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PROPOSAL

June 10, 2024

Tarrant Appraisal District
2500 Handley-Ederville Road
Fort Worth, TX 76118

**CLOUD AUGMENTED MASS APPRAISAL
THE NEW DEFINITION OF CAMA**

CONTACT US

1050 S Central Expressway | Suite 1240 | Allen, TX 75013
972-806-0668 | sales@trueprodigy.com |



June 10, 2024

Grady Ewing-Quality Assurance Manager
Tarrant Appraisal District
2500 Handley-Ederville Road
Fort Worth, TX 76118

RE: Request for Proposals Mass Appraisal System

Dear Mr. Ewing,

As you may be aware, True Prodigy has developed a cloud-based mass appraisal system from the ground up for Texas appraisal districts. With our proven experience, knowledge of legislative requirements, and over twenty years of working with appraisal districts, True Prodigy meets all requirements as indicated in the RFP with our cloud-based mass appraisal solution.

Since our debut at the 2018 TAAD Conference, True Prodigy has grown in client implementations. We now have sixteen (16) clients. Due to the high demand for our software, we are limiting installations to four new CADs per year. This allows True Prodigy to focus on the success of the district in the conversion, implementation, training, and go-live portions of the project. We have availability for a 2025 implementation for your office if you accept our proposal.

Our response to the RFP outlines the many benefits of our cloud-based solution. We have included pricing for the Tarrant Appraisal District for the software-as-a-service (SAAS) delivery model.

Please feel free to call and further discuss our product, our pricing, and our vision of a product that is truly the next generation for Texas appraisal districts.

Thank you,


Osvaldo Morales
President & CEO


Jonathan Coco
V.P Software Development

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I. GENERAL INFORMATION

GOALS

To acquire and implement a fully integrated appraisal system that includes hardware, software and hardware system, with ongoing maintenance & support with emphasis on:

- Maximizing the efficiency of the staff
- Automated tools
- Increasing appraisal accuracy, uniformity, and analysis capabilities.
- Fully integrating with GIS technology
- Providing the utilities and flexibility to accommodate the changes that are inherent with an appraisal district
- Providing the avenue for continued excellent service to our taxpayers and taxing units in the most cost efficient manner
- Ability to integrate with new technologies
- Cloud Hosted / Offsite
- Disaster Recovery
- Automatically scaling processing
- Strong online presence
- Remain current on legislative changes and updates
- Parallel operation with existing system until all functions and features are proven
- Satisfying the proposed milestones
 - Submit RFP May 2024
 - Narrow field to 3 possible vendors June 2024
 - Award proposal to vendor July 2024
 - Have a contract in place by August 2024
 - Begin data conversion December 2024/January 2025
 - Testing of Key Processes April 2025
 - Have complete transition by August 2025

True Prodigy: Acknowledged

INTRODUCTION

The purpose of this document is to provide Tarrant Appraisal District (TAD) with a strategic tool for acquiring and implementing a CAMA (Computer Assisted Mass Appraisal System) outlined above. This document will be used as an instrument to evaluate and select the most appropriate computer software and hardware system for Tarrant Appraisal District to assure the maximum benefit of their investment in time, money and human resources.

Tarrant Appraisal District is seeking to enhance overall communications and improve the effectiveness of the entire organization and better serve the community. To that end, TAD is soliciting proposals for a new comprehensive, fully integrated, software and hardware system to replace the existing systems currently in use. The new system will include, but is not limited to,

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hardware and software for automated mass appraisal administration in accordance with Texas State Law, Texas Property Tax Code, State Comptroller's Office Property Tax Division and USPAP (Uniform Standards of Professional Appraisal Practice). The new system will also include document archival hardware and software, document imaging software, and full integration with our current Geographic Information System (GIS). The terms "new system", "software system", and "new software system", "new comprehensive software and hardware system" will all have the same meaning, as defined by this paragraph, throughout this document.

TAD receives funds on a quarterly basis from 72 taxing units (entities). TAD is one of the three largest districts in the state of Texas and currently has 1.6 million parcels and around 200 employees and serves the entities and taxpayers of Tarrant County. TAD is currently using an Aumentum software product provided by Harris Computer. In order to continue to accomplish our goals and minimize increased personnel costs, TAD must have a vendor and vendor's software system that will completely and efficiently serve our current and future needs. Equally important to TAD is the ability of the system to accommodate future advances in technology and growth.

TAD anticipates the acquisition of all additional required hardware and software license agreements through this RFP. The vendor should specify the type and cost of each acquisition plan the vendor offers. It is TAD's intent to greatly improve and enhance productivity and control the cost of data processing.

TAD is only interested in proposals that offer a total solution for automating all functions of TAD the total solution must also include query tools, form processing, report generating capabilities, and an online presence meeting the legislative mandates. TAD prefers that the vendor be the original author and support organization for all application software. Any reliance on third party software or vendors must be clearly defined in all responses.

TAD will accept proposals for turnkey total solution systems. The successful vendor will be considered the prime contractor. TAD requires that the prime contractor obtain all hardware and application software licenses, install all hardware, convert TAD databases and train TAD staff. Training must cover all aspects of operations, usability and best practices. The software must provide the staff with the capability for management of all processes in TAD, relying on the proposer to assist in daily and annual processes if necessary.

True Prodigy: Acknowledged

CURRENT TECHNOLOGY INFRASTRUCTURE

TAD utilizes a diverse range of computer and network technology. For computing there is a total 486 windows based workstations 180 servers, 60 physical servers, 40 CAMA centric servers. The network consists of both a physical network supported by 7 switches and a wireless network with coverage throughout the building.

True Prodigy: Acknowledged

CURRENT BENCHMARK STATISTICS

For the purpose of this document TAD is providing the following approximate benchmark statistics which are representative of the current CAMA software's workload.

- 130 Field appraisers
- 70 Support staff
- 30 Concurrent ARB hearings
- 200,000 Annual ARB protests
- 800 Arbitrations
- 2,000 Active lawsuits
- 600,000 Residential properties
- 60,000 Commercial properties
- 50,000 Business personal properties
- 1,200,000 Mineral accounts
- 1,910,000 Total accounts

True Prodigy: Acknowledged

II. GENERAL REQUIREMENTS

Modern Technology

The reason for procurement is to accommodate the expanded requirements of our operations, expand capabilities, increase data security, and secure a system that allows us to take full advantage of the latest advances in computing and information processing technology.

The new system must satisfy the following requirements:

- Be responsive to the functional needs of departments.
- Be sufficiently flexible in both functional and technical designs to easily accommodate future changes as required by Texas State Legislature, changes in technology as well as business environment and other industry vendors.
- Must operate efficiently such that operations meet the performance demands of all users internally and externally to TAD.

Incorporate advances in computing and communications technology, such as:

- Current technology for application development
- Distributed and on-line data entry
- Structured systems design (fully normalized)
- Tools to create ad-hoc reports
- Capability to integrate with Scanning, Imaging, GIS databases, handheld Appraisal applications, and any future Relational Data Base Management System (RDBMS) compliant products
- Capability to FTP (File Transfer Protocol), import and export data accurately.
- Provide multiple database backups to ensure no data loss.
- Provisions for security control ensuring blocking of non-certified access.
- Provisions for disaster recovery and backups as well as checkpoints, should the application fail, ensuring no loss of data.
- Provide internal checks to ensure no loss of accounts or unintentional data changes.
- Capability to support online applications:
 - Appeals process
 - Informal value negotiation
 - ARB meetings
 - Electronic communication
 - Electronic Appraisal Notices
 - Application filing
 - API's

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- Microsoft 365
- One Drive

True Prodigy: See responses in Sections V-IX

Compliance

The new software system must support mass appraisal functions according to Texas State Law, Texas Property Tax Code, Texas Property Tax Assistance Division rules and USPAP standards.

True Prodigy: Acknowledged

Proven and Progressive

The new software system is envisioned to represent proven state of the art technology employing features that are on-line, real-time, within a fully integrated environment. It must provide flexibility and ease of maintenance to effectively handle changes in TAD business rules. Input and inquiry screens should be user-friendly with well-developed, easy to use documentation and on-line help features must be included with the system. Overall, the new system should provide the user with ready access to all necessary information, have a good response time, reduce paper shuffling, provide easy importing and exporting of any and all data and be cost effective to operate.

True Prodigy: Acknowledged

Integration

The key to the new software package is to apply full integration of all components or modules. These components should share information and thus reduce duplicative data entry and storing of redundant information. The information stored should be normalized using the Rules of Data Normalization.

True Prodigy: Acknowledged

Innovative

It is required that Vendors offer their best solution to meet TAD system needs as defined in this document. TAD will not tailor these needs to fit solutions a particular Vendor may have available. However, TAD does encourage innovative ideas for hardware and software that will result in enhanced overall operations and efficiency for TAD.

True Prodigy: Acknowledged

Maintenance

The Vendor will be required to engineer, design, program, install, convert data, test and maintain the new system that will provide complete services for TAD. TAD will accept proposals for turnkey total solution systems only. Vendor must be the sole responsible party throughout the delivery, installation, training, warranty, and maintenance periods. Any subcontractor utilized by the

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Vendor must be identified in the proposal with description of the assignments they will perform. A change of subcontractors throughout the installation, warranty, or maintenance periods requires the prior written approval of TAD. The Vendor will have ultimate responsibility for all subcontractors utilized for this project. The Vendor must provide a project manager as a single point of contact for TAD throughout the planning and implementation of the project.

True Prodigy: Acknowledged

III. PROPOSAL EVALUATION PROCEDURE

Delivery Information

TAD must receive three printed copies, and one digital version pdf format on USB drive of every proposal, in sealed envelope(s) with proper identification no later than June 10, 2024 at 3:00 pm. Requests for extensions of the closing date or time will NOT be granted. Partial bids will not be accepted. Proposals arriving late will not be considered. Vendors should allow sufficient mailing time to insure the timely receipt of the proposal.

Address proposals to:

Grady Ewing – Quality Assurance Manager
Tarrant Appraisal District
2500 Handley-Ederville Road
Fort Worth, Texas, 76118

Mark Envelope: MASS APPRAISAL SYSTEM PROPOSAL DO NOT OPEN UNTIL June 10, 2024 at 3:00 pm

True Prodigy: Acknowledged

Vendor Information

Vendors must submit information about the organization, including:

1. description of the company
2. parent or subsidiary status
3. description of all business activities engaged in by Vendor
4. number of employees
5. complete list of customers in Texas currently utilizing the product proposed

True Prodigy Response:

True Prodigy Tech Solutions, LLC was established in Texas in 2017 for bringing the latest technological advances in cloud-computing and software development to the appraisal and tax community. The company was founded by Osvaldo Morales and Jonathan Coco.

Our focus is on creating cloud-based CAMA solution and products to enhance the appraisal district user and taxpayer experience.

True Prodigy currently has a staff of eighteen personnel which includes developers, customer support, design, and product management.

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Background

We decided to enter this market because of the lack of innovation in this industry in the last few years. Districts across the state are faced with ever-shrinking appraisal calendar and legislative mandates that necessitate CAMA software innovation. We formed True Prodigy to remedy this. We seek to disrupt this industry with our proven product development expertise, advanced software technology and client-centric approach.

We propose that by leveraging specific cloud-based software development environments, we can create powerful and effective software appraisal tools that will augment your processes and create exponential improvement in functionality and productivity.

True Prodigy Tech Solutions Operational Information

Oswaldo Morales – President/CEO & Jonathan Coco – Vice President of Software Development

Why should you select True Prodigy?

- **Experienced Developer in this industry** – As evident by our previous accomplishments, we have a great depth of knowledge and experience in developing functional appraisal products. We feel that by selecting our company, you minimize your risks and maximize your opportunity of success.
- **Proven Track Record of Success** – We have a proven methodology for building great products, great teams and delivering the best client service available.
- **Beginning of Something Great** – We feel that a partnership between your team and ours would be win-win. We obtain a partner that allows us to fund and accelerate our vision, you obtain a partner with experience and proven track record as we create the next generation of appraisal. It is the beginning of something great!

Employees

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True Prodigy Customer listing has been provided in the SEPARATE binder labeled **CONFIDENTIAL**. Items referenced and submitted in the CONFIDENTIAL binder are proprietary and confidential.

Vendor Business Philosophy

TAD will not evaluate Offers on technical specifications alone. Equally important is the business relationship between the client and the Vendor. In order for TAD to become more familiar with your company, Vendors must submit the following:

1. Mission Statement
2. Short Term Goal List
3. Long Term Goal List
4. Support Perspective
5. Customization Perspective
6. Software Enhancement Plan
7. Staffing Perspective
8. Legislative Changes Plan

True Prodigy Responses:

#1 Mission Statement

MISSION STATEMENT	VISION STATEMENT	CORPORATE VALUES
Create elite software applications for the mass appraisal by leveraging cloud-computing technology, advanced analytics, and by harnessing our domain expertise as well as the expertise of our partner clients.	Develop a suite of elite software applications that will become the model for property appraisal standards in our industry.	<ul style="list-style-type: none"> * Treat employees as family * Treat clients as friends * Develop the most innovative software * Seek Knowledge to obtain proficiency * Value Attitude over Aptitude

#2 & #3 Short Term and Long-Term Goal List

- Establish a culture of respect, accountability, and integrity
- Be open, honest, and collaborative to gain an environment of trust
- Promote a meritocracy
- Achieve adequate levels of corporate profitability to achieve our goals of product re-investment, employee compensation, and company longevity
- Be the LEADER in the business or get out.

Value Proposition

We propose that by leveraging specific cloud-based software development environments, we can create powerful and effective software appraisal tools that will augment your processes and create exponential improvement in functionality and productivity.

At True Prodigy, we believe that our success depends entirely on the success of our customers. Our goal is to enable your staff to deliver great customer service to your constituents by leveraging the software tools and technology that we provide.

#4 Support Perspective

Product Support

Our product support specialists have experience in property appraisal and property tax processes. We want to make sure that the people helping you have been in your shoes. This simple idea enables us to deliver far superior service to appraisal districts and tax offices in Texas.

Product support requests can be submitted to True Prodigy via multiple methods including:

- 1) [Chat Support](#) – We are the first in our industry to offer real-time chat support to our clients embedded in our product. We feel that this is the most efficient way to have our clients be able to reach our technical support group.
- 2) [Telephone Support](#) – We understand that when you need help, you need help right now otherwise you wouldn't be calling. This method of support is reserved for requests for help that require immediate assistance. When you call our customer support phone line, a live support person will answer the phone call and obtain preliminary information from you and then route your call to the best qualified support technician. If a technician is available, he or she will be able to take your call immediately. If no technician is available, you have the choice to be transferred to a manager or a ticket will be created for you with an indication of the level of urgency. A technician will return your call within a 2-hour window from the time the call was placed.
- 3) [Email Support](#) – Email is often a common way to submit a product support request that is less urgent. The email will be addressed to a specific inbox at True Prodigy. A support technician will create a support ticket from the email and indicate the level of urgency as determined by you. A technician will be returning your call or email within a 2-hour window from the time the email was received.
- 4) [Website Ticket Entry](#) – A product support web portal is available for clients to create and monitor their own product support tickets. A ticket can be created with details about the request and screenshots, or reports can be attached for further explanation of the issue. A support technician will return your call within 2-hour window from the time the ticket was submitted.
- 5) [Client Community Portal](#) - A community portal website is also available for clients to be able to interact with other clients. This is a very effective way to find answers to your questions by reviewing discussion threads by other clients of True Prodigy. Each topic has a client moderator to ensure the correct advice is given. A frequently-asked-questions (FAQ) section is also available within our community portal that is updated frequently by our clients and/or support staff.
- 6) [Director-Level Chat](#) – Our director-level chat support is reserved for Chief Appraisers requesting assistance immediately. The caller will identify himself/herself as themselves and request immediate support. These inquiries will be answered by a live support person and the inquiry will be immediately routed to a manager or executive for assistance. If the manager or executive is in a meeting, they will be pulled from the meeting to answer the call. If all managers and executives are out of the office, the call will be routed to the CEO of True Prodigy for assistance.

