



## Monterey County Board of Supervisors

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066  
www.co.monterey.ca.us

### Board Order

A motion was made by Supervisor Mary L. Adams, seconded by Supervisor John M. Phillips to:

**Agreement No.: A-13259 Amendment No.: 6**

- a. Approve and authorize the Assessor-County Clerk/Recorder to sign Amendment Number 6 for an additional Megabyte - JustAppraised Applications Programming Interface (API) module at a cost not to exceed \$25,000 for FY 2021-22 and not to exceed a future annual maintenance cost of \$5,000; for a total cost of \$30,000; and
- b. Accept non-standard indemnification provisions requested by the vendor as recommended by the Assessor-County Clerk/Recorder.

PASSED AND ADOPTED on this 16<sup>th</sup> day of November 2021, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Askew and Adams  
NOES: None  
ABSENT: None  
(Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting November 16, 2021.

Dated: November 22, 2021  
File ID: A 21-515  
Agenda Item No.: 40

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

Julian Lorenzana, Deputy

Amendment No. 6 to Agreement with Megabyte Systems, Inc. and the County of Monterey

**AMENDMENT No. 6 to the MPTS MAINTENANCE AGREEMENT  
A-13259 between MEGABYTE SYSTEMS, INC. and the County of  
Monterey**

**THIS AMENDMENT No. 6** is made to the CONTRACTUAL AGREEMENT A-13259 (hereinafter referred to as “A-13259”) dated July 1, 2016, by and between the County of Monterey, a political subdivision of the State of California, hereinafter referred to as “COUNTY”, and MEGABYTE SYSTEMS INC., hereinafter referred to as “Contractor”.

**WHEREAS**, County and Contractor wish to amend A-13259 (hereinafter referred to as “Agreement”) to include an additional Megabyte – JustAppraised Applications Programming Interface (API) module for the Assessor Office of COUNTY for FY 2021-22.

**NOW THEREFORE**, the COUNTY and CONTRACTOR hereby agree to amend the AGREEMENT in the following manner:

1. The scope of work for the Megabyte – JustAppraised Applications Programming Interface (API) module is as defined in the attached Exhibit A to this Amendment No. 6, supplements but does not replace the Agreement Scope of Work. The term of the Megabyte – JustAppraised Applications Programming Interface (API) module will follow that of the underlying Agreement, to continue as long as annual maintenance fees are paid. County shall pay the initial and annual licensing and support fees as set forth in Exhibit A, not to exceed \$25,000 for the first year and \$5,000 annually thereafter.
2. Except as provided herein, all remaining terms, conditions, provisions, entitlements and obligations of the Agreement, as it has been subject to Addendum and Amendment to date, shall remain unchanged and unaffected by this Amendment and shall continue in full force and effect. A copy of this Addendum No. 6 and its Exhibits shall be affixed to the original Agreement as it may have been amended to date.

*This space was intentionally left blank*

Amendment No. 6 to Agreement with Megabyte Systems, Inc. and the County of Monterey

IN WITNESS WHEREOF, the parties have executed this AMENDMENT on the day and year written below.

MONTEREY COUNTY

DocuSigned by:  
Steve Vagnini  
5D1F4C2C5724418  
Assessor-County Clerk/Recorder

Dated: 11/17/2021 | 8:07 AM PST

CONTRACTOR

DocuSigned by:  
By: Ryan Dean  
74E28328188095A  
Signature of Chair, President, or  
Vice-President

10/25/2021

Printed Name and Title

Dated: 10/25/2021 | 10:10 AM PDT

*Approved as to Fiscal Provisions:*

DocuSigned by:  
Gary Giboney  
D3824BFC108449  
Auditor-Controller

Dated: 10/25/2021 | 10:54 AM PDT

DocuSigned by:  
By: Nicholas Betts  
82E41E9726484A0  
(Signature of Secretary, Asst. Secretary, CFO,  
Treasurer or Asst. Treasurer)\*

Secretary

Printed Name and Title

Dated: 10/25/2021 | 10:38 AM PDT

*Approved as to Form:*

DocuSigned by:  
Brian Briggs  
2928AA5CB79E475  
Deputy County Counsel

Dated: 10/25/2021 | 10:41 AM PDT

\*INSTRUCTIONS: If CONTRACTOR is a corporation, including limited liability and non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two specified officers. If CONTRACTOR is a partnership, the name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign the Agreement.

