

CONTRACT FOR

THE 20_____ REVALUATION
OF REAL AND PERSONAL PROPERTY
in the

_____ of _____,
(town, village, or city) *(municipality)*

_____ County, Wisconsin

Return Signed Proposal To:

REVALUATION CONTRACT

THIS AGREEMENT by and between _____
hereinafter called the "Appraiser," and the _____ of _____,
_____ County, Wisconsin, hereinafter called the "Municipality."

WITNESSETH: The Appraiser and Municipality for the consideration stated herein agree as follows:

ARTICLE I

Section I

SCOPE OF WORK: The appraiser, having become familiar with the local conditions affecting the cost of the work, and the Standard Specifications and Addenda for Revaluation of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes, hereby agrees to perform everything required to be performed and to complete in a professional manner all of the work required to revalue the real and personal property of the Municipality as of January 1, 20____ in accordance with applicable Wisconsin Statutes and this contract, and other documents constituting a part hereof.

Section II

VALUATION: For the valuation of residential and agricultural properties, the appraiser shall use a Computer Assisted Appraisal System (NAME).

For the valuation of commercial properties, the appraiser shall use a Computer Assisted Appraisal System (NAME).

For the valuation of personal property, the appraiser shall follow procedures outlined in Volume 1 of the Wisconsin Property Assessment Manual.

ARTICLE II

COMPENSATION: The Municipality shall pay to the Appraiser for the performance of this contract the following compensation:

Section I

For the revaluation of real estate and personal property as per Standard Specifications the base compensation of _____ Dollars (\$ _____), such amount based on the following counts obtained from the last Assessment Roll(s).

	Totals From Assessment Roll(s)
Residential Improvements	_____
Commercial Improvements	_____
Other Improvements	_____
Total Improvements	_____
REAL ESTATE PARCEL COUNT (includes Private Forest Crop and Managed Forest Land Parcels)	_____
Personal Property Count	_____

Section II

For the providing of additional services required by the Supplemental Specifications described in the Addenda, total compensation shall be _____ Dollars (\$ _____), such amount based on the following breakdown:

ADDENDA
NO.

SUPPLEMENTAL SPECIFICATIONS
(Brief Description)

COMPENSATION
\$

Total Base Compensation summarized as follows:

Article II, Section I	\$ _____
Article II, Section II	_____
Total	\$ _____

SECTION III

For the providing of services described below the following compensation:

1. For furnishing testimony in defense of the value established by the revaluation on appeals to the Department of Revenue or the courts as required in the Standard Specifications, Par 29. (The Appraiser shall be paid a four-hour minimum per day.)

\$ _____ Per hour

2. For the correction of legal descriptions as provided in the Standard Specifications, Par. 17.

\$ _____ Per parcel

3. For additional real estate parcels in excess of those stated in Article II, Section I of the Contract, due to annexations, omitted property, new plats, and land splits and for additional improvements due to annexations, omitted property, and new construction.

Compensation shall be \$ _____ per additional parcel plus the following for additional improvements.

Residential	\$ _____ Per Improvement
Commercial	\$ _____ Per Improvement
Other	\$ _____ Per Improvement

Improvement shall mean for annexation and omitted property:

- (a) Residential – any and all houses classified residential on a parcel.
- (b) Commercial – any and all major buildings classified commercial on a parcel.
- (c) Other – any and all buildings including farm houses classified Other on a parcel of agricultural land.

Improvement shall mean for new construction:

For each of the aforementioned classes any and all buildings constructed between January 1, 20 ____ and January 1, 20 ____, first valued by the revaluation, and being the only building(s) on a parcel.

4. For additional personal property accounts in excess of those stated in Section 1.

\$ _____ Per Personal Property Account.

ARTICLE III

GENERAL AGREEMENTS:

1. The proposal may not be withdrawn for a period of thirty (30) days after _____, 20____, the date and time set for opening of proposals. Any appraiser may withdraw a proposal at anytime prior to the date and time set for the opening thereof.
2. If appraiser’s contract is accepted, a 100% performance bond must be furnished in an amount equal to the sum of Section I and II, Article II of the contract from a Surety licensed to do business in the State of Wisconsin. Such bond shall be filed within thirty (30) days after the award of the contract and no work shall be performed prior to the filing of said bond. In lieu of a performance bond, a bank letter of credit is acceptable. Such performance bond or letter of credit must cover the entire length of the contract, including any approved extentions.

3. Work will start within _____ calendar days after the performance bond has been filed with the municipality and shall be completed on or before _____, 20 ____.
4. The municipality reserves the right to reject any or all proposals.

ARTICLE IV

COMPONENT PARTS OF THIS CONTRACT:

This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or if not attached as if hereto attached:

1. Contract Form
2. Addenda
3. Standard Specifications for Revaluation of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes.

SUBMITTED this _____ day of _____, 20_____ .

Firm Name _____

By _____

Title _____

Mailing Address

Acceptance

The above agreement and terms are hereby accepted this _____ day of _____,
20_____ .

By: _____

Attest:

CONTRACT ADDENDA

ADDENDA to the Standard Specifications for Revaluation of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes.

ADDENDA NO.

SUPPLEMENTAL SPECIFICATIONS

1.

The minimum number of days for open book conferences referred to in the Standard Specifications, Par 27 shall be _____ days, and shall include a Saturday and evening hours, considered as the standard specification for which the appraiser shall receive no additional compensation.

In the event any of the provisions of this Addenda conflict with any of the provisions of the Standard Specifications, the provisions of this Addenda shall govern or control.