#5 Customization Perspective & #6 Software Enhancement Plan

Product Maintenance

Our product maintenance strategy is two-fold 1) to ensure the product stays in compliance with property tax legislation and 2) to correct any software glitches that is preventing our clients to do their jobs effectively.

When the legislature is in session, our product manager will monitor appraisal and tax legislation to determine if preparations and/or changes need to be made to the product. If a new law is passed, our product manager will send out a mass email to all clients affected and/or conduct an online meeting to discuss the changes in the law and how it will affect our product. The product will be updated on a regular basis. Product release documentation will be provided describing the programming changes to the application.

Product Releases

True Prodigy uses a Rapid Application Development (RAD) methodology. It is an adaptive software development model based on prototyping and quick feedback. This allows for fast development of functionality requested by users of the system. Our release sprint cycle is every two (2) weeks as opposed to other vendors that might release only once or twice a year.

Product direction and feature selection is gathered through feedback in our helpdesk system and our internal product module owners. This collectively determines the new features selected for each sprint release.

These releases will be deployed to a staging environment to give the client opportunity to review and validate the changes before rolling them into the production environment. In addition to these releases, we sometimes have one-off updates that may pertain to a particular micro-service such as income valuation or BPP renditions. The product was designed with independent micro-services running independently of each other to allow for the deployment of these services without affecting the rest of the application. All costs associated with product maintenance are included in your service offering.

True Prodigy works with customers to review and update the product on a regular basis. This is done through enhancement requests, and customer funded product development.

#7 Staffing Perspective

True Prodigy regularly assesses our staff, any upcoming needs, and the staffing process. We strive to provide quality customer support and development resources to give our customers quality products and positive staff interactions.

#8 Legislative Changes Plan

Our customer base is very involved in monitoring legislative changes and communicating those changes and additions to True Prodigy. Additionally, True Prodigy reviews information from multiple sources to ensure legislative changes are captured and included in product enhancements and development.

Vendor Background and Qualifications

TAD will only enter into an agreement with a reputable firm capable of support with skilled and fully trained technicians capable of performing a first class installation and conversion in accordance with standard industry practices. All Vendor technicians must be experienced with the programs and equipment they are to install and /or support.

The Vendor must have installed, converted, supported and maintained the product(s) offered to the District for a minimum three (3) years. The vendor must provide a history of the versions of the system, including dates when each version was released and the features that were implemented in each of the two prior versions. The vendor must be able to accommodate an office and project of our size or greater and demonstrate where they have a functioning system that has successfully completed three Appraisal Cycles.

True Prodigy Responses:

The qualifications of not only the True Prodigy management, but quite a few of the staff are rooted in the appraisal industry. The founders, Osvaldo Morales and Jonathan Coco have been part of appraisal software development and products in Texas for over 20 years.

Over half of our staff members have had extensive exposure or hands-on experience of appraisal practices and software applications. Each of our staff members are an integral part of the development, testing, installation, and training of our product offerings.

The first True Prodigy customers were installed in 2020. These initial customers have been successful through several appraisal cycles including appraisal notice generation and working through the appeals process.

Scheduled releases occur quite frequently. These included legislative updates, software updates, and enhancement suggestions. Release Notes are posted for customer review to outline the items for each release.

Our provided customer listing outlines the installed offices, and upcoming installations. There are quite a few that have been through at least three appraisal cycles. Each of these offices varies in parcel count.

True Prodigy Customer listing has been provided in the SEPARATE binder labeled **CONFIDENTIAL**. Items referenced and submitted in the CONFIDENTIAL binder are proprietary and confidential.

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Customer parcel counts range from:

- Small at around 35,000 parcels
- Medium at around 200,000 parcels
- Metro at around 460,000 parcels

Manufacturer Affiliation

Vendor must be the original author and developer of the source code offered for the CAMA software system.

True Prodigy Response:

True Prodigy is the original author and developer of the source code for the Prodigy Applications.

Reference List

In order to meet the long-term requirements of TAD, the prospective vendors must demonstrate their experience in Texas Appraisal Districts & County Tax Offices.

1. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running the proposed application software in Texas.

True Prodigy Responses:

See the included **CONFIDENTIAL** binder for a complete listing of True Prodigy Texas Appraisal District offices either currently running our application or slated for installation in 2024 (four offices.)

2. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running the proposed application software outside Texas.

True Prodigy Responses:

True Prodigy does not have any offices outside of Texas running our application.

3. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running any legacy software in Texas.

True Prodigy Responses:

Texas appraisal districts that are utilizing the True Prodigy application are on the current version. No offices operate on legacy software.

4. If Vendor has no customers in Texas, Vendor should state that fact and provide a list of all out-of-state customers using Vendor's system similar to that which is being proposed.

True Prodigy Responses:

All True Prodigy customers are based in Texas.

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5. Vendor must provide a list of references from a minimum of three (3) clients. Each reference solicited must be a paying customer external to the Vendor's organization. The Vendor must have supported and maintained the referenced systems or provide details of support and maintenance if not fully supported by the Vendor. The Vendor must have been the original developer of the referenced systems and/or provide the history of the features that were integrated from other vendors. For listed references, include company/organization name and address of installation, description of software installed and the name and telephone number of the contact person.

True Prodigy Responses:

True Prodigy prides itself on the inclusion of all our customers as reference points.

Each installed customer office utilizes the Prodigy Appraisal application, running on the currently released version.

True Prodigy Responses:

See the included **CONFIDENTIAL** binder for a complete listing of True Prodigy Texas Appraisal District reference offices currently running our application.

Registration of Vendor

Any corporation conducting business with TAD shall be on file with the Secretary of State, State of Texas, as being incorporated under the Texas Business Corporation Act, or, if a foreign corporation, have procured a certificate of authorization for the right to transact business within the State. If Vendor is a limited partnership, it shall have on file with the Secretary of State, its certificate for the formation of a limited partnership as required by the Texas Uniform Limited Partnership Act, Article 6132a, V.A.C.S. Vendors shall provide their certificate of registration number on the proposal sheet.

True Prodigy: Our State of Texas certificate of formation filing number is 802730293.

Submission of Proposals

Vendors desiring to submit proposals in response to the request must comply with all mandatory submission requirements set out in this document. Failure to comply with any section will subject the proposal to immediate rejection. However, any mandatory submissions are not the sole requirements. All conditions and requirements throughout this request are considered binding.

True Prodigy: Acknowledged

Multiple Proposals

A Vendor may submit more than one proposal. At least one of the proposals shall be complete and comply with all requirements. However, additional proposals may be abbreviated in form, using the same format, but providing only that information that

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differs in any way from that contained in the initial proposal. Each proposal must be separately bound and contracts separately identified.

True Prodigy: Acknowledged

Authorization to Bid

An individual who is authorized to act on behalf of the Vendor must sign all proposals, attachments to proposals and/or documents submitted with this proposal.

True Prodigy: Acknowledged

Submission of Vendor Contracts

A proposal must include contract forms that the Vendor intends to use during contract negotiation. However, in making a contract award, TAD shall not be bound by any conditions as necessary. TAD may, however, reject any proposals where contractual terms are deemed unreasonable.

True Prodigy: A *SAMPLE* subscription agreement has been provided as Attachment A for review. Specific terms would be negotiated between the appraisal district and True Prodigy upon award of the RFP. See *Attachment A-SAMPLE Subscription Agreement*.

Vendor Inquiries

Any inquiries from Vendors concerning this proposal shall be submitted in writing to:

Grady Ewing – Quality Assurance Manager, GEwing@tad.org

True Prodigy: Acknowledged

Proposal Cost Errors

Vendors are expected to thoroughly examine all proposed specifications and all instructions. Preparation of cost extensions shall be at the Vendor's risk. In the event of a Vendor error in any cost extension, the Vendor's unit price will prevail.

True Prodigy: Acknowledged

Product Information

Complete product information and descriptive literature shall be submitted with the proposal. Information submitted shall be sufficiently detailed or substantiate that offered products meet or exceed the specifications. Vendor is hereby put on notice that all information submitted according to this requirement would be incorporated by reference in the contract document arising out of Vendor's response and may subject to express contract warranties.

True Prodigy:

Marketing materials on our product offerings have been included as:

Attachment B-Marketing & Product Information

If additional information is needed, or questions arise about the product offerings, these can be addressed at a future product demonstration for the Tarrant Appraisal District.

Benchmark Criteria

Vendors are strongly encouraged to provide benchmark statistics and additionally qualified Vendors may be asked to demonstrate their products to TAD. Vendors selected for product demonstrations must demonstrate that their product meets their response to the proposal. Failure to demonstrate that the product meets specifications will cause rejection of Vendor's proposal.

True Prodigy Response:

Information regarding a few benchmark statistics.

- Mass Recalc – 10,000 properties per minute.
 - This includes cost approach RCN calculation, depreciation, depreciated cost, land value, application of exemptions, calculation of taxable values, generation of PTD records, and data validation to scan for errors. For example, if your office has 600,000 real property, a mass recalculation job should complete in 60 minutes.
- Mass Generation of Equity and Sales Grids: 2,000 properties per minute.
 - This includes automatic comp scoring, tiered selection with up to ten (10) selection tiers, and adjustments of each comp to arrive at an indicated value for each grid. For example, if your office has 600,000 real property records, a mass generation of comp grid job should complete in 5 hours.
- Appraisal Totals for all Taxing Units: 15,000 properties per minute.
 - Totals include summary page, exemption page, state-category breakdown page, effective rate assumption page, top-taxpayer page, TIRZ totals page, and chapter 313 page. Each section must include records under ARB review, not under ARB review and grand totals. For example, if your office has 600,000 real property records, appraisal totals for all taxing units should complete in 40 minutes. To process 1.9 million property records, the totals will complete in a under 2.5 hours.

Installation, Integration and Testing

Vendors shall provide a method of parallel operation with the existing system.

Vendors shall provide a detailed installation, implementation and testing schedule for hardware, application software, database conversion and training with the proposal. All hardware purchased shall be installed within sixty days of contract award unless otherwise specified by TAD. After completion of testing and training the application of the software will begin as defined in the Vendor proposed installation plan.

<True Prodigy>

True Prodigy Response:

True Prodigy Installation, Integration and Testing information has been provided in the SEPARATE binder labeled **CONFIDENTIAL**. Items referenced and submitted in the CONFIDENTIAL binder are proprietary and confidential.

Proposal Evaluation

TAD will evaluate all proposals and The TAD Board of Directors will make the final evaluation of top proposals. Proposals that do not meet mandatory requirements shall be rejected. Proposals meeting the mandatory requirements shall be further evaluated on overall costs and ability to meet the long-term needs of TAD The term “overall costs,” as used in this paragraph, shall be interpreted to include -- but not be limited to - the cost of installment, conversion, training, product price, expansion capabilities of hardware, facility modifications required to house and operate the hardware and impact on staff.

True Prodigy: Acknowledged

Rejection of Proposals

TAD reserves the right to reject any and all proposals received. TAD does not intend to pay for information solicited or contracted for prior to entering into a contract with the successful Vendor.

TAD reserves the right to waive minor deviations in proposals providing such action is in the best interest of TAD. Minor deviations are defined as those that have no adverse effect upon TAD interest and would not affect the amount of the proposal by giving a Vendor an advantage or benefits not enjoyed by other Vendors.

TAD reserves the right to reject any or all proposals, to waive technicalities or formalities, and to accept any proposal deemed to be in the best interest of TAD If TAD receives no valid proposals, TAD reserves the right to negotiate on the best terms and conditions at the best possible prices.

True Prodigy: Acknowledged

Legal and Contractual Issues

TAD requires a contractual agreement that fairly represents the rights and obligations of all parties to the contract. The following questions and statements are intended to elicit several key contract issues. Therefore, all of the questions in this part must be answered completely for the Vendor’s proposal to be considered by TAD If a Vendor has included copies of proposed sample contracts, the Vendor must identify the page and section of the contract that is responsive to each of the following questions and statements.

True Prodigy Response:

Sections referenced are part of **Attachment A-SAMPLE Subscription Agreement**. Final contract terms would be discussed during contract negotiations.

Terms of Payment

When will Vendor require the price for the system to be paid? Explain completely, including any payment schedules and alternatives.

Will the agreement include provisions imposing interest or finance charges on late payments by user? If so, how will billing disputes be handled? Please explain.

Final payment schedule, interest or finance charges on late payments, and payment schedule would be further discussed during contract negotiations. Please refer to the service order sample on the attached sample subscription agreement.

Delivery

The agreement shall include a binding delivery schedule consistent with the terms of this proposal request.

Specify the method of delivery and installation. Explain, indicating the party or parties responsible for performing and/or paying for each step involved.

During the negotiation process for the Subscription Agreement and service orders will list the costs and payment schedule and method of delivery.

Vendor must warrant that all equipment purchased under this proposal is free and clear of all liens.

No equipment is listed or provided as part of this proposal.

Acceptance

All items purchased under this proposed request will be accepted only when all terms and any contracts arising from the proposal are met and the system is fully operational and in use by TAD Specify, if any, the specific acceptance criteria the Vendor may have.

Please refer to the attached sample subscription agreement.

Assignment, Use and Resale

Will the agreement or any related maintenance agreement include any restrictions on assignment of the agreement (I) by the user, and (II) by the Vendor? Explain.

<True Prodigy>

Will the agreement or any related maintenance agreement include any restrictions on the unconditional use by the user of the software? Explain, including any applicable reference to restrictions, lease and resale.

[Please refer to the attached sample subscription agreement.](#)

Termination

Under what circumstances, if any, can the user or Vendor terminate the agreement? Explain, including any penalties.

[Please refer to the attached sample subscription agreement.](#)

Execution Authority and Legal Assistance

Specify by name and title the individual or individuals within the Vendor's organization that presently have legal corporate authority to execute the agreement and any related agreements (including any amendments) on behalf of the Vendor.

[The individual for True Prodigy that presently has legal corporate authority to execute the agreement, and any related agreements is Osvaldo Morales – President & CEO](#)

Product Warranty

Complete product warranty information shall be submitted with the proposal. All manufacturers' warranties must be passed to Tarrant County Appraisal District. Unless otherwise specified in the proposal, all equipment must be warranted as new and unused.

[Please refer to the attached sample agreement for product warranty information.](#)

[No hardware or equipment is being provided by True Prodigy as part of this proposal.](#)

IV. SCORING

Scoring is intended to assist in identifying the top response candidates to the RFP and a high score does not guarantee the contract award. Top responses will be submitted the TAD Board of Directors and given the opportunity for a short demonstration.

Submissions which have been evaluated to meet the requirements under section V Proposal Requirements will then be scored based on the Contributory Percentages shown below. For the percentages which reference other sections their contribution will correlate with the number of questions to which they have answered yes in that section.

Contributory Percentages

- Has the proposed solution been implemented in an appraisal district with 200,000 or more parcels (10%)
- Has an appraisal district used the proposed solution to finish 3 or more appraisal cycles (10%)
- Is the proposed solution an existing product used in Texas, Colorado, Florida, or Washington (10%)
- Does the proposed solution use automatic dynamically scalable processing (10%)
- Does the proposed solution satisfy the parameters in section “VI. GENERAL SOFTWARE DESIGN” (10%)
- Does the proposed solution satisfy the parameters in section “VII. APPRAISAL DISTRICT OPERATIONAL CAPABILITIES” (10%)
- Does the proposed solution satisfy the parameters in section “VIII MASS APPRAISAL CAPABILITIES (15%)
- Does the proposed solution satisfy the parameters in section “IX. PERFORMANCE GUIDELINES” (15%)
- Total cost (10%)

True Prodigy: Acknowledged

V. PROPOSAL REQUIREMENTS

All proposals must specifically include the following or they will be subject to rejection.

