



**Town of Windham**  
Office of the Town Manager  
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## MEMORANDUM

To : Town Council  
From : Barry A. Tibbetts, Town Manager  
Date : January 6, 2021  
Re : Statistical Revaluation

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We have received two responses for the statistical revaluation.

- KRT Appraisal \$90,000
- Vision Government Solutions \$77,000

After receiving the submissions, the Town Assessor, Elisa Trepanier and I recommend the Vision Government Solutions RFP price of \$77,000. They are the most qualified to achieve our RFP objectives and are the low bidder.

Key points from the RFP:

- A. Low bidder;
- B. Extensive public education program and experience;
- C. Flexible appeal hearing timeline accommodating residents and businesses;
- D. We use Vision Appraisal and they are the most versed with the new Version 8 software;
- E. Defined clear valuation model approaches for Residential, Commercial and Land;
- F. Completed numerous revaluations in Maine communities; and
- G. Depth of Experience in all property types.

It is important to understand as our certified ratio deviates from 100%, this affects our Homestead and Veteran reimbursements, and our revenue sharing. For example, if our ratio drops to 95% the impact would be an approximate \$120,000 reduction in revenues for the Town and residents.

### To cover the RFP cost.

I would use \$50,000 from the \$100,000 balance of Council contingency and \$27,000 from budgetary savings to cover the statistical revaluation expenses. The Council still retains a \$100,000 in weather contingencies.