*Megabyte – JustAppraised\**  
*Applications Programming Interface (API):*  
*General Description*

*Date: August 11, 2021*



## **MPTS-JustAppraised API**

### **Document Conventions**

1. All commercial product names, trademarks, service marks, or other registered nomenclatures are noted with an asterisk (\*) immediately following the name. This \* refers to the following statement:

*All registered names, trademarks, service marks or other registered nomenclatures are the property of their respective owners.*

© **Copyright 2021**, Megabyte Licensing Corporation

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**NOTE:** The information in this document is *confidential* to Megabyte Systems, Inc., and is issued only to parties with contractual and/or non-disclosure agreements in place with Megabyte Systems, Inc. Do not provide this document or any information contained herein without prior consent from Megabyte Systems, Inc.

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## Overview/Scope

### General Description

This document describes the *Megabyte-JustAppraised\* Applications Programming Interface (API)* that is developed specifically to provide the facility for the *JustAppraised* application to:

- extract specific property parcel information from the **Megabyte Property Tax Software (MPTS\*)** system;
- insert into MPTS specific property parcel information that has been modified and/or enhanced/updated by *JustAppraised* software;

The information being exchanged pertains to:

- 100% Transfers
- Group Sales
- Partial Interest Transfers

To achieve these operations, the API provides two general-purpose functions: one to extract information from MPTS; one to insert information into MPTS.

### Scope

This API intends to provide only the features and functions described herein. No additional features, functions, or operations are intended or implied. The extract and insert functions described below may be suitable for use in other applications, but such usage is not guaranteed, supported, nor implied.

## Function Descriptions

### Get Data from MPTS

This function returns a small record set for each Assessment requested. The record set provides Parcel Data and Ownership Information, and is used to *create new records, remove existing records, or to modify ownership percentage(s) in existing records.*

#### Parcel Data

- Assessment #
- Legal Description
- Property Address (Situs)
- Acreage
- Exemptions Flag
- Land Use Code

#### Ownership Information

- Assessment #
- Ownership ID
- Names
- Address
- Percentages
- Set & Sequence Numbers

## **MPTS-JustAppraised API**

### Put Data into MPTS

This function accepts a *JustAppraised* JSON file as input and inserts the file contents into MPTS.

#### *JustAppraised* Data

- New Ownership ID
- Ownership History
  - The integration must make the corresponding changes to the ownership history records
- New Name & Address
  - Set
  - Sequence
  - Primary
  - Title Attached
  - First Name
  - Middle Name
  - Last Name
  - Percentage
  - Address Type
  - Assesse Name
  - In Care Of
  - Doing Business As (DBA)
  - Address Street
  - Address City
  - Address State
  - Address ZIP
  - Address 1
  - Granting Document Number
  - Title Type
  - RT Code
  - Address 2
  - Address 3
  - Address 4
  - Is Formatted Flag
  - Notes
  - Is Private
  - Husband Wife Code
  - Is Confidential Flat
- 
- Related Notes
- Transfer History
  - Document Number
  - Document Code
  - Document Transfer Tax
  - Confirmed Sales Price
  - Is Group Sale
  - Transfer Type
  - Recorded Date
  - Activity Date
  - Send Homeowners Exemption Notice
  - Clear Exemptions
- Physical Characteristics

### Error Codes

This function returns Error Codes, which will be documented in an upcoming technical reference.



**County of Monterey**

**September 9, 2021**

**Application:** Megabyte Property Tax System (MPTS) – Just Appraised Application Programming Interface (API).

**Description:** The MPTS - Just Appraised Application Programming Interface (API) has been developed by Megabyte Systems, Inc. to specifically provide the facility for the Just Appraised application to extract specific property parcel information from MPTS, and insert specific property parcel information that has been modified and/or enhanced/updated by the Just Appraised software pertaining to 100% transfers, group sales and partial interest sales.