True Prodigy Response:

True Prodigy Proposal Requirements responses are included as part of the SEPARATE binder labeled **CONFIDENTIAL**. Items referenced and submitted in the CONFIDENTIAL binder are proprietary and confidential.

Timeline

All proposals must include a proposed timeline depicting key milestones during the conversion and implementation process.

True Prodigy: See CONFIDENTIAL binder

Hardware

All proposals must include detailed listings with itemized cost for any additional hardware which does not exist on site that is required to ensure all features, functions, and performance parameters of the proposal are met.

True Prodigy: See CONFIDENTIAL binder

Software

Proposed software and system configuration must operate offsite / cloud based and support in excess of 200 concurrent users (133 appraisal and 67 support staff as of today) with unit costs, if any, for/of next user license agreement.

True Prodigy: See CONFIDENTIAL binder

Training

All proposals must include sufficient training to insure a successful installation. The proposal must specify the number of training days, the location and cost of each training session. Each training session may include a portion of or all staff members.

True Prodigy: See CONFIDENTIAL binder

Parallel Operation

The Vendor should specify their method of supporting parallel operation during the conversion through final acceptance of the new solution.

True Prodigy: See CONFIDENTIAL binder

Installation and Conversion

The Vendor shall provide for Parallel operation with the existing system until the proposed solution has been proven on site by TAD staff. The Vendor should specify the amount of time required for the installation and conversion process. Responsibilities of TAD must be specified for assistance in installation, cabling, networking interfaces, database conversion and training. The Vendor shall provide from their organization a Product Conversion Manager who is experienced with appraisal and understands the vendor's product. The Vendor shall specify the frequency of on-site visits by the Product Conversion Manager during the conversion process, it is the belief of TAD that frequent on-site visits will provide for greater success.

True Prodigy: See CONFIDENTIAL binder

Software/Hardware Maintenance

TAD will require a written hardware and software maintenance agreement for an agreed upon period of time. The Vendor may subcontract the hardware maintenance, but TAD will hold the Vendor responsible for all maintenance services. Any additional documentation that will assist TAD in evaluating the maintenance agreement should be included.

True Prodigy: See CONFIDENTIAL binder

GIS Mapping System –

A critical element in the implementation of a total solution package is the communication of data between the proposed system and a GIS Mapping System. The chosen Vendor must be able to demonstrate the ability to transfer files and integrate data with the GIS System. The Vendor must provide customer sites that are currently utilizing the interface. Failure to respond to this item may be grounds for rejection.

True Prodigy: See CONFIDENTIAL binder

Cost Estimator Integration

Being a critical tool TAD requires the ability to integrate with construction cost estimators for residential and commercial properties. Indicate which cost estimators you support, and if the price is included or if a separate third party engagement is required.

True Prodigy: See CONFIDENTIAL binder

<True Prodigy>

VI. GENERAL SOFTWARE DESIGN				
1. Application Design	Yes	No	Cost to Modify	True Prodigy Comments
1.1. Does the vendor, within current maintenance costs, ensure legislative compliance by the bill effective date or as soon as possible allowed by the release schedule?.	Y			
1.2. Is the application cloud based?	Y			
1.3. Is the application written for a dynamically scaled computing environment?	Y			
1.4. Does the application support distributed processing server technology?	Y			
1.5. Does the application allow for a fully redundant Windows & SQL Clustering solution to minimize downtime?	Y			
1.6. Is the application developed for a Windows-based network environment?	Y			Application is O/S - agnostic
1.7. Does the application employ a Graphical User Interface for ease of use?	Y			
1.8. Does the application have online help? If so...	Y			
1.8.1. Is the help context-sensitive?	Y			
1.8.2. Does it use the standard windows "What's This?" functionality?	Y			
1.8.3. Are there additional tools to allow direct contact with the support staff?	Y			
1.8.4. Does the application have step by step "How To's" developed for common functions?	Y			
1.8.5. Does the application have step by step "How To's" developed for Texas tax calendar functions?	Y			
1.8.6. Is the online help updated when functionality is added or changed?	Y			
1.8.7. Does the system allow for TAD-specific procedures to be added to the online help?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
1.9. Does the application use a generally available report writer for all its forms and reports?	Y			
1.9.1. If so, can the user make edits to the forms and reports as needed?	Y			
1.10. Can the data be exported using industry standard formats?	Y			
1.11. Is the application installed using standard methods in their respective platforms?	Y			
1.12. Does the vendor utilize a structured Release Deployment Plan in order to schedule deployment and protect the end users from instability?	Y			
1.13. Are new releases automatic?	Y			
1.14. Is the application fully compatible with most internet browsers?	Y			
1.15. Does the application support a read-only or kiosk mode for use in the customer service lobby?	Y			
1.16. Does the product support user API's?	Y			
1.17. Does the product support VOIP phone system integration?	Y			Currently integrated with Vested Networks
1.17.1. Does the integration allow for accounts to be grouped and searched by caller ID?	Y			
1.18. Is the application capable of Optical Character Recognition (OCR)?	Y			
2. Database Design	Yes	No	Cost to Modify	True Prodigy Comments
2.1. Does the application maintain a one-to-many relationship between the owner table and the property/parcel table? (Can an owner have multiple properties?)	Y			
2.2. Does the application maintain a one-to-many relationship between the property/parcel table and the owner table? (Can a property have multiple owners without splitting it?)	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.3. Does the application allow for ownership % to be applied and maintained at the land, improvement and personal property segment level?	Y			
2.4. Is the number of taxing entities allowed per account unlimited?	Y			
2.5. Does the application allow for entity % to be applied at the property level? For example, a property is 50% inside city limits – and not have to split the account.	Y			
2.6. Does the application allow for entity % to be applied and maintained at the land, improvement and personal property segment level?	Y			
2.7. Does the application allow for grouping properties for the purpose of apportioning exemptions? (Can a MH property be grouped with the land property or properties to apply the HS exemption without combining the properties?)	Y			
2.8. Does the application allow for grouping properties for the purpose of apportioning value (Income Valuation, Economic Units, Effective Acres, Special Appraisal Distribution)?	Y			
2.9. Does the application allow for prorating exemptions?	Y			
2.9.1. If so, does the property allow for multiple prorations on the same account in the same tax year?	Y			
2.10. Does the application support storage of tax payment status from the tax office?	Y			
2.11. Does the application maintain a complete set of appraisal history per tax year?	Y			
2.11.1. Is this accomplished without intervention by technical support personnel?	Y			
2.11.2. Does this include land and improvement detail appraisal information?	Y			
2.11.3. Does this include pricing schedules by tax year?	Y			
2.11.4. Does this also include neighborhood adjustments by tax year?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.11.5. Does this also include subdivision adjustments by tax year?	Y			
2.11.6. Does this also include cost multipliers and local multipliers by tax year?	Y			
2.11.7. Does the application allow for calculations of value to be performed on a previous year account?	Y			
2.12. Does the application capture a complete set of appraisal information when a property is sold?	Y			
2.12.1. If so, does this include land and improvement detail appraisal information?	Y			
2.12.2. Can land and improvement detail information be modified without affecting current values?	Y			
2.12.3. Does the application allow for configurable user warnings to manage data entry affecting new value, sales or ARB settlement offers?	Y			
2.13. Does the application capture new value?	Y			
2.14. Does the application capture new value as a result of construction completion?	Y			
2.15. Does the application allow for calculations of value to be performed on appraisal information captured at the time of sale?	Y			
2.16. Does the application allow property comparison and ratio calculations with the appraisal information captured at the time of sale, in addition to the current appraisal information?	Y			
2.17. Is the database SQL-compliant? If so...	Y			
2.17.1. Can it be accessed using generally available ODBC drivers?		N	\$ -	SQL DB can be accessed via vpn and sql client
2.18. Can it access other SQL-compliant databases such as GIS servers?	Y			
2.19. Is there a graphical user interface for querying the database(s)?	Y			
2.20. Is the complete data-dictionary available for querying?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.21. Does the application allow a user to track and report on the value status of any account?	Y			
2.22. Does the application allow a user to reconcile multiple valuation methods to determine a final value, including cost, income, sales values?	Y			
2.23. Has a client experienced the total loss of access and/or visibility to an account(s)? (Example: No primary accounts)		N		
2.23.1. If so, could the account be retrieved or restored to the database by the vendor in less than 48 hours (about 2 days)?	Y			
2.24. Does the system allow a one-to-many relationship between an official document (deed) table and the property/parcel table?	Y			
2.25. Does the system maintain a chain of title?	Y			
2.26. Does the system allow secondary documents to be recorded in parallel with the official document? (Examples: Life Estate, Heir Owner, Contract for Deed, Ground Lease, etc.)	Y			
2.26.1. If so, does the system allow secondary parties to be listed on an account?	Y			
2.27. Does the system maintain a person's date of birth in a separate field from an entity's date of establishment?	Y			
2.28. Does the system maintain a person's date of death in a separate field from an entity's date of dissolution?	Y			
2.29. Does the system recalculate values for only tax years affected by the change?	Y			
2.30. Does the system maintain exemption and other value modifier calculations as required by Texas legislation per tax year?	Y			
2.30.1. If so, does the system automatically adjust exemption amounts for added value or new construction?	Y			
2.30.2. If so, does the system automatically adjust tax ceilings for added value or new construction?	Y			
2.31. Does the system allow exemptions to be associated with a specific property owner?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.32. Does the system allow for an exemption type to be applicable across multiple property types?	Y			
2.33. Does the system allow exemptions to be awarded as a percentage of appraised value?	Y			
2.33.1. If so, does the system allow exemptions to be awarded as a percentage of land, improvement, interest, or asset?	Y			
2.34. Does the system allow exemption amounts or percentages to vary per taxing entity?	Y			
2.35. Does the system allow exemption amounts or percentages to vary per taxing entity per year?	Y			
2.35.1. If so, does it require a new exemption entry each time the amount or percentage changes?		N		
2.36. Does the system allow exemptions or other value modifier calculations to be automatically applied based on the existing data and state laws?	Y			
2.37. Does the system allow configurations that generate alerts and/or prevent data entry errors?	Y			
2.38. Does the system allow flagging an account for a future inspection and reason?	Y			
2.39. Does the system allow flagging an account for inspection by multiple departments?	Y			
2.40. Does the system track mailed exemption applications or other forms?	Y			
2.41. Does the system maintain images of the received application?	Y			
2.42. Does the system track the latest application mailed date?	Y			
2.43. Does the system track the latest application received date?	Y			
2.44. Does the system track late applications?	Y			
2.45. Does the system track actions taken on applications?	Y			
2.46. Does the system track applicant name for those which do not match owner name?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.47. Does the system track occupancy date?	Y			
2.48. Does the system track income-Producing Percentage?	Y			
2.49. Does the system track owner Not of Record?	Y			
2.50. Does the system track qualifying Trust?	Y			
2.51. Does the system track beneficiary Name(s)?	Y			
2.52. Does the system track beneficiary Date of Birth?	Y			
2.53. Does the system track cooperative Housing?	Y			
2.54. Does the system track disability Start Date?	Y			
2.55. Does the system track disability End Date?	Y			
2.55.1. Does the system allow for an automatic action to be taken as of the end date?	Y			
2.56. Does the system track veteran Disability Rating?	Y			
2.57. Does the system track total and Permanent Disability?	Y			
2.58. Does the system track participating Taxing Units?	Y			
2.59. Does the system allow the user to enter future exemption start dates?	Y			
2.60. Does the system allow the user to enter future exemption end dates?	Y			
2.61. Can the system produce and track exemption estimates for the estimates roll within the production database?	Y			
2.62. Does the system maintain an exemption or other value modifier change log?	Y			
2.63. Does the system calculate and maintain appraised value limitations?	Y			
2.64. Does the system calculate and maintain tax ceilings and freeze years?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
2.65. Does the system calculate and maintain tax ceiling transfer ratios?	Y			
2.66. Does the system allow tax ceiling and freeze year participation to vary per taxing entity?	Y			
VII. APPRAISAL DISTRICT OPERATIONAL CAPABILITIES				
3. Parcel/Account Search Information	Yes	No	Cost to Modify	True Prodigy Comments
3.1. Can the Parcel/Account be accessed by all of the following?				
3.1.1. Account Number?	Y			
3.1.2. Geographic Number?	Y			
3.1.3. Account Type (Real, Personal, Mineral, Mobile Home, Auto)?	Y			
3.1.4. Include deleted and reference properties?	Y			
3.1.5. By Year?	Y			
3.1.6. Situs?	Y			
3.1.7. Abstract/Subdivision, Block, Lot?	Y			
3.1.8. Neighborhood Code or Description?	Y			
3.1.9. DBA?	Y			
3.1.10. Map ID?	Y			
3.1.11. Building Permit Number?	Y			
3.1.12. Mineral Lease Number?	Y			
3.1.13. Previous ownership?	Y			
3.1.14. Business type (NAICS)?	Y			
3.1.15. Dealer's license number?		N	\$ 2,450	

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
3.1.16. Aircraft tail number?		N	\$ 2,450	
3.1.17. Owner/Taxpayer ID?	Y			
3.1.18. Owner/Taxpayer Name?	Y			
3.1.19. Owner/Taxpayer First Name?	Y			
3.1.20. Owner/Taxpayer Last Name?	Y			
3.1.21. Owner/Taxpayer Mailing Address?	Y			
3.1.22. Previous Taxpayer Name?	Y			
3.1.23. Agent's ID?	Y			
3.1.24. Agent's Name?	Y			
3.1.25. Agent's First Name?	Y			
3.1.26. Agent's Last Name?	Y			
3.1.27. Agent's Mailing Address?	Y			
3.1.28. Entity?	Y			
3.1.29. GIS tools?	Y			
3.1.30. Year Range?	Y			
3.1.31. Street Number Range?	Y			
3.1.32. Block Range?	Y			
3.1.33. Lot Range?	Y			
3.1.34. Any Previous Taxpayer Name?	Y			
3.1.35. Exemption Start Date?		N	\$ 2,450	
3.1.36. Exemption End Date?		N	\$ 2,450	
3.1.37. Deed Instrument Number?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
3.1.38. Deed Instrument Number Range?		N	\$ 1,225	
3.1.39. Deed Date Range?	Y			
3.1.40. Phone Number?		N	\$ 1,225	
3.1.41. Username?		N	\$ 2,450	
3.1.42. Entry Date Range?		N	\$ 2,450	
3.1.43. Department?		N	\$ 2,450	
3.1.44. Exemptions?	Y			
3.1.45. Property Use?	Y			
3.1.46. Zoning?	Y			
3.1.47. Value Status? (for tracking the property through appraisal cycle)	Y			
3.1.48. Field Assignment Group? (For mobile appraisal device)	Y			
3.1.49. Building Permit #?	Y			
3.1.50. UDI Properties?	Y			
3.1.51. Deed Volume/Page/Number?	Y			
3.1.52. Improvement Type?	Y			
3.1.53. State Code?	Y			Also improvement class
3.1.54. Map ID?	Y			
3.1.55. SIC Code?	Y			
3.1.56. Mobile home Serial, Title or HUD number?	Y			
3.1.57. Deed Volume, Page of Number?	Y			
3.1.58. Configurable Code for Grouping Properties? (Property Group Code)	Y			We call them property tags
3.1.59. ANY COMBINATION OF THE ABOVE?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
3.2. Does the system also allow for a generic/universal search using one entry box?	Y			
3.3. Does the system have an advanced search?	Y			
3.4. Does the system allow the use of wildcards (% , *) in the search criteria?	Y			
3.5. Do all search results display basic data fields, including account number, situs, owner name, account status?	Y			
3.6. Can displayed result fields be sorted, rearranged, added, or removed according to the user's preferences?	Y			
3.7. Does the system display a message if no results are found?	Y			
3.8. Does the system display the number of results found and the time taken to return the search results?	Y			
3.9. Does the system have an adjustable limit for the maximum number of results returned?	Y			Search results are returned in pages. Count per page can be configured.
4. Taxpayer Records	YES	NO	Cost to Modify	True Prodigy Comments
4.1. Does the application allow multiple owners per parcel/account?	Y			
4.2. Does the system allow for official documents to be entered out of chronological order?	Y			
4.3. Does the system allow for a user to undo a deed entry?	Y			
4.4. Does the system allow a user to update one mailing address for multiple accounts?		N	\$ 4,900	
4.4.1. If so, can the user specify what accounts are updated?		N	\$ -	
4.5. If so, are the interests and values maintained at the account level	Y			
4.6. Does the system support multiple addresses per taxpayer?		N	\$ 2,450	
4.7. If so, does the system allow the user to indicate which address is for mailing?		N	\$ 1,225	

