

Item Title: Approval of a Multi-Year Contract with Schneider Geospatial, LLC. for Interactive Real Property Sales Mapping Tools

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute a three-year contract, with two additional optional annual renewals, with Scheider Geospatial, LLC., for interactive mapping tools for real property sales and property characteristics subject to terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: Multi-year contracts require approval by the Board of Commissioners.

Background: In April 2023, the Board of Commissioners approved a three-year contract with Spatialest Inc. (now Schenider Geospatial LLC) for interactive mapping tools for residential real property sales and property characteristics. That contract ends June 30, 2026. To date, over 115,000 visits have been made to the hosted website that allows taxpayers to map and produce comparable sales reports for residential properties. This information is helpful for understanding market sales that inform assessed values in a specific neighborhood. It also allows taxpayers to see how a specific property's characteristics, as listed in the County's mass appraisal system, compare to other properties recently sold in a neighborhood.

As the County is preparing for the next revaluation effective January 1, 2027, it is prudent to continue to provide taxpayers with these online tools.

Strategic Plan: This action supports standard County operations.

Fiscal Impact: The cost of the three-year agreement is not to exceed \$161,000, through June 30, 2029. Funds are included in the Department's FY 2027 revaluation budget and years two and three of the contract will be included in the FY 2028 and 2029 revaluation budgets.

Additional Information:

Annual contract costs are estimated below:

Fiscal Year	Purpose	Amount
2027	One-Time Setup and Annual Hosting	\$50,775
2028	Annual Hosting	\$53,316
2029	Annual Hosting	\$55,980

The Wake County Department of Tax Administration appraises real estate and personal property within the county, as well as generating and collecting the tax bills. Of the County's \$352 billion dollar tax base, 90 percent is real property. Of that real property tax base, 70 percent is residential, and 30 percent is commercial property. The County has over 450,000 parcels. The next revaluation will be effective January 1, 2027.

The contract with Schneider Geospatial will allow Tax Administration to continue to provide interactive mapping tools for residential real property sales and property characteristics. The new contract will build upon this work and also include property sales and property characteristics for commercial property and vacant land. This will allow taxpayers to use an interactive map-based application to view their property, regardless of property type, in comparison to similar properties that have recently sold. The contract terms, after the first three-year term, include two optional annual renewals.

Attachments:

None