



**ADDENDUM #1**

**March 3, 2025**

**TO: ALL POTENTIAL SUBMITTERS**

**FROM: Nina Alexander, Buncombe County Procurement Agent**

**SUBJECT: ADDENDUM # 1 Reappraisal Consultant**

The following changes, revisions, additions, and/or clarifications to the plans and/or specifications are hereby made a part of the original documents.

**Addendum # 1**

**The following questions were submitted by potential bidders:**

- 1. What is the staffing size of the office?**
  - a. 35 total staff; Real estate staff include 10 Residential and 2 Commercial.
  
- 2. How many parcels are in the county?**
  - a. Approximately 133755 total  
95,000 + Improved SFH and condo parcels  
10,000 + Commercial parcels.
  
- 3. Could the County provide a breakdown of its parcels by property class?**
  - a. See tables below.
  
- 4. Could you specify the number of improved versus vacant parcels?**
  - a. See tables below.
  
- 5. Additionally, would it be possible to include the assessment totals for each category?**
  - a. See tables below

In response to questions 3, 4, and 5, the department provided the following response:

Here is the breakdown of Improved/Vacant/Yard Items and the corresponding assessment totals from 2024.

Imp/Vac/YI	Count	Total Appraised Value
Vacant - Vacant	24,998	2,454,274,614
Improved - Improved	106,017	48,818,549,895
Yard Items - Yard Items	2,629	354,850,765
Null	11	570,000

Here is the breakdown of the property types and the corresponding assessment totals from 2024.

PropertyType	Count	Total Appraised Value
Residential	123,665	35,310,422,391
Commercial	7,619	9,493,347,596
Other	2,217	6,120,516,100
Industrial	154	703,959,187

**6. Is the county committed to using the Modified Cost approach as the primary method of valuation? Would adoption of regression models be a possibility for this project?**

- a. Due to timeframe concerns, staffing levels, and current abilities of staff, I am hesitant to commit to the adoption of regression as the ***primary method*** for the 2026 reappraisal. The team needs to be trained further, and regression models should be used for this reappraisal not as a primary method, but as an option, and as an audit tool. As I stated during the meeting, we are understaffed, and many are wearing multiple hats to get us through daily tasks along with reappraisal tasks.

My goal for regression for this reappraisal is to begin its integration into our workflow and use it as a way to improve our valuations now and making it a primary method in 2029.

**7. How will you identify properties that are affected by conditions external to the property, such as loss of infrastructure that provides access / egress or critical services? Is this something that is expected of the consultant?**

- a. We are using a combination of GIS and data points collected from in-house and several other sources to help us locate damage. From that point we determine the type of damage and whether it's causing infrastructure issues for a parcel or group of parcels. We can provide access to tabular and graphical information on these locations to the consultant, along with our method for creating adjustments to the parcels in question. The consultant would not be relied upon to find the damaged properties. They would be leaned upon to review these locations with the team and provide feedback and suggestions on how to better improve our process and valuations. This could include applying adjustments with the guidance of regression models. Hands-on data review, analysis, and discussion is expected.

**8. A reappraisal plan should include providing transparency for constituents. This will be especially important for this project. This means working closely with county I/T staff to create resources that will enable property owners to understand *exactly* how their values are**

**calculated. If the consultant provides prototypes, will I/T staff be available to develop these resources on county websites and other channels of distribution?**

- a. I think the answer to this varies. We have many members of IT that would be essential to this project currently working with our EOC and also concentrating on Helene related projects which would pull them away from projects related to reappraisal. However, we already have the capability to create and publish PowerBI dashboards and ArcGIS Online Dashboards that can be consumed by the public. This would require less IT lift than if it was a custom application. As a side note, we do have several SpatialEst products (community, comper, PRC) which we utilize regularly. Community can be updated to aggregate or display any information we have published to a web service. So, the answer here is, it depends. We can be creative during this reappraisal with custom dashboards built in-house and utilizing current contracted services to increase our transparency, while starting down the path for a long-term goal of a potential custom application.

**9. What is the desired balance between having the consultant teach, develop prototypes and engaging in production?**

- a. Given that we want this consultant to perform market analysis and make recommendations on valuations, I would expect “production” work to be 60% of the load. At different times as we get through this year, the balance between consulting and training will shift.

## **Summary of Q&A from Pre-submittal Meeting 02/25/2025**

**Q: How will the hurricane-related appeals from the 2025 values affect your human resources? Will you need a group who can help with those?**

A: Nearly 17,000 value notices are going out this week, which is about double what we normally send. We expect that our staff will be occupied by working on a higher volume of appeals. However, we have done outreach to have residents report damage and have collected a lot of data including fly-over change detection and pre-storm drive-by footage. Based on the research and preliminary work that we have put in, we do not expect to receive more appeals than our staff can handle.

**Q: What process are you looking to use to do the non-residential properties; are you looking to do an income approach, primarily?**

A: Yes, we have around 8085 nonresidential properties, currently. Our CAMA system is AssessPro (formerly Patriot Properties, now owned by Catalis.) Catalis (AssessPro) has an income approach module built in.

**Q: How much impact do you think there's been on the data for the unsold properties?**

A: We haven't seen a whole lot of market activity in those areas where damage has happened yet. We may not start seeing sales on those until after January 1, 2026. We have catastrophic land damage as well as building damage, so what we might have had a lot of data for on our land sales may not be represented in damaged land sales. It has taken a while to develop a process to not only identify the land we need to look at, but also how to apply adjustments equitably, so we are just getting into the land part of it.

**Q: What lists are you using for assessments; for example, the State Emergency Management Office has a list, and Red Cross has a list, and your Emergency Management office might have a list.**

A: Our IT department has a solid GIS crew, and we have access to the NEMAC dashboard, we have data from Red Cross, as well as an aerial assessment from UNCA. We consolidated about five or six different data sources and fed it into the activities of AP5. We have spent a lot of time reviewing all those points and doing site visits. We ran our damage assessment internal process with our building inspectors.

**Q: How much time will the consultant be required to be onsite, as opposed to working remotely? Can those times be identified in the project plan? How flexible is this requirement?**

A: In-Person office time may be required, but there will be flexibility. The consultant could be traveling to Asheville, either for a longer stay on occasions at the beginning or end of the contract, or multiple short trips in a 30-day period. There may be a need to present to the Commissioners and administration in person. We would discuss and schedule on-site meetings well ahead of time and estimate 1 visit per month, on average.

**Q: How much damage was done to the manufactured housing market?**

A: That is a good question; we pulled dozens of manufactured homes off the rolls, and are still collecting that information during the current list sheet process. We are finding that some are coming back after being renovated.

**Q: Given the property-by-property nature of the damage, what impact is that going to have on your neighborhood delineations?**

A: That's something else we're working through. While we have entire neighborhoods that are affected, we don't seem to have any that are gone. I don't think it will affect the process of our neighborhood delineations. We may find the count of the types and the frequency of the types will change because we aren't sure what type of buildings will be rebuilt. Also, some neighborhoods are currently inaccessible, which is a complicated factor when we think about how to cluster those neighborhoods and apply adjustments due to the accessibility issues. We do not have legislative guidance, so we have been working from a FEMA matrix to develop our own and have been working with other counties to try to have consistency and equity in the application of these adjustments.

**Q: Is there anyone coordinating the effort for all the counties in the state?**

A: There is not an organized consolidation, though some effort is being made to keep everyone on the same page.

**END OF ADDENDUM #1**

**ADDENDUM # RFP Reappraisal Consultant**