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
4.8. Does the system support multiple phone numbers per taxpayer?	Y			
4.9. Does the system support CASS Certification information?	Y			
4.10. Does the system allow for document images be scanned or attached to taxpayer records?	Y			
4.10.1. Does the system allow for official documents to be entered out of chronological order?	Y			
4.11. Does the system allow for identification or flagging International Addresses?	Y			
4.12. Does the system provide the ability to flag returned mail?	Y			
4.12.1. Does the system provide for the mailing address to default back to the situs address after a set number of mail returns?		N	\$ 1,225	
4.13. Does the system provide importing of national change of address (NCOA) data?	Y			
4.14. Does the system allow for identification or flagging of "confidential" owners such as police officers?	Y			
4.15. Is confidential and PII stored in an encrypted format?	Y			
4.16. Are property descriptions maintained distinctly by year?	Y			
4.17. Does the system support 10 or more taxing entities on a single account?	Y			
4.18. Does the system support 8 or more exemptions on a single account?	Y			
4.19. Does the system support 100 or more taxing entities?	Y			
4.20. Does the system support 50 or more exemptions?	Y			
4.21. Does the system have an integrated online exemption application tool?	Y			
4.22. Can an account be inactivated or deleted? If so...	Y			
4.22.1. Can it be recovered at a later date?	Y			
4.22.2. Can an account be inactivated or deleted for a future date?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
4.22.3. Can a deleted account be searched?	Y			
4.22.4. Can an account be activated or created for a future date?	Y			
4.22.5. Does the system allow you to create or delete an account as of a specific date without changing the system's effective date?	Y			
4.23. Does the recover process restore the original improvement and land appraisal information?	Y			
4.23.1. If so, is a history of permits maintained?	Y			
4.24. Does the system support multiple Situs Addresses?	Y			
4.25. Does the system support multiple Doing Business As (DBA)?	Y			
4.26. Does the system support multiple email addresses?	Y			
4.27. Does the system track agreement for taxpayer to receive Electronic Communication?	Y			
4.27.1. If so, Does the system indicate which type of communication will be electronic? (E.g. Appraisal Notices, Tax Statements, Online Appeals)	Y			
5. Splits and Merges	Yes	No	Cost to Modify	True Prodigy Comments
5.1. Does the system provide the ability to split property through the use of a Help Wizard?	Y			We call them Walkthrus
5.2. Does the system have a GIS tool to process splits and merges?	Y			
5.3. Does the system have a splits/merge workflow process?	Y			
5.4. Does the system support copying land segments, improvements, and images to other accounts?	Y			
5.5. Can the user see all history involved with all splits of a property?	Y			
5.6. Does the system provide the ability to merge property through the use of a Help Wizard?	Y			Merge Walkthru

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
5.6.1. If so, can the user see all history involved with all property merges?	Y			
5.7. Does the system provide the ability to mass create new properties through the use of a Help Wizard?	Y			Mass Create Walkthru
5.8. Does the system allow for certain data of BPP properties such as situs and entities to be linked and imported from the real property at that same location?		N	\$ 1,225	
5.9. Does the system provide the ability to link properties?	Y			
5.10. Does the system provide the ability to split property through the use of a Help Wizard?	Y			Split Walkthru - Duplicate with 5.1
5.10.1. If so, can the user see all history involved with all splits of a property?	Y			
5.10.2. If so, can the user see all history involved with all property merges?	Y			
5.11. Does the system allow a user to undo splits or merges?		N	\$ 2,450	
5.12. Does the system allow splits or merges to occur out of chronological order?	Y			
5.13. Does the system allow the user to view the properties to be split in GIS?	Y			
5.14. Does the system allow the user to view the properties to be merged in GIS?	Y			
6. TIF Zone Data	Yes	No	Cost to Modify	True Prodigy Comments
6.1. Does the system track TIF zone data (Base Year, Expiration year, Description or Name, Code, type, participating entities)?	Y			
6.2. Does the system track Base Market and Base Taxable value by entity?	Y			
6.3. Does the system allow for correcting the base year values?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
6.4. Does the system generate reports and letters for the related entities?	Y			
6.5. Does the system generate summary and detail reports?	Y			
6.6. Does the Summary report show the Base and the Current year values and increment?	Y			
6.7. Can reports be run for specific entities?	Y			
6.8. Are the reports user configurable allowing adding and removing fields?	Y			
6.9. Does the report allow showing the amount of value under litigation?		N	\$ 1,225	
6.10. Does the report allow showing the amount of value under ARB review?		N	\$ 1,225	
6.11. Does the report show certified vs non-certified values?		N	\$ 1,225	
6.12. Does the report show the value of new construction?		N	\$ 1,225	
6.13. Does the report show exempt value?		N	\$ 1,225	
6.14. Does the report show exempt value by exemption type?		N	\$ 1,225	
6.15. Does the report show a count of properties for the current year?	Y			
6.16. Does the report show a count of properties for the prior year?		N	\$ 1,225	
6.17. Does the report show a count of properties for the base year?		N	\$ 1,225	
6.18. Does the report show a grand total of all the accounts?		N	\$ 1,225	
6.19. Does the report show the base year?	Y			
6.20. Does the presence of a TIF code display on the property summary screen?	Y			
6.21. Does property split or plat process flag accounts with a TIF value or provide a way to distribute the base value?		N	\$ 2,450	
6.22. Is the system able to track changes in total base value for a TIF?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
6.23. Is the system able to display TIF properties on the GIS viewer?		N	\$ 2,450	
7. Corrections to the Certified Roll	Yes	No	Cost to Modify	True Prodigy Comments
7.1. Does the system keep certified history by year?	Y			
7.1.1. Does the system track 10 years of certified history?	Y			
7.2. Does the system allow for corrections, additions or deletions to the certified roll?	Y			
7.2.1. Does the system allow for modification of 10 prior years?	Y			
7.3. Does the system allow for omitted property and omitted improvement tracking for the purpose of correcting the roll?	Y			
7.4. Does each supplemental roll only include changes made since the last supplemental roll was certified?	Y			
7.5. Can the roll's date range be specified by the user?	Y			
7.6. Can users continue data entry while the roll is being generated?	Y			
7.7. Does the system have an automated process of transferring changed information to collections for bill adjustments to take place?	Y			
7.7.1. Does the system allow for 10 years to be "transferred" to collections?	Y			
7.8. Does the system keep full appraisal information by year? (Does the system keep a full complement of land, improvement, and business personal property information by year?)	Y			
7.8.1. If so, can a property be "recalculated" for a prior year without affecting current values?	Y			
7.9. Does the system print a supplemental roll listing all property involved in the corrections?	Y			
7.9.1. Can this roll be grouped by entity?	Y			
7.9.2. Can this roll be grouped by year?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
7.9.3. Can this roll be grouped by supplemental action? (i.e. adds, changes, deletes)	Y			
7.9.4. Does this roll print a summary totals page indicating the gains or losses for each entity?	Y			
7.9.5. Can this roll be re-printed on demand?	Y			
7.9.6. Can this roll be re-printed even if subsequent rolls have been accepted?	Y			
7.9.7. Does the system generate an Adjusted History Total after each supplement?	Y			
7.9.8. Can multiple supplement groups be opened at the same time?	Y			
7.10. Does the system allow for a "future supplement" to be started to allow for the 30day notice requirement?	Y			
8. Agent Identification	Yes	No	Cost to Modify	True Prodigy Comments
8.1. Can agents be created on the system (AoA or Appointment of Agent)?	Y			
8.2. Does the system allow users to easily, two clicks or less from the main account, identify the authorities assigned to an agent prior to assisting a customer?	Y			
8.3. Can the system support all the same contact fields as it does for Taxpayers?	Y			
8.4. Can multiple agents be assigned to one parcel?	Y			
8.5. Can multiple parcels be assigned to one agent?	Y			
8.6. Can authorities be defined on an agent for a parcel?	Y			
8.7. Can agents be authorized on accounts in mass?	Y			
8.8. Can agents be revoked in mass (RoA or Revocation of Agent)?	Y			
8.9. Can it keep chronological AoA/RoA history at the account level?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
8.10. Can it analyze entered data and auto determine if the information is a duplicate?		N	\$ 2,450	
8.11. Can it analyze entered data and auto determine if the agent/agency has already been revoked?		N	\$ 1,225	
8.12. Can it post duplicate submittal information in chronological order?		N	\$ 1,225	
8.13. If an RoA has been submitted prior to the AoA being submitted, can it maintain that information and auto revoke the AoA when it is submitted?		N	\$ 1,225	
8.14. Can authorization by revoked on Dashboard by property owner or agent?	Y			Using our Public Portal for owners and agents
8.15. Can it automatically send notifications to the affected parties upon the processing of AoA/RoA?	Y			
8.16. Does it have OCR ability to read and enter data from scanned documents?	Y			We have OCR capability on specific forms
8.17. Does it automatically update and produce all the Comptroller required reports and surveys?	Y			
8.18. Does the system allow for document images be scanned or attached to agent records?	Y			
9. Import Information	Yes	No	Cost to Modify	True Prodigy Comments
9.1. Does the system allow importing appraisal data?	Y			
9.2. Does the system allow importing building permits?	Y			
9.3. Does the system allow importing CASS data?	Y			
9.4. Does the system allow importing corrected Situs Zip Codes? (new post offices created)		N	\$ 2,450	
9.5. Does the system allow importing mailing address information provided from the USPS?	Y			We have auto-cass api that handles updated addresses

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
9.6. Does the system allow importing owner identification information from TXDPS or similar agency?		N	\$ 9,800	
9.7. Does the system allow importing death information from TX Dept of Vital Statistics or similar agency?		N	\$ 9,800	
9.8. Does the system allow importing mineral data from multiple vendors?	Y			
9.9. Does the system allow custom imports and mapping of tabular data files?	Y			
9.10. Does the system allow importing mortgage company records?		N	\$ 4,900	
9.11. Does the system include preconfigured imports all the major appraisal vendors standard exports?	Y			Standard export formats
9.12. Do all imports from appraisal vendors capture new value?	Y			
9.13. Do all imports from appraisal vendors capture ownership changes?	Y			
9.14. Does the import tool generate custom change reports showing before and after values?		N	\$ 2,450	
9.15. Does the system allow for the import of collection and tax payment events?		N	\$ 9,800	
9.16. Does the system import exemption data from appraisal vendors?	Y			Using our mineral & industrial import tool
9.17. Does the system import abatement data from appraisal vendors?	Y			Using our mineral & industrial import tool
10. Export Information	Yes	No	Cost to Modify	True Prodigy Comments
10.1. Does the system allow exporting application data?	Y			
10.2. Does the system allow exporting appraisal information?	Y			
10.3. Does the system allow exporting CASS data?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
10.4. Does the system allow exporting Situs Address for zip code correction?	Y			
10.5. Does the system allow exporting ownership changes?	Y			
10.6. Does the system allow exporting property summary data?	Y			
10.7. Does the system allow exporting shared property data?	Y			
10.8. Does the system allow exporting sales submission data?	Y			
10.9. Does the system allow exporting state reviewer data?	Y			
10.10. Does the system allow exporting truth-in-taxation data?	Y			
10.11. Does the system allow for modification and adding fields to existing exports?	Y			
10.12. Does the system allow users to develop custom exports?	Y			
10.13. Does the system allow exports to be scheduled and processed automatically?		N	\$ 9,800	
11. Event Tracking	Yes	No	Cost to Modify	True Prodigy Comments
11.1. Does the system track all system-defined events for a property such as notice generated, protest generated, ownership transfers, etc.?	Y			
11.2. Does the system keep an exact copy of the appraisal notice that was generated?	Y			
11.3. Does the system allow for user-defined events?	Y			
11.4. Does the system display in a chronological order the events attached to a property?	Y			
11.5. Does the system allow the user to see events for a property?	Y			
11.6. Does the system allow the user to see the appraisal and collections events for a property at the same time?	Y			Appraisal yes
11.7. Does the system allow the user to attach any Windows objects (i.e., video, images, etc.) to an event for a property?	Y			

