billed to the Commissioner of the Revenue.
Fiscal Year 2023 - January 2022-June 2023	$\text{\$ } \frac{35.00}{\text{Price/Assessment}}$	Implemented annually at the option of the Commissioner of the Revenue. Billed to the Commissioner of the Revenue.
Fiscal Year 2024 - January 2023-June 2024	$\text{\$ } \frac{36.00}{\text{Price/Assessment}}$	Implemented annually at the option of the Commissioner of the Revenue. Billed to the Commissioner of the Revenue.
Fiscal Year 2025 - January 2024-June 2025	$\text{\$ } \frac{36.00}{\text{Price/Assessment}}$	Implemented annually at the option of the Commissioner of the Revenue. Billed to the Commissioner of the Revenue.
Fiscal Year 2026 - January 2025-October 31, 2026	$\text{\$ } \frac{37.00}{\text{Price/Assessment}}$	implemented annually at the option of the Commissioner of the Revenue. Billed to the Commissioner of the Revenue.