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 Speciations the base compensation of ________________ Dollars ($ ________________), such amount based on the following counts obtained from the last Assessment Roll(s).

<table>
<thead>
<tr>
<th></th>
<th>Totals From Assessment Roll(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Improvements</td>
<td>_____________________________</td>
</tr>
<tr>
<td>Commercial Improvements</td>
<td>_____________________________</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>_____________________________</td>
</tr>
<tr>
<td>Total Improvements</td>
<td>_____________________________</td>
</tr>
<tr>
<td>REAL ESTATE PARCEL COUNT</td>
<td>_____________________________</td>
</tr>
<tr>
<td>(includes Private Forest Crop and Managed Forest Land Parcels)</td>
<td></td>
</tr>
<tr>
<td>Personal Property Count</td>
<td>_____________________________</td>
</tr>
</tbody>
</table>

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:
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$_________________________ Per Improvement</td>
</tr>
<tr>
<td>Commercial</td>
<td>$_________________________ Per Improvement</td>
</tr>
<tr>
<td>Other</td>
<td>$_________________________ Per Improvement</td>
</tr>
</tbody>
</table>

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 extensions.
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
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.**

<table>
<thead>
<tr>
<th>ADDENDA NO.</th>
<th>SUPPLEMENTAL SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.