<True Prodigy>

12. Change Log Administration	Yes	No	Cost to Modify	True Prodigy Comments
12.1. Does the system allow identification of fields to be tracked when changed?		N		All fields are tracked in our revision history
12.2. Does the system allow viewing of all changes made to the fields being tracked?	Y			
12.3. Does the system show a before and after picture of the fields that change?	Y			
12.4. Does the system track changes to records even when performed outside of the application such as an update statement using SQL?	Y			
12.5. Does the system allow for customizable change reports?	Y			
12.6. Does the system for change reports of changes by specific users?	Y			
13. User Identification	Yes	No	Cost to Modify	True Prodigy Comments
13.1. Does a person need a user ID to access the system?	Y			
13.2. Is a user ID password validated?	Y			
13.3. Does the system support a universal login / SSO?		N	\$ 19,600	
13.4. Does the system allow the user to reset and/or recover password using security questions?	Y			
13.5. Can a user account be created to only have specific functions available to them on the system?	Y			
13.6. Are rights and functions on the system specified at the user level?		N		We maintain user rights at the role level. Then assign roles to users
13.7. Does the system allow for rights and functions by user groups?	Y			By roles
13.8. Does the system allow for selection of different databases to log into as in the case when using a training database and a live database?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
13.9. Can an appraiser be created to only change specific state codes?		N	\$ 9,800	Our user rights are specific to property types such as R, P, MH, etc.
14. Appraisal Notice Automation	Yes	No	Cost to Modify	True Prodigy Comments
14.1. Does the system include a comprehensive 25.19 notice selection wizard?	Y			
14.2. Can the 25.19 notice form be printed in-house?	Y			
14.3. Can the 25.19 notice form be exported to a print file?	Y			
14.4. Does the system include a comprehensive 25.192 notice selection wizard?	Y			
14.5. Can the 25.192 notice form be printed in-house?	Y			
14.6. Can the 25.192 notice form be exported to a print file?	Y			
14.7. Does the system include a comprehensive 25.193 notice selection wizard?	Y			
14.8. Can the 25.193 notice form be printed in-house?	Y			
14.9. Can the 25.193 notice form be exported to a print file?	Y			
14.10. Does the system allow for notices to be mailed by property type (i.e. Real property go first -vs- Personal Property)?	Y			
14.11. Does the system allow for multi-property notices?		N	\$ 9,800	This is typically done by the mineral vendor.
14.12. Does the system allow printing notices for owners or agents or both?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
14.13. Does the system provide the ability to code a property that will FORCE a notice to be mailed to this property during the Appraisal Notice selection process?	Y			
14.14. Does the system provide the ability to code a property that will EXCLUDE the property from being selected for notification during the May Notice selection process?	Y			
14.15. Does the system create an event indicating that a notice was mailed to the property owner or agent?	Y			
14.16. Does the system automatically store an image of the appraisal notice that was mailed to the property owner or the agent?	Y			
14.16.1. Can the stored image then be re-printed?	Y			
14.17. Does the system record "ARB values" system wide at the time the appraisal notices are printed to serve as a reference point for comparison during the protest period?	Y			
14.18. Does the system allow for custom queries to be used to selectively code properties to FORCE a notice to be mailed to this property during the Appraisal Notice selection process?	Y			
14.19. Does the system allow you to work in a Future Year layer while in the protest season?	Y			
14.20. Does the system allow all accounts to be moved to the future year even before certification?	Y			
14.21. Does the system allow Notices to be published electronically? (Where the taxpayer or Agent can view the Notice online)	Y			
14.22. Does the system allow Notices to be published to the Property Search website?	Y			
14.23. Does the system have an integrated email notice module or Microsoft 365 integration?		N	\$ 19,600	
15. Certified Appraisal Roll Automation	Yes	No	Cost to Modify	True Prodigy Comments
15.1. Does the system allow for certifying the roll in less than 5 hours?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
15.2. Does the system allow for generating and tracking a certified estimate of the roll?	Y			
15.3. Does the system print certified totals by entity with a separate total for "Under ARB Review" items?	Y			
15.4. Can the appraisal roll be printed in-house with duplex capability on laser printers?	Y			
15.5. Can the appraisal roll be exported to an ASCII file for offsite printing?	Y			
15.6. Can the appraisal roll be exported to a fixed-length file for taxing jurisdictions?	Y			
15.7. Can the New Year creation and commencement of work begin immediately after certification?	Y			
15.8. Does the system print the State Reports in Laser Forms?	Y			
15.9. Does the system export to the EDS format for submission to the state?	Y			
16. Appraisal Review Board Processing (ARB)	Yes	No	Cost to Modify	True Prodigy Comments
16.1. Does the system have an Appraisal Review Board package?	Y			
16.2. Does the system allow for multiple protest reasons under a single protest?	Y			
16.3. Does the system allow for multiple protesters under a single protest?	Y			
16.4. Does the ARB package have barcode or QR scanning?	Y			
16.5. Does the system allow creating protests through a wizard?	Y			Mass Create Appeal Walkthru
16.6. Does the system allow creating protests from an excel file?	Y			
16.7. Does the ARB package provide scheduling tools?	Y			
16.8. Can the user search by Property ID?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
16.9. Can the user search by Case ID?	Y			
16.10. Can the user search by hearing date?	Y			
16.11. Can the user search by appraiser?	Y			
16.12. Can the user search by Status?	Y			
16.13. Can the user search by Inquiry type?	Y			
16.14. Can the user search by Date range?	Y			
16.15. Can the user search by ARB Panel?	Y			
16.16. Can the user search by status?	Y			
16.17. Can the user search by Agent?	Y			
16.18. Can the user update protest and hearing characteristics for multiple records from the search results?	Y			
16.19. Does it automatically produce all the Comptroller required reports and surveys?	Y			
16.20. Does the system automatically send all required text and email reminders and notices for hearings?	Y			
16.21. If a 25.25d motion is being submitted on an account that has already had a S&W or a Chapter 41 value hearing with a determination, will it record the submission, update to the appropriate case status?	Y			
16.22. Can it auto validate and record, upon the filing of a 25.25 motion or 41.411, account specific year, year specific, delinquency date, tax payment date(s) and amount(s)?	Y			
16.23. Can it determine if the 25.25 motion is timely and code the case appropriately?	Y			
16.24. Can it calculate/estimate the undisputed amount of taxes based on information provided on the motion form?		N	\$ 1,225	
16.25. Can it determine if the undisputed amount of taxes have been paid timely and code accounts appropriately?		N	\$ 7,350	Can do this via API to County's Spindlemedia

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
16.26. Prior to the scheduled hearing date, if the undisputed portion of taxes have not been timely paid, can it auto notify filer with correspondence designed to inform them of legal requirements necessary to proceed with a hearing?		N	\$ 2,450	
16.27. As cases are being closed via a joint motion (JM), settlement & waiver(S&W) or hearing, by the authorized party, will it auto close all extraneous cases for those accounts filed by unauthorized parties?		N	\$ 9,800	
16.27.1. Will it auto notify filing party, on all extraneous cases that account has been closed by authorized party?		N	\$ 1,225	
16.28. If protests are submitted by multiple parties for the same grounds and the account has already been closed via JM, S&W or hearing, by the authorized party, will it record the submissions, create the cases, update cases with the correct closed case status and auto notify all filing parties, as cases are being created, that they will not be scheduled due to previous closure by authorized party?		N	\$ 2,450	
16.29. Is the data in the protest filing screen/wizard in the same order as on the Notice of Protest?	Y			
16.30. Does the system record type of hearing requested (in-person, affidavit, telephone, video conference)?	Y			
16.31. Can the cases be filtered and sorted by requested hearing type?	Y			
16.32. Can hearing type be changed/updated in mass?	Y			
16.33. If errors (ex: wrong year, wrong agent number) occur when ARB cases are created, can the errors be corrected? 16.33.1. Can errors be corrected in mass?	Y			
16.34. Can a report be generated for all accounts ready for an Agreed Order?	Y			
16.35. Can a report be generated for all accounts ready for a Final Order?	Y			
16.36. Can Orders be generated in mass by Agent number?	Y			
16.37. At the account level, does the system track the call-in registration time for telephone hearing?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
16.38. Does the system track when the telephone case is put into the panel room?	Y			
16.39. Does the system track when the hearing starts and stops?	Y			
16.40. At the account level, does the system track when the property owner/agent enters the waiting room for videoconference hearing?	Y			
16.41. Does the system track disconnections/interruptions?		N	\$ 2,450	
16.42. Does the system track on whose end the disconnection/interruptions occurred?		N	\$ 2,450	
16.43. Does the system track if an Affidavit/Unsworn Declaration has been uploaded to an account?	Y			
16.44. Does the ARB package keep track of all letters printed?	Y			
16.45. Does the ARB package allow for multiple properties which are part of the same economic unit on one protest?	Y			Using a control group code. If a more robust tool is needed, we can get it coded.
16.46. Does the ARB package allow for multiple properties which are part of the same undivided interest on one protest?	Y			
16.47. Does the ARB package allow for multiple properties which are part of the same effective acreage group on one protest?	Y			Using a control group code. If a more robust tool is needed, we can get it coded.
16.48. Does the ARB package allow for multiple properties which are part of the same homestead group on one protest?	Y			Using a control group code. If a more robust tool is needed, we can get it coded.
16.49. Does the ARB package allow for scheduling for appraisers and ARB hearing?	Y			
16.50. Does the ARB package allow scheduling for offsite locations?	Y			Using Docket Location fields
16.51. Does the ARB package keep the minutes of the meetings and the voting results and motions?	Y			
16.52. Can the user print a schedule for Appraiser meetings?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
16.53. Can the user print a schedule for the ARB meetings?	Y			
16.54. Are all codes user defined and maintainable?	Y			
16.55. Is the ARB data kept by year indefinitely?	Y			
16.56. Does the ARB package capture digital audio (MP3 format) directly to the ARB record?	Y			
16.57. Does the ARB package support video conferencing?	Y			
16.58. Does the ARB package capture video directly to the ARB record?	Y			
16.59. Does the ARB package automatically generate a sales comp grid based on predefined parameters?	Y			
16.60. Does this sales comp grid also have automatic adjustments of sales comp to subject to come up with an indicated value?	Y			
16.61. Does the ARB package allow for a paperless ARB presentation showing protest information, sales comp grid, GIS comp grid, appraisal card etc.?	Y			
16.62. Does the ARB package allow for configuration of an evidence packet specific to property or protest characteristics?	Y			
16.62.1. If so, can the evidence packet be created for multiple protests at a time?	Y			
16.62.2. Can the ARB package determine which evidence to generate for each protest?	Y			
16.63. Does the ARB package allow for a paperless Taxpayer presentation? 16.63.1. If so, can the Taxpayer presentation be accessed from the same record where the ARB presentation is accessed?	Y			
16.64. Can the user quickly review prior year and current year property data and values side-by-side, along with percentage of change by year for hearing support?	Y			
16.65. Does the system provide real-time hearing schedule updates?	Y			
16.66. Doe the system allow staff to page for assistance during a hearing?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
16.67. Does the system allow non-value related protest determinations to be entered without changes to the notified or final market values?	Y			
16.68. Does the system support a tax payment status import?		N		Can be done via API already quoted
16.69. Does the system support a tax office account live link from within the protest?		N		Can be done via API already quoted
17. Online Appeals	Yes	No	Cost to Modify	True Prodigy Comments
17.1. Does the system allow taxpayers to file a protest online?	Y			
17.2. Does the property owner/agent Dashboard have a place for two way communication and does it capture and retain the communication?	Y			
17.3. Can the user determine when the online system should be activated and deactivated based on the appeals cycle?	Y			
17.4. Does the online protest update the system without user intervention? (The user does not have to manually enter the protest filed online.)	Y			
17.5. Does the system allow The District evidence to be published online for the taxpayer?	Y			
17.6. Does the system allow the taxpayer to submit evidence online?	Y			
17.6.1. If so, is the evidence loaded into the system without user intervention?	Y			
17.6.2. If so, are there security parameters in place to protect The District from viruses, large, or corrupt uploaded files?	Y			
17.6.3. If so, is the deadline for uploading evidence user configurable based on hearing time or hearing status?	Y			
17.7. Does the system allow the taxpayer to schedule a hearing online from The District's configured available dates?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
17.8. Does the system allow the taxpayer to schedule a hearing by location?	Y			
17.9. Does the system allow a taxpayer to reschedule a hearing online?	Y			
17.10. Does the system allow a taxpayer to withdraw a protest online?	Y			
17.11. Does the system allow The District to offer a settlement online?	Y			
17.11.1. Does the system recommend a value adjustment based on the criteria used for comparable grids?	Y			
17.11.2. Does the system allow users to bulk review, apply, and offer adjustments based on comp grid values?	Y			
17.11.3. Does the system collect the taxpayers opinion of value and compare it to other value sources?	Y			
17.11.4. Does the system allow a taxpayer to accept or reject an offer online?	Y			
17.11.5. If so, is the taxpayer decision loaded into the system without user intervention?	Y			
17.12. Does the system allow The District to notify the taxpayer of status or changes to the online protest?	Y			
17.12.1. If so, is text message notification an option?	Y			
17.13. Does the system allow non-value related settlements or withdrawals to be entered without changes to the notified values, final market values, or value-related protests or settlements?	Y			
17.14. Does the system allow Agents to file a protest online?	Y			
17.15. Does the system allow The District evidence to be published online for the Agent?	Y			
17.16. Does the system allow the Agent to submit evidence online?	Y			
17.17. If so, is the evidence loaded into the system without user intervention?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
17.17.1. Are there security parameters in place to protect The District from large or corrupt uploaded files?	Y			
17.17.2. Does the system allow the Agent to schedule a hearing online from The District's configured available dates?	Y			
17.17.3. Does the system allow the Agent to schedule a hearing by location?	Y			
17.17.4. Does the system allow an Agent to reschedule a hearing online?	Y			
17.17.5. Does the system allow an Agent to withdraw a protest online?	Y			
17.18. Does the system allow The District to offer a settlement online to an Agent?	Y			
17.19. Does the system allow an Agent to accept or reject an offer online?	Y			
17.20. If so, is the Agent decision loaded in to the system without user intervention? 17.20.1. Does the system allow The District to notify the Agent of status or changes to the online protest?	Y			
18. Lawsuit/Arbitration Tracking	Yes	No	Cost to Modify	True Prodigy Comments
18.1. Does the system have a way to track lawsuits?	Y			
18.2. Does the system display lawsuit data in a condensed format so statuses, changes, filing history, and account values can all be summarized on a single screen?	Y			
18.2.1. Can changes be made from this screen?	Y			
18.3. Does the system allow adding accounts in mass based on new petitions?	Y			
18.4. Does the system have an evidence tool for lawsuits?	Y			
18.4.1. Does this tool have similar functionality to the ARB evidence tool?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
18.4.2. Does this tool allow for importing the evidence from the ARB hearing?	Y			
18.5. Does the system track court information?	Y			
18.6. Does the system track lawsuit cost information?	Y			
18.7. Does the system have a way to track jurisdictional flaws?	Y			
18.8. Does the system have a way to track protest reason/type?	Y			
18.9. Does the system have a way to track plaintiff name?	Y			
18.10. Does the system have a way to track the cause number?	Y			
18.11. Does the system have a way to track date filed, date served, final delivered date, amended date, and original answer filed date?	Y			
18.12. Does the system track the defendant's attorney and the plaintiff's attorney?	Y			
18.13. Does the system track notice value and ARB value?	Y			
18.14. Does the system track the tax status and date paid?	Y			
18.15. Does the system track the agreed value and approved agreed judgement dates?	Y			
18.16. Does the system track the disposition status, conformed date, and closed date?	Y			
18.17. Does the system track the category granted for current and prior year?	Y			
18.18. Does the system track the total litigated value for current and prior year?	Y			
18.19. Does the system track the final value and net difference for current and prior year?	Y			
18.20. Does the system have a tax entity notified field?	Y			
18.21. Does the system have a problem/comments field?	Y			
18.22. Does the system track letters for flagged/closed accounts?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
18.23. Does the system generate letter to the entities for flagged accounts?	Y			
18.24. Does the system store the beginning value and the ending value for the lawsuit?	Y			
18.25. Does the system show the value lost by entity?	Y			
18.26. Does the system allow images to be attached to the lawsuit?	Y			
18.27. Does the system have letter processing for lawsuits?	Y			
18.28. Does the system automatically generate letters based on specific events?	Y			
18.29. Does the system have a way to track arbitration cases?	Y			
18.30. Does the system have a way to track arbitration case numbers?	Y			
18.31. Does the system have a way to track the individual's (owner and/or agent) name that filed the arbitration case and their contact information?	Y			
18.32. Does the system have a way to track the arbitration value request?	Y			
18.33. Does the system have a way to track the arbitration fee that was paid?	Y			
18.34. Does the system have a way to track comptroller arbitration acceptance, denial, and withdraw letters and dates?	Y			
18.35. Does the system have a way to track and calculate an arbitration 45-day settlement window deadline from the date of the comptroller's acceptance letter?	Y			
18.36. Does the system have a way to track tax status with date paid?	Y			
18.37. Does the system have a way to track assigned arbitration and arbitrator information (name, mailing address, phone number, e-mail address)?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
18.38. Does the system have a way to track arbitration evidence deadlines, hearing dates, times, and hearing type (teleconference or in person, and informals in person then the location)?	Y			
18.39. Does the system have a way to generate arbitration evidence cover letters using account and arbitrator information?	Y			
18.40. Does the system track the arbitrator contact information?	Y			
18.41. Does the system allow for different owner contact info to be used for the arbitration vs all other communications?	Y			
18.42. Does the system show arbitration information?	Y			
18.43. Can a user search for arbitration records by property type?	Y			
18.43.1. Property Designation?	Y			
18.43.2. Property Use?	Y			
18.44. Does the system track value changes?	Y			
18.45. Does the system have letter processing for arbitration?	Y			
18.46. Does the system have an evidence tool for arbitrations?	Y			
18.46.1. Does the system allow for configuration of a standard evidence packet for arbitration, to meet USPAP appraisal report guidelines?	Y			
18.46.2. Does this tool have similar functionality to the ARB evidence tool 18.46.3. Does this tool allow for importing the evidence from the ARB hearing?	Y			
18.47. Does the system allow images for lawsuit and arbitration?	Y			
19. Inquiry Tracking	Yes	No	Cost to Modify	True Prodigy Comments
19.1. Does the system have a way to track general inquiries from property owners or inquiries?	Y			
19.2. Are the inquiries stored by year in chronological order?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
19.3. Can these inquiries be scheduled by appraiser?	Y			
19.4. Can these inquiries have the status changed in mass?	Y			
19.5. Does the system store the beginning value and the ending value for the inquiry?	Y			
19.6. Does the system allow creating protests through a wizard?	Y			
19.7. Does the system use an automated letter processing system to print personalized form letters to the property owner or agent?	Y			
19.8. Does the system automatically save an image of any letter mailed to property owner or agent?	Y			
19.9. Does the system support letter processing "templates" that allow for the routing of letters and forms to specific printers in the office?	Y			
19.10. Does the system track events related to a particular inquiry?	Y			
19.11. Does the system allow for any windows object be attached to an inquiry event? Windows objects such as video clips, audio recordings, etc.?	Y			
19.12. Does the system track a change log associated with the inquiry tracking system?	Y			
19.13. Does the system allow for document images to be scanned or attached into an inquiry record?	Y			
19.14. Is the system able to automatically generate a sales comp grid with automatic adjustments and weighted to the subjects characteristics?	Y			
19.15. Is the system able to automatically generate an equity comp grid with automatic adjustments and weighted to the subjects characteristics?	Y			
19.16. Does the system allow for a search for inquiry records?	Y			
19.17. Can this search be customized by date, appraiser, status, sign-in time etc..?	Y			
19.18. Does this search allow configuration to automatically refresh at a pre-defined interval for monitoring purposes?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
19.19. Does the system allow search by inquiry reason?	Y			
19.20. Does the system have any reports associated with the inquiry tracking system?	Y			
19.21. Does the system import or link notes and images from the inquiry into the protest?	Y			
20. Configurable Active Reports	Yes	No	Cost to Modify	True Prodigy Comments
20.1. Does the application have a way to configure a generic query, stored procedure or view and display the results in a columnar window within the application?	Y			
20.1.1. Can these be scheduled to run at a future time?	Y			
20.2. Does this allow for user assignment configuration?	Y			
20.3. Does this allow for reports on arbitrations?	Y			
20.4. Does this allow for reports on Lawsuits?	Y			
20.5. Does this allow for reports on properties valued with Marshall & Swift?	Y			
20.6. Does this allow for automatic time-interval refresh configuration?	Y			
20.7. Does this allow for mass update of accounts?	Y			
21. Letter and Forms Processing	YES	NO	Cost to Modify	True Prodigy Comments
21.1. Does the system have an integrated method of producing mail-merge type letters to property owners, agents, entities, mortgage companies and attorneys?	Y			Using Jaspersoft Reporting system
21.2. Does this letter processing system utilize an industry-standard word processor such as Microsoft Word?	Y			
21.3. Can the mail-merge function be called from within the appraisal application?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
21.4. Does the letter processing system display all available fields that can be used for mail-merge features?	Y			
21.5. Does the letter processing system allow the property main image to be included in the mail-merge function?	Y			
21.6. Does the letter processing system automatically save an image of the document that is printed or mailed to the property owner, agent, entity, mortgage company, or attorney?	Y			
21.7. Does the letter processing system allow for custom fields to be entered during creation of each letter? (flex-fields)	Y			
21.8. Does the system have an integrated forms processing system that will automatically identify the document being scanned using a barcode and assign it to the bar-coded account?	Y			
21.9. Does this forms processing system identify the business personal property rendition form?	Y			
21.9.1. If so, does the process allow the rendition data to be entered when scanned?	Y			
21.9.2. Is there an option to capture the rendition image and complete data entry later?	Y			
21.10. Does this forms processing system identify the homestead exemption application form?	Y			
21.11. Does this forms processing system identify the Notice of Protest form?	Y			
21.12. Does the forms processing system identify images as Protest Evidence or Letters?	Y			
21.13. Does the system assign template IDs to all forms and letters?	Y			
21.14. Does the system assign and track for versioning of letter and form templates?	Y			
21.15. Does the system preserve the formatting of previously used templates?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
21.16. Can the system track, maintain, and automatically archive letters or forms in accordance with specific state and/or TAD record retention and record disposition rules?	Y			
21.17. Does the system allow for the creation of PDF fillable forms?	Y			
21.18. Does the system allow for forms to be digitally signed by the user and/or property owner?	Y			
21.19. Can the system generate certified mail numbers?	Y			
21.20. Can the system generate mail tracking numbers for standard mail?	Y			
21.21. Can the system be configured to automatically generate and mail a specific letter or form based on changes made by a user?	Y			
21.22. Does the system allow for a one-to-many relationship between the letter and the exemptions?	Y			
21.23. Does the system allow for a one-to-many relationship between the letter and the affected tax years?	Y			
21.24. Does the system allow the user to select from a list of canned responses?	Y			
21.25. Does the system allow the user to override the mailing address of record for oneoff mailings?	Y			
21.26. Can letters or forms be generated in mass without exporting data to an external spreadsheet or text file?	Y			
22. Mass Maintenance and Quick Entry System	Yes	No	Cost to Modify	True Prodigy Comments
22.1. Does the system have a separate entry system for fast data entry of information as processed by data entry operators without the use of the mouse?		N	\$ 39,200	
22.2. Does this data entry system allow for function keys to be assigned to repetitive functions?		N	\$ -	
22.3. Does the system allow for function key assignment to vary per user?		N	\$ -	