**System Features:** The MPTS - Just Appraised Application Programming Interface (API) provide two general-purpose functions: one to extract information from MPTS; one to insert information into MPTS.

**Get Data from MPTS:** This function returns a small record set for each Assessment requested. The record set provides parcel data and ownership information and is used to create new records, remove existing records, or to modify ownership percentage(s) in existing records.

- Parcel Data – Assessment Number, Legal Description, Property Address (Situs), Acreage, Exemption Flag, Land Use Code.
- Ownership Information – Assessment Number, Ownership ID, Names, Address, percentages, Set & Sequence Numbers.

**Put Data into MPTS:** This function accepts a Java Script Object Notation (JSON) file (from Just Appraised) as input and inserts the file contents into MPTS.

- New Ownership ID
- New Names & Address
- Related Notes
- Transfer History
- Physical Characteristics
- Error Codes





# Monterey County

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: A 21-515

November 16, 2021

Introduced: 10/13/2021

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Assessor-County Clerk/Recorder to sign Amendment Number 6 for an additional Megabyte - JustAppraised Applications Programming Interface (API) module at a cost not to exceed \$25,000 for FY 2021-22 and not to exceed a future annual maintenance cost of \$5,000; for a total cost of \$30,000; and
- b. Accept non-standard indemnification provisions requested by the vendor as recommended by the Assessor-County Clerk/Recorder.

### RECOMMENDATION

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Assessor-County Clerk/Recorder to sign Amendment Number 6 for an additional Megabyte - JustAppraised Applications Programming Interface (API) module at a cost not to exceed \$25,000 for FY 2021-22 and not to exceed a future annual maintenance cost of \$5,000; for a total cost of \$30,000; and
- b. Accept non-standard indemnification provisions requested by the vendor as recommended by the Assessor-County Clerk/Recorder.

### SUMMARY/DISCUSSION:

In 1990, the Board authorized the County to enter into an agreement with Megabyte Systems, Inc. to provide a complete property tax assessment, collection and apportionment package for use by the County Tax Collector, Assessor, and Auditor Offices.

Since 2020, the Board authorized the County to sign four future annual renewals to the Agreement under same or similar terms that do not significantly alter the scope of work or increase the annual payments in excess of 3% per year over the FY 2020-21 amount. This authorization has allowed the existing programs and modules to continue to be maintained and utilized by the County without disruption. However, the \$25,000 cost of the Megabyte - API module exceeds the approved 3% annual payment increase authorized for FY 2021-22. Also, this Agreement has non-standard County liability and indemnification provisions. The proposed Agreement contains limits to Megabyte's indemnity and liability that are consistent with software agreements in general.

The proposed Amendment will add additional software that would interface with the Megabyte Property Tax System and the Just Appraised application to create an automated process to update existing parcel and ownership records in Megabyte. This software would populate datasets automatically eliminating the necessity of data entry, thus streamlining the property transfer processes, and resulting in more accurate and timely ownership and appraisal determinations.

Legistar File Number: A 21-515

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Therefore, based on the positive attributes of this new module, it is recommended that the Board of Supervisors approve this item.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed the addendum and has approved it as to form. County Risk has reviewed the Agreement but has not approved due to non-standard insurance and indemnity provisions.

**FINANCING:**

There is no additional cost to the County General Funds, as the \$25,000 implementation costs are available in the Assessor's FY 2021-22 Approved Budget (001-ACR001-8003) for the recommended action. The future annual maintenance cost of \$5,000 will be included in each respective recommended budget.

**BOARD OF SUPERVISORS STRATEGIC INITIATIVES:**

The services rendered in this agreement provide the Assessor-County Clerk/Recorder with the additional support it needs to provide reliable and high-quality services to the residents of Monterey County.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Chihiro Tabata, Management Analyst, x6607

DocuSigned by:  
*Chihiro Tabata*  
5F19C6CA50B04CA...

Authorized by:

DocuSigned by:  
*Steve Vagnini*  
5D1F4C2C573A418...  
Stephen L. Vagnini  
Assessor-County Clerk/Recorder, x5803

Attachments:

- Amendment No. 6
- Megabyte Annual Maintenance Agreement 2016
- Amendments No. 1-5