



County of Monterey

Item No.

Board Report

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

Legistar File Number: A 26-136

June 09, 2026

Introduced: 4/20/2026

Current Status: General Government -
Consent

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Assessor or their designee to enter into a Non-Standard Software as a Service Agreement with Just Appraised Inc. for appraisal software for a three year term of July 1, 2026 through and including June 30, 2029 in an amount not to exceed \$120,000; and
- b. Accept non-standard language in the agreement provided by the vendor as recommended by the Assessor; and
- c. Approve and authorize the Assessor or their designee to sign up to three future amendments to the Agreement that do not exceed 10% (\$12,000) with similar non-standard language provisions, that do not significantly alter the scope of work, for a total aggregate contract amount of not to exceed \$132,000.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Assessor or their designee to enter into a Non-Standard Software as a Service Agreement with Just Appraised Inc. for appraisal software for a three (3) year term of July 1, 2026 through and including June 30, 2029 in an amount not to exceed \$120,000; and
- b. Accept non-standard language in the agreement provided by the vendor as recommended by the Assessor; and
- c. Approve and authorize the Assessor or their designee to sign up to three (3) future amendments to the Agreement that do not exceed 10% (\$12,000) with similar non-standard language provisions, that do not significantly alter the scope of work, for a total aggregate contract amount of not to exceed \$132,000.

SUMMARY:

Since 2021, the Assessor's Office has utilized the Just Appraised transfer of ownership and sales coding application programming interface to aggregate various data sources about real estate transactions and create a workflow that allows staff members to process the appraisal transactions more quickly. The Assessor requests that the Board approve the proposed renewal of this software as a service agreement, including the non-standard provisions, between Just Appraised Inc. and the County of Monterey Assessor's office due to business necessity for a three-year term of July 1, 2026 through and including June 30, 2029.

DISCUSSION:

The proposed agreement contains non-standard indemnification and liability provisions as well as non-standard payment terms. These non-standard provisions are an industry-wide accepted standard although not County standard.

On June 22, 2021, the Board Authorized the Assessor to enter into a non-standard software as a

service agreement with Just Appraised Inc. for the provision of appraisal software through June 30, 2026. The Assessor requests that the Board approve the proposed renewal of this agreement, including the non-standard provisions, between Just Appraised Inc. and the County of Monterey Assessor's office due to the Assessor's need ensure the preparation and continuation of a timely and accurate property tax roll as mandated by the State of California.

The term of the agreement as identified shall be for July 1, 2026 through and including June 30, 2029. The license fee for Year 1 (July 1, 2026 through June 30, 2027) shall not exceed \$35,000. The license fee for Year 2 (July 1, 2027 through June 30, 2028) shall not exceed \$40,000. The license fee for Year 3 (July 1, 2028 through June 30, 2029) shall not exceed \$45,000. The total aggregate contract amount shall not exceed \$120,000.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

County Counsel has reviewed the agreement and approves to form upon client acceptance of non-standard terms. County Risk Management cannot approve the agreement due to the presence of non-standard indemnity and liability provisions.

FINANCING:

Funds for payment of this agreement have been included in the Assessor's FY 2026-2027 Requested Budget (1180-ACR001-8003). Transactions relating to future fiscal years will be included in each respective Requested Budget.

There is no additional financial impact to the General Fund.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

This recommendation supports the key objective of administration and will provide the Assessor with the additional support it needs to ensure the continuance of a timely and accurate property tax roll as mandated by the State of California.

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy
- Dynamic Organization and Employer of Choice
- Administrative

Link to the Strategic Plan:

<https://www.countyofmonterey.gov/home/showdocument?id=139569>

Prepared by: Chihiro Tabata, Management Analyst, ext. 6607

Approved by: Xochitl Marina Camacho, Assessor, County Clerk Recorder, ext. 5874

Attachments:

- Proposed Agreement
- Exhibit A - Order Form/Quote
- Exhibit B - Customer Contract Language Revisions