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
22.4. Does the system have a separate mass maintenance system for data entry of information in mass using queries or pre-defined parameters such as subdivision code, geo number ranges, etc?		N	\$ -	
22.5. Can a change done in mass be rolled back (undone) for the group of properties affected?		N	\$ -	
22.6. Does the system have the means to mass update entities?		N	\$ -	
22.7. Can notes be added in mass?		N	\$ -	
22.8. Can assessment statuses be added or updated in mass to prevent reporting to the roll or inclusion on a notice data pull?		N	\$ -	
22.9. Can the fields that are available for mass updated be limited by user rights or groups?		N	\$ -	
22.10. Does the system have the means to mass update agent information?		N	\$ -	
22.11. Does the system support industry standard hot keys and shortcuts		N	\$ -	
23. Account Image Module	Yes	No	Cost to Modify	True Prodigy Comments
23.1. Does the system have an integrated Imaging system?	Y			
23.2. Does the system support jpg saving common files to accounts?	Y			
23.3. Does the system support tif saving common files to accounts?	Y			
23.4. Does the system support pdf saving common files to accounts?	Y			
23.5. Does the system support msg saving common files to accounts?	Y			
23.6. Does the system support saving common Microsoft office file types to accounts?	Y			
23.7. Does the system allow a primary image to be selected for the account?	Y			
23.8. Does the system allow the primary image to be year specific?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
23.9. Does the system allow for document annotation including notes, highlights, shapes, arrows, etc.?	Y			
23.10. Does the system allow for redaction of sensitive or protected information?	Y			
23.10.1. If so, is the redaction automated?		N	\$ 19,600	
23.10.2. If so, are the redactions retained when printing, downloading, or exporting the document?		N	\$ -	
23.11. Does the system allow for a new image to initiate a workflow process for associated accounts?	Y			
23.12. Does the system have a hierarchy to organize images?	Y			
23.12.1. Does the hierarchy support organization by tax year?	Y			
23.12.2. Does the hierarchy support organization by appraisal method?	Y			
23.12.3. Does the hierarchy support organization by confidentiality?	Y			
23.13. Does the system have encryption for confidential document types?	Y			
VIII. MASS APPRAISAL CAPABILITIES				
24. Real Property Valuation				
	Yes	No	Cost to Modify	True Prodigy Comments
24.1. Does the application maintain totally separate appraisal information including related schedules and valuation data by tax year?	Y			
24.2. Are user-defined schedules used to value?	Y			
24.2.1. If so, are all schedules completely user-maintainable?	Y			
24.2.2. Are the schedules maintained by year?	Y			
24.3. Are improvement features user-definable? (i.e. interior, exterior, fireplace, etc)	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
24.3.1. If so, is the number of user-definable features unlimited?	Y			
24.4. Are the user-definable features used to effect value?	Y			
24.5. Does the application allow valuation using GIM's and EGIM's?		N	\$ 19,600	This feature is currently in our roadmap for 2024
24.6. Does the application allow for a loaded cap rate?	Y			
24.7. Does the application allow allocation of value to different models for mixed use properties?	Y			
24.8. Does the application apply income or sales models in mass by property type or classification?	Y			
24.9. Does the application perform regression analysis?	Y			
24.10. Does the system allow for overrides of modeled values?	Y			
24.11. Does the system value land by models and tables?	Y			
24.12. Can the land value method be copied to all accounts in an economic unit?	Y			
24.13. Can portions of land be coded and valued as excess or surplus land?	Y			
24.14. Does the system have a reappraisal work flow with statistics by property type and staff member?		N	\$ 7,350	
24.15. Can the system generate ratio studies and reports at any time?	Y			
24.16. Does the application allow the following units of measurements to be used to value:				
24.16.1. Square footage?	Y			
24.16.2. Acreage?	Y			
24.16.3. Front footage?	Y			
24.16.4. Lot depth?	Y			
24.16.5. Length / width?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
24.16.6. Wall Height?	Y			
24.16.7. Area Perimeter?	Y			
24.16.8. Percentage of main area value?	Y			
24.16.9. Percentage of main area dollars per square foot?	Y			
24.16.10. User-Definable Features?	Y			
24.16.11. Flat Value Pricing?	Y			
24.16.12. Percentage of entity?	Y			
24.16.13. Percent Finish-out?	Y			
24.16.14. Per leasable unit?	Y			
24.17. Does the sketch tool allow drawing by angle and distance?	Y			
24.18. Does the sketch tool flip and rotate sketches?	Y			
24.19. Can the sketch tool import and scale building plans so they can be drawn over the top of?	Y			
24.20. Does the sketch tool allow for overlay on GIS and aerial imagery?	Y			
24.21. Does the sketch tool allow for a segment of a polygon to be and arc or curve?	Y			
24.22. Does the application allow for an unlimited number of land and improvement adjustments?	Y			
24.22.1.1. If so, are the adjustments code-driven?	Y			
24.22.2. Can the adjustments be identified as percentage or value adjustments?	Y			
24.22.3. Can a description be saved describing each adjustment?	Y			
24.23. Does the application allow mass value modifications by all of the following means:	Y			
24.23.1. Neighborhood?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
24.23.2. Property type?	Y			
24.23.3. Subdivision?	Y			
24.23.4. Cost Multiplier?	Y			
24.23.5. Local Multiplier?	Y			
24.23.6. If so, will changing the value of any of the above mass modifiers flag the associated properties automatically for mass recalculation without user intervention?	Y			
24.24. Does the system support properties where portions are homestead, non homestead, and agricultural special appraisal on a single account?	Y			
24.25. Does the system allow specific items to be exempt at the detail/feature level, such as solar panels on homes? (This should not be a subtraction of their value at the end but a removal from the taxable value to prevent distortion of HS caps)	Y			
24.26. Does the system support the Income Approach to valuation?	Y			
24.26.1. If so, can a user capture and query actual data in the system?	Y			
24.26.2. Can the user build and track a settlement offer using all valuation methods including DCF, Schedule, Pro Forma and actual rent data?	Y	N	\$ 9,800	DCF & Pro Forma would need to be added.
24.26.3. Can the user store a Base Cap rate and account for taxes with the rate using multiple options?	Y	N	\$ 4,900	We can do part of this request. Added hours for additional requirements.
24.26.4. Can the user save multiple income models and select the most fitting model for the current years valuation?	Y			
24.27. Does the system support Marshall & Swift for commercial properties?	Y			
24.28. Does the system support a process to review remodeled properties and adjust condition characteristics for valuation?	Y			

<True Prodigy>

25. Personal Property Valuation	Yes	No	Cost to Modify	True Prodigy Comments
25.1. Does the system allow BPP accounts to be linked to the real property account?	Y			
25.2. Can the real property account be found from the BPP account?	Y			
25.3. Does the real property account display a list of BPP accounts at that location?	Y			
25.4. Does the system allow for multiple personal property segments (i.e. inventory, furniture & fixtures, etc.) on a personal property account?	Y			
25.5. Does the system allow for unlimited valuation methods using state-defined schedules?	Y			
25.6. Does the system allow for user-defined local schedules?	Y			
25.7. Does the system allow for unlimited years of rendered information?	Y			
25.8. Does the system allow for the value to be assigned based on a selection of multiple values?	Y			
25.8.1. For instance: unlimited state-defined or user-defined schedules, prior year value, rendered value, etc.?	Y			
25.9. Does the system allow the user to define codes?	Y			
25.10. Does the system allow for the application of depreciation schedules?	Y			
25.11. Does the system allow for the application of cost index schedules?	Y			
25.12. Does the system allow the user to define quality and density on a personal property segment?	Y			
25.13. Does the system allow the user to define the value of a segment that is considered special inventory?	Y			
25.14. Does the system allow tracking monthly sales dollars of special inventory property?	Y			
25.15. Does the system allow tracking monthly sales volume of special inventory property?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
25.16. Does the system allow tracking detail vehicle information of special inventory property?	Y			
25.17. Does the system report dealers who have not filed their information by userspecified date?	Y			
25.18. Will the system be able create mass reports from the entry levels above by entity, field area or business type?	Y			
25.19. Does the system allow for BPP parcels to be updated and/or created remotely with a cellular connection directly into CAMA system?	Y			
25.20. Does the system allow for new BPP parcels to be created remotely without a cellular connection via external application (excel template)?		N	\$ 9,800	
25.21. Does the system allow quick access to BPP images and documents by tax year at the account level?	Y			
25.22. Does the system allow the ability to read and populate rendered data from PDF (TAD rendition or state form) to the CAMA system?	Y			
25.23. Does the system allow for BPP account to be saved in whole (without saving after each entry) before going to another page or session in the CAMA system?	Y			
25.24. Does the system have the ability for more than one person to access an account simultaneously?	Y			
25.25. Does the system have prompt response time between screens and updating of data fields?	Y			
25.26. Will the system be able to recognize entity codes by the situs address automatically and catch errors on entity codes not matching situs?	Y			
25.27. Does the system allow for staff to create BPP account using customized format to resemble aircraft tail number, mineral lease number, Var-X DBA name or dealer license?	Y			
25.28. Does the system allow appraisal calculation according to tax code section 21.03,	Y			
21.05 and section 21.09 (interstate allocation)?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
25.29. Does the system allow appraisal calculation according to tax code section 11.251 (freeport exemption)?	Y			
25.30. Does the system allow appraisal calculation according to tax code section 11.31 (pollution control exemption)?	Y			
25.31. Does the system allow for the addition of late penalties according to tax code section 11 and section 21 (late filings)?	Y			
25.32. Does the system allow the acknowledgment of September 1 appraisal designation?	Y			
25.33. Does the system allow appraisal calculation according to tax code section 11.36 (medical/biomedical exemption)?	Y			
25.34. Does the system allow appraisal value exception according to tax code section 11.145 (value less than \$2,500)?	Y			
25.35. Does the system allow appraisal calculation according to tax code section 11.252 (personal use leased vehicle exemption)?	Y			
25.36. Does the system allow appraisal calculation according to tax code section 11.254 (mixed-use vehicle exemption)?	Y			
25.37. Does the system allow appraisal calculation via cost and application of depreciation schedules per asset on various location assets?	Y			
25.38. Does the system report dealers who had fewer than five units sold in a given year?	Y			Via a Smart List
25.39. Does the system provide an asset management system for easy update of assets?	Y			
25.40. Does the system support the concept of "sub-segments" where multiple assets of the same type can be grouped together and value is rolled up to the segment level?	Y			
25.41. Does the system allow for a rolled up value to be overridden by the user?	Y			
25.42. Does the system allow for renditions to be submitted on line?	Y			
25.43. Does the online rendition allow for pre populating with the prior years assets?	Y			

< True Prodigy >

26. Sales Analysis	Yes	No	Cost to Modify	True Prodigy Comments
26.1. Does the application provide for the retention of sales history?	Y			
26.1.1. Does the application provide for the retention of 30 sales records per property?	Y			
26.2. Are these instruments displayed in chronological order?	Y			
26.3. Does the application provide for a way to add sales that are outside of the county?	Y			
26.4. Does the system allow instruments recorded without affecting the official chain of title?	Y			
26.5. Does the system allow for confidentiality of the sale separate from the property owner?	Y			
26.6. Does the application allow for multiple sales to be recorded on one account?	Y			
26.7. Does the application allow for multiple properties within one sale record?	Y			
26.7.1. If so, does it combine the market values of properties before comparing to sale price?	Y			
26.8. Does the application allow for land-only and improvement-only indicators on sale records?	Y			
26.8.1. If so, does it only use the value indicated when comparing to sale price?	Y			
26.9. Does system allow the land size indicated in the sale be maintained separately from the recorded land size?	Y			
26.10. Does the system allow land sales to be tracked and used as comps even after splits and new construction has occurred on the original property?	Y			
26.11. Does the system allow multiple separate deed transactions to used to generate a sale entry for a multi property/multi owner transaction? (such as an estate sale)	Y			
26.12. Does the system link and track mineral interests with real property sales?	Y			
26.13. Does the system have a module for BPP sales tracking?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
26.14. Does the system link and track BPP that is part of a sale?	Y			
26.15. Is sales financing information stored with sale records?	Y			
26.16. Can the system record multiple confirmations?	Y			
26.17. Can the sale be flagged as confidential?	Y			
26.18. Can comparable sales be extracted using user-definable criteria?	Y			
26.19. Can comparable sales analysis use characteristics as of the time of sale versus current property characteristics?	Y			
26.20. Are histograms and scatter diagrams available on the sales history?	Y			
26.21. Are all of the following statistics reported on comparable sales in the application:	Y			
26.21.1. Mean?	Y			
26.21.2. Median?	Y			
26.21.3. Variance?	Y			
26.21.4. Standard Deviation	Y			
26.21.5. Coefficient of Dispersion?	Y			
26.21.6. Sales ratio of the property?	Y			
27. Building Permits	Yes	No	Cost to Modify	True Prodigy Comments
27.1. Does the system support building permits?	Y			
27.2. Does the system allow for a building permit to initiate a workflow process for associated accounts?	Y			
27.3. Does the system allow viewing of building permits by GIS?	Y			
27.4. Can permits be located by Permit Number?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
27.5. Can permits be located by Permit Type?	Y			
27.6. Can permits be located by Appraiser Assigned?	Y			
27.7. Can permits be located by Property Owner?	Y			
27.8. Can permits be located by Property ID?	Y			
27.9. Can permits be located by Situs?	Y			
27.10. Can a report be printed of building permits?	Y			
27.11. Can a report be printed for specified building permits?	Y			
27.12. Can permits be coded active or inactive?	Y			
27.13. Can permits be coded with multiple properties?	Y			
27.14. Do permits have a date worked?	Y			
27.15. Do permits have a date completed?	Y			
27.16. Do permits have percent complete?	Y			
27.17. Can permits be imported from other types of files?	Y			
28. Rollbacks	Yes	No	Cost to Modify	True Prodigy Comments
28.1. Does the system provide a quick, easy, user-friendly process for adding AG rollbacks?		N	\$ 19,600	
28.2. Does the system do all calculations automatically for all types of AG rollbacks?		N		
28.3. Does the system allow multiple rollbacks on a property at a time?		N		
28.4. Does the system allow multiple properties to be processed as a single rollback?		N		
28.5. Does the system allow for multiple owners to be part of a rollback group?		N		

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
28.6. Does the system allow for an account to have an absolute exemption in lieu of a rollback?		N		
28.7. Does the system allow for automatically generating letters for a rollback?		N		
28.8. Does the system import rollback data, letters, and worksheets into ARB when rollbacks are protested?		N		
28.9. Does the system provide a calculation worksheet to be given to the taxpayer?		N		
29. Comparable Sales & Comparable Property	Yes	No	Cost to Modify	True Prodigy Comments
29.1. Does the system allow for comparable sales to be searched for? If so, do the criteria include the following.	Y			
29.1.1. Can comparable sales be located by a distance radius?	Y			
29.1.2. Can comparable sales be located by Region Code?	Y			
29.1.3. Can comparable sales be located by Abstract or Subdivision Code?	Y			
29.1.4. Can comparable sales be located by Neighborhood Code?	Y			
29.1.5. Can comparable sales be located by Subset Code?	Y			
29.1.6. Can comparable sales be located by Map ID?	Y			
29.1.7. Can comparable sales be located by School Code?	Y			
29.1.8. Can comparable sales be located by City Code?	Y			
29.1.9. Can comparable sales be located by situs?	Y			
29.1.10. Can comparable sales be located by Improvement Class?	Y			
29.1.11. Can comparable sales be located by Living Area?	Y			
29.1.12. Can comparable sales be located by Improvement Year Built?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
29.1.13. Can comparable sales be located by Improvement Unit Price?	Y			
29.1.14. Can comparable sales be located by Improvement Additive Value?	Y			
29.1.15. Can comparable sales be located by Land Type?	Y			
29.1.16. Can comparable sales be located by Land Area?	Y			
29.1.17. Can comparable sales be located by Land Area Type?	Y			
29.1.18. Can comparable sales be located by Land Unit Price?	Y			
29.1.19. Can comparable sales be located by Sale Type?	Y			
29.1.20. Can comparable sales be located by Sale Date?	Y			
29.1.21. Can comparable sales be located by Sale Price?	Y			
29.1.22. Can comparable sales be located by grantor and grantee?	Y			
29.1.23. Can comparable sales be located by transaction type?	Y			
29.1.24. Can comparable sales be located by any combination of the above?	Y			
29.2. Can comparable sales be 'weighted' by each factor above?	Y			
29.3. Can a comparable sales grid be printed include picture images of the comps?	Y			
29.4. Can a report listing be printed of the selected comps?	Y			
29.5. Can appraisal cards be printed of the selected comps?	Y			
29.6. Can comparable PROPERTY be located by same criteria above even if the property has not sold? In other words, can you find LIKE PROPERTY when searching?	Y			
29.7. Can comparable sales and comparable property be located by Tax Appraisal year?	Y			
29.8. Can comparable criteria be saved for later retrieval by other users?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
29.9. Does the system allow for residential comparable sales and equity grids?	Y			
29.10. Does the system allow for commercial comparable sales and equity grids?	Y			
29.11. Does the system allow for Income comparable grids?		N	\$ 39,200	This is in our development roadmap for another client
30. Residential Comparable Sales Grid with Automatic Adjustments	Yes	No	Cost to Modify	True Prodigy Comments
30.1. Does the system automatically generate a comparable sales grid weighted to the characteristics of the subject?	Y			
30.2. Does the system allow comparison of property characteristics at the time of sale versus current property characteristics?	Y			
30.3. Does the system automatically adjust each individual comp sale component in relation to the subject property?	Y			
30.4. Does the system adjust for Land Market Difference between the subject and comp?	Y			
30.5. Does the system adjust for Effective Year Built differences between the subject and comp?	Y			
30.6. Does the system adjust for Living Area Difference between the subject and comp?	Y			
30.7. Does the system adjust for each improvement detail segment difference?	Y			
30.8. Does the system adjust for Plumbing differences between subject and comp?	Y			
30.9. Does the system adjust for Fireplace differences between subject and comp?	Y			
30.10. Does the system adjust for Number of Bedrooms between subject and comp?	Y			
30.11. Does the system show the Indicated Value for the subject based on the comps listed?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
30.12. Does the system show the Mean & Median for the subject indicated value?	Y			
30.13. Does the system show the Digital Picture associated with subject and each comp?	Y			
30.14. Does the system allow for this comp grid to be associated with a property record for later retrieval (i.e. ARB Meetings) ?	Y			
30.15. Does the system automatically allow for the viewing of such comp grid geographically using GIS coverages?	Y			
31. Residential Equity Comp Grid with Automatic Adjustments	Yes	No	Cost to Modify	True Prodigy Comments
31.1. Does the system automatically generate an equitable property grid weighted to the characteristics of the subject?	Y			
31.2. Does the system automatically adjust each individual equity component in relation to the subject property?	Y			
31.3. Does the system adjust for Land Market Difference between the subject and equity comp?	Y			
31.4. Does the system adjust for Effective Year Built Difference between the subject and equity comp?	Y			
31.5. Does the system adjust for Living Area Difference between the subject and equity comp?	Y			
31.6. Does the system adjust for each improvement detail segment difference?	Y			
31.7. Does the system adjust for Plumbing differences between subject and equity comp?	Y			
31.8. Does the system adjust for Fireplace differences between subject and equity comp?	Y			
31.9. Does the system adjust for Number of Bedrooms between subject and equity comp?	Y			
31.10. Does the system show the Indicated Value for the subject based on the equity comps listed?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
31.11. Does the system show the Mean & Median for the subject indicated value?	Y			
31.12. Does the system show the Digital Picture associated with subject and each equity comp?	Y			
31.13. Does the system allow for this equity comp grid to be associated with a property record for later retrieval (i.e. ARB Meetings)?	Y			
31.14. Does the system automatically allow for the viewing of such equity comp grid geographically using GIS coverages?	Y			
32. Commercial Comp Sales Grid with Automatic Adjustments	Yes	No	Cost to Modify	True Prodigy Comments
32.1. Does the system automatically generate a comparable sales grid weighted to the characteristics of the subject?	Y			
32.2. Does the system allow generation of a comp grid for properties valued on income?		N	\$ -	Cost already included above in section 29.11
32.3. Does the system allow comparison of property characteristics at the time of sale versus current property characteristics?	Y			
32.4. Does the system automatically adjust each individual comp sale component in relation to the subject property?	Y			
32.5. Does the system adjust for Land Market Difference between the subject and comp?	Y			
32.6. Does the system adjust for Effective Year Built differences between the subject and comp?	Y			
32.7. Does the system adjust for Living Area Difference between the subject and comp?	Y			
32.8. Does the system adjust for each improvement detail segment difference?	Y			
32.9. Does the system adjust for Plumbing differences between subject and comp?	Y			
32.10. Does the system adjust for Fireplace differences between subject and comp?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
32.11. Does the system adjust for Number of Bedrooms between subject and comp?	Y			
32.12. Does the system show the Indicated Value for the subject based on the comps listed?	Y			
32.13. Does the system show the Mean & Median for the subject indicated value?	Y			
32.14. Does the system show the Digital Picture associated with subject and each comp?	Y			
32.15. Does the system allow for this comp grid to be associated with a property record for later retrieval (i.e. ARB Meetings) ?	Y			
32.16. Does the system automatically allow for the viewing of such comp grid geographically using GIS coverages?	Y			
33. Commercial Equity Comp Grid with Automatic Adjustments	Yes	No	Cost to Modify	True Prodigy Comments
33.1. Does the system automatically generate an equitable property grid weighted to the characteristics of the subject?	Y			
33.2. Does the system automatically adjust each individual equity component in relation to the subject property?	Y			
33.3. Does the system allow generation of a comp grid for properties valued on income?		N	\$ -	Cost already included above in section 29.11
33.4. Does the system adjust for Land Market Difference between the subject and equity comp?	Y			
33.5. Does the system adjust for Effective Year Built Difference between the subject and equity comp?	Y			
33.6. Does the system adjust for Living Area Difference between the subject and equity comp?	Y			
33.7. Does the system adjust for each improvement detail segment difference?	Y			
33.8. Does the system adjust for Plumbing differences between subject and equity comp?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
33.9. Does the system adjust for Fireplace differences between subject and equity comp?	Y			
33.10. Does the system adjust for Number of Bedrooms between subject and equity comp?	Y			
33.11. Does the system show the Indicated Value for the subject based on the equity comps listed?	Y			
33.12. Does the system show the Mean & Median for the subject indicated value?	Y			
33.13. Does the system show the Digital Picture associated with subject and each equity comp?	Y			
33.14. Does the system allow for this equity comp grid to be associated with a property record for later retrieval (i.e. ARB Meetings)?	Y			
33.15. Does the system automatically allow for the viewing of such equity comp grid geographically using GIS coverages?	Y			
34. Profiling	Yes	No	Cost to Modify	True Prodigy Comments
34.1. Does the system allow for profiling of Appraisal and sales information based on appraisal vs sale ratios?	Y			
34.2. Does the system allow profiling with characteristics at the time of sale versus current property characteristics?	Y			
34.3. By Neighborhood?	Y			
34.4. By Abstract/Subdivision Code?	Y			
34.5. By Region?	Y			
34.6. By Subset?	Y			
34.7. By Query?	Y			
34.8. Does the profile report provide the following statistical functions:	Y			
34.8.1. Lows and highs?	Y			
34.8.2. Mean?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
34.8.3. Median?	Y			
34.8.4. Averages?	Y			
34.8.5. Coefficient of Dispersion?	Y			
34.8.6. Coefficient of Variance?	Y			
34.8.7. Gross Rent Multipliers?		N	\$ 1,225	
34.8.8. Gross Income Multipliers?		N	\$ 1,225	
34.8.9. Class Breakdown?	Y			
34.8.10. Plot sales ratios on a graph?	Y			
34.9. Does the system provide Neighborhood Calibration?	Y			
34.10. Provide statistics by overall, improved, and vacant?	Y			
34.11. Does the profiling process for one neighborhood take less than 1 minute to complete?	Y			
34.12. Does the application allow you to 'link' profiles?		N	\$ 9,800	
35. GIS Connectivity	Yes	No	Cost to Modify	True Prodigy Comments
35.1. Does the system support an integrated live connection to a GIS System?	Y			
35.2. Does the system support an integrated live connection to ESRI online?	Y			
35.3. Does the system allow for GIS to be viewed from within application?	Y			
35.4. Can year specific data be displayed in the GIS front-end?	Y			
35.4.1. Does year specific data pull from the system?	Y			
35.5. Does the system allow a default map template to be created for users? (All users view the map configuration upon accessing GIS.)	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
35.5.1. Can a user save a specific map configuration for his responsibilities, where the default map view for the system is not obstructed? (The user can create and modify the data and layers in the map view accessed from his login.)	Y			
35.5.2. Is map configuration limited by user rights?	Y			
35.6. Does user have control over GIS files to be viewed?	Y			
35.7. Can user have panoramic capabilities in GIS?	Y			
35.8. Does the GIS tool utilize shortcut keys for zoom?	Y			
35.9. Does the GIS tool utilize shortcut keys for pan?	Y			
35.10. Does the GIS tool utilize shortcut keys for select/unselect?	Y			
35.11. Does the GIS front-end allow multiple tools for zooming within the map?	Y			
35.11.1. Zoom tool?	Y			
35.11.2. Mouse scroll?	Y			
35.11.3. Mouse click?	Y			
35.12. Can a user print map?	Y			
35.12.1. If so, can user configure map format and add text for print output?	Y			
35.13. Can GIS display attribute data on map?	Y			
35.14. Is attribute data viewed controlled by user rights?	Y			
35.15. Can user control the display of labels for attribute within the GIS front-end?	Y			
35.16. Can user access different properties from GIS?	Y			
35.17. Can user search for properties within GIS? If so by:	Y			
35.17.1. Property ID?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
35.17.2. State Code	Y			
35.17.3. Subdivision	Y			
35.17.4. Neighborhood	Y			
35.17.5. Entities	Y			
35.17.6. Situs Address	Y			
35.17.7. Owner	Y			
35.17.8. Land size	Y			
35.17.9. Improvement class	Y			
35.17.10. Improvement year built	Y			
35.17.11. Sale date	Y			
35.17.12. Price/sq ft	Y			
35.17.13. Sale type	Y			
35.17.14. Building permit number	Y			
35.17.15. Permit date	Y			
35.17.16. Permit status	Y			
35.17.17. Appraiser	Y			
35.17.18. Inspection date	Y			
35.17.19. Effective acres grouping	Y			
35.18. Does GIS locate property and zoom to the property in GIS map view?	Y			
35.19. Can application integrate with multiple data sources?	Y			
35.19.1. Shapefiles?	Y			
35.19.2. Rasters?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
35.19.3. Map packages?	Y			
35.19.4. SDE?	Y			
35.19.5. Geodatabase	Y			
35.19.6. ESRI published basemaps?	Y			
35.20. Can aerial imagery be viewed from GIS?	Y			
35.21. Can a user print a preliminary appraisal roll for properties selected in the GIS?	Y			
35.22. Can a user print an appraisal card for properties selected from the GIS front-end?	Y			
35.23. Can a user add a text note to a property within the GIS front-end?	Y			
35.24. Can user view linked properties and details of each property from the GIS frontend?	Y			
35.25. Can user 'bookmark' specific properties to return to within the GIS front-end?	Y			
35.26. Does system provide a quick, easy, user-friendly process to add GIS files?	Y			
35.27. Does the system allow for mass update of CAMA data using a GIS front-end?	Y			
35.28. Can GIS be used in connection with Pictometry?	Y			
35.29. Can GIS be used in connection with Google maps?	Y			
35.30. Can GIS be used in connection with Bing maps?	Y			
35.31. Can GIS be used in connection with Cyclomedia?	Y			
35.32. Can user select and de-select properties for processing from GIS front-end?	Y			
35.33. Can user apply Symbology to layers within GIS front-end?	Y			
35.34. Can user apply spatial analysis in GIS front-end?	Y			

< True Prodigy >

	Yes	No	Cost to Modify	True Prodigy Comments
35.34.1. Buffer	Y			
35.34.2. Clip		N	\$ 3,675	
35.34.3. Intersect		N	\$ 3,675	
35.34.4. Union		N	\$ 3,675	
35.34.5. If so, can user update properties from GIS front-end selected by spatial analysis tools within GIS front-end?	Y			
35.35. Can user select properties by radius or buffer from GIS?	Y			
35.36. Can user view linked properties, including BPP, and details of each property from the GIS front-end?	Y			
36. Portable Field Devices	Yes	No	Cost to Modify	True Prodigy Comments
36.1. Does the system allow electronic field devices to be used for fieldwork?	Y			
36.2. Are the proposed portable field devices Lightweight? Approx Weight: 1 LB	Y			
36.3. Does the system provide a user-friendly interface for fieldwork?	Y			
36.4. Is that interface designed specifically for mobile touch devices?	Y			
36.5. Does the system provide a way to configure, customize and define the user interface on the tablet device for use in the field? This configuration should be available and not require additional programming by the vendor.		N		
36.6. Is the field device required to have an open internet connection in order to function?		N		
36.7. Will the field device work in both an online and offline mode?	Y			
36.8. Does the field device automatically provide an optimal route for visiting the parcels?	Y			
36.9. Can the appraiser view the property information on one screen in an electronic field card view?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
36.10. Does the field solution allow for data validation during entry by the appraiser? This is to help aid the appraiser's data entry and only allow valid values to be entered into the system.	Y			
36.11. Does the field solution have the ability to directly update the CAMA database so that no additional data entry is required after the field inspection has been completed?	Y			
36.12. Does the field solution allow for an administrative and quality control application where the data collected in the field can be validated prior to being saved within the main CAMA system?	Y			
36.13. If data is found to need correction, can a supervisor or other authorized user either correct the data and/or push it back to the appraiser while in the field to make additional modifications?	Y			
36.14. Can a supervisor or other authorized user mass update properties to be pushed into the CAMA system?	Y			
36.15. Can the office staff and the field appraisers use the field device to communicate back and forth with each other electronically within the solution?	Y			
36.16. Is the property account available for data entry in office while the account is being worked in the field by the appraiser? Field solution should not lock the parcel in the office.	Y			
36.17. Are GIS map(s) available in the field device?	Y			
36.18. Does the field device allow the user to sketch the property while in the field without using a separate application?	Y			
36.19. Can the field appraiser start sketching one building or part of a building and then start another without having to finish the first building sketch? Can the appraiser walk the building once rather than multiple times to pick up each detail of the building in order to fully complete the property sketch?	Y			
36.20. Does the field sketch application integrate with Bluetooth electronic laser measuring devices (like Disto)?		N	\$ 7,350	

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
36.21. Does that integration allow the field appraiser the ability to take measurements on and electronic measuring device (like Disto) and have those measurements automatically transferred to the device?		N	\$ -	Cost included in 36.20
36.22. Can the field appraiser use those transferred measurements to sketch the property without having to manually enter the measurements or draw?	Y			
36.23. Does the GIS map show the field appraiser which properties need to be worked?	Y			
36.24. Does the GIS map show the field appraiser the properties which have been worked?	Y			
36.25. Does the GIS map allow the field appraiser to open properties which were not already part of the work group directly from the field?		N		Not entirely sure you will need this once you see our application
36.26. Does the GIS map allow properties to be highlighted that match advanced search criteria?	Y			
36.27. Does the field device have an integrated camera?	Y			
36.28. Does the field device allow for multiple pictures to be taken for a single property?	Y			
36.29. Does the field device allow multiple pictures to be added to the account with a single click per picture?	Y			
36.30. Can the appraiser use the GIS map(s) to view and select the properties they wish to work on the field device?	Y			
36.31. Can the appraiser view a color gradient thematic map showing certain CAMA data trends within GIS? For example: the ability to graphically show a neighborhood's effective age or class breakdown.	Y			
	Yes	No	Cost to Modify	True Prodigy Comments
36.32. Can a street layer be used so that the appraiser has street names when in an offline mode?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
36.33. If I have Pictometry Connect, can the field device utilize that information (without opening a separate application) so that I can view my Pictometry data in the field?		N	\$ 4,900	
36.34. Does the field device allow a user to work BPP Account?		N	\$ -	Currently in our Development Roadmap
36.35. Can the user attach a picture to a BPP account?		N	\$ -	
36.36. Can the user create a new account?		N	\$ -	
36.37. Can the user delete an account?		N	\$ -	
37. Internet Capabilities	Yes	No	Cost to Modify	True Prodigy Comments
37.1. Does the system allow for live publishing of Appraisal Information on the Internet?	Y			
37.2. Does the system allow support tickets to be entered and monitored on the Internet?	Y			
37.3. Does the system allow Taxpayers to file a HS Exemption Application online?	Y			
37.4. Does the system allow an Agent to file non HS applications online?	Y			
37.5. Does the system allow a Taxpayer to verify their ownership and update their mailing address and other contact information online?	Y			
37.6. Does the application support automated chat or other AI customer assistance features?	Y			
37.7. Does the system suppress confidential information from the general public while making it accessible to the authorized owner or agent via their specific online account?	Y			
37.8. Does the system allow an Agent to file a HS Exemption Application online?	Y			
37.9. Does the system allow an Agent to file non HS applications online?	Y			

<True Prodigy>

	Yes	No	Cost to Modify	True Prodigy Comments
37.10. Does the system allow an Agent to manage fiduciary responsibilities online, including filing Appointment of Agent and removing FID authority?	Y			
37.11. Does the system allow an owner to manage their agent online?	Y			
37.12. Does the system allow filing a BPP rendition online?	Y			
37.13. Does the system automatically import online application data into the correct fields in the database?	Y			
37.14. Does the system allow the user to configure custom online applications and import the data into the correct fields in the database?	Y			
37.15. Does the system allow the user to survey rental rates and vacancy online and populate the results into appropriate fields of a table in the database for analysis?	Y			
37.16. Does the system allow the user to generate custom surveys and map the results into appropriate fields and tables in the database?	Y			
37.17. Does the system allow TAD appraisers to access and update data online?	Y			
37.18. Does the system include an ARB database as required by state law?	Y			
IX. PERFORMANCE GUIDELINES				
38. Mass Processing	Yes	No	Cost to Modify	True Prodigy Comments
38.1. Does the application perform a full system recalculate with the benchmark property quantities in 4 hours or less?	Y			
38.2. Has the application been tested with a full system recalculate with the benchmark property quantities in 4 hours or less?	Y			
38.3. Does the application generate 200,000 residential sales comparable grids in 2 hours or less ?	Y			
38.4. Has the system been tested generating 200,000 residential sales comparable grids in 2 hours or less?	Y			

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	Yes	No	Cost to Modify	True Prodigy Comments
38.5. Does the application generate 200,000 residential equity comparable grids in 2 hours or less ?	Y			
38.6. Has the system been tested generating 200,000 residential equity grids in 2 hours or less?	Y			
38.7. Does the application generate and print entity totals for all entities in 1 hour or less?	Y			
Total for modifications if all of them are selected for the project.			\$ 396,900	

Attachments-True Prodigy Response

[Attachment A-True Prodigy *SAMPLE* Subscription Agreement](#)

[Attachment B-True Prodigy Marketing and Product Information](#)

[Attachment C-Cost Proposal](#)

Attachment A-True Prodigy SAMPLE Subscription Agreement

SUBSCRIPTION AGREEMENT

This Subscription Agreement (this "Agreement") is made and entered into as of _____, 202__ ("Execution Date") to be effective as of _____, 202__, as well ("Effective Date"), by and between _____ Appraisal District, with offices at _____, ("Customer"), and True Prodigy Tech Solutions, LLC, a Texas limited liability company with its principal place of business located at 5900 South Lake Forest Dr, Suite 300, McKinney TX 75070 ("Provider").

1. Definitions.

1.1 "Documentation" means all generally available documentation relating to the Services, including all user manuals, operating manuals and other instructions, specifications, documents and materials, in any form or media, that describe any component, feature, requirement or other aspect of the Services.

1.2 "Process" means to perform any operation or set of operations on any data, information, material, work, expression or other content, including to (a) collect, receive, input, upload, download, record, reproduce, store, organize, combine, log, catalog, cross-reference, manage, maintain, copy, adapt, alter, or translate, (b) process, retrieve, output, consult, use, disseminate, transmit, submit, post, transfer, disclose or otherwise provide or make available, or (c) block, erase or destroy. "Processing" and "Processed" have correlative meanings.

1.3 "Service Software" means the Provider software application or applications, any third-party or other software provided by Provider, and all new versions, updates, revisions, improvements and modifications of the foregoing.

1.4 "Specifications" means the specifications, criteria, requirements, features and functionality for the Services set forth in this Agreement, including as set forth in Schedules (defined below) attached hereto and incorporated herein.

2. Scope of Services.

2.1 General. During the Term, Provider shall, in accordance with all terms and conditions set forth in this Agreement, provide to Customer and its Authorized Users the following: (a) access to the Service Software, as well as all necessary hosting, management and operation of the Service Software and other services in order to provide remote electronic access and use of the Service Software by Customer and its Authorized Users (as such term is defined below) ("Hosted Services") as further described in this Agreement and on all Schedules attached hereto or later executed by the parties as Service Orders or new, additional Schedules, all of which are incorporated herein by reference (each, a "Schedule," and collectively, "Schedules"); (b) hosting, maintenance and the Support Services (defined below) in connection with the availability, access and use of the Hosted Services as further described in this Agreement and on any Schedule; and (c) any such other services mutually agreed to by the parties and set forth in this Agreement (collectively, the "Services"). Provider shall be solely responsible, at its own cost and expense, for procuring, configuring, operating, supporting and maintaining all resources, facilities, equipment, communications, network infrastructure, devices, programs, operating, applications and other software, data, information and materials, whether owned, licensed or otherwise available or utilized, in order to effectively, fully and properly provide the Services hereunder (the "Provider Systems"). Any modifications or changes to the Services hereunder will be effective only if and when memorialized in a mutually agreed written change order or Schedule signed by both parties.

2.2 Subcontracting. Customer acknowledges that in the course of performing its obligations hereunder, Provider may desire or require the use of goods, services and assistance of subcontractors and/or other suppliers (each, a "Subcontractor"). For the purposes of clarity, Subcontractor does not include any supplier of the Provider Systems. Provider may use Subcontractors so long as the following conditions are met: (a) Provider shall ensure each Provider Subcontractor complies with all relevant terms of this Agreement, including all provisions relating to Customer Data or other Confidential Information (as such term is defined herein) of Customer; (b) Provider shall remain primarily responsible for

any and all: (i) performance required hereunder, including the proper supervision, coordination and performance of the Services, and (ii) acts and omissions of each Subcontractor to the same extent as if such acts or omissions were by Provider; and (c) and any noncompliance by any Subcontractor or its employees or agents with the provisions of this Agreement will constitute Provider's responsibility.

3. License Grant and Restrictions.

3.1 Hosted Services License and Restrictions. Subject to the terms and conditions of this Agreement, Provider hereby grants to Customer (and its Authorized Users) a non-exclusive, non-transferable and non-sublicensable, right and license during the Term and such additional periods, if any, as Provider is required to perform Services under this Agreement, to: (a) access and use the Hosted Services for Customer's and its affiliates' respective internal business purposes (unless use by affiliates is limited in a particular Schedule), including for Processing Customer Data; and (b) prepare, reproduce, print, download and use as many copies of the Specifications and Documentation as are reasonably necessary for any use of the Services under this Agreement. The parties acknowledge and agree that Customer shall have the right to determine and designate who will have access and use the Services pursuant to this Agreement (collectively, "Authorized Users") through Customer's account under this Agreement. The number of Authorized Users included hereunder is set forth on Schedule(s). Customer shall not: (x) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer or otherwise make the Hosted Services available to any third party, except as expressly permitted by this Agreement; (y) use or authorize the use of the Services or Documentation in any manner or for any purpose that is unlawful under applicable law, or (z) reverse engineer, decompile, disassemble or otherwise derive or attempt to derive or determine the source code (or the underlying ideas, algorithms, structure or organization) of the Hosted Services. The parties agree that Provider owns all right, title, and interest in and to the Hosted Services (including, but not limited to, the Service Software). Except as expressly provided in this Agreement, Provider does not grant (and expressly reserves) any rights, express or implied, or ownership in or to the Hosted Services. Provider shall have a royalty-free, fully paid-up, worldwide, transferable, sub-licensable, irrevocable and perpetual license to implement, use, modify, commercially exploit and/or incorporate into the Service Software any suggestions, enhancement requests, recommendations or other feedback Provider receives from Customer.

4. Availability of Hosted Services.

4.1 Availability Requirement. If Customer elects to obtain Hosted Services, Provider shall make the Hosted Services Available, during the Term and any additional periods during which Provider does or is required to perform any Hosted Services. "Available" means the Hosted Services are available and operable for access and use by Customer and its Authorized Users over the Internet in full conformity with this Agreement and any Specifications.

5. Support and Maintenance.

5.1 Support Services. Provider shall provide the maintenance and support services necessary to make the Services ready and available for use in accordance with the Schedules, this Agreement, the Specifications, and the Documentation (collectively, "Support Services"). Without limitation, the Support Services include providing to Customer and its Authorized Users: (a) all updates, bug fixes, enhancements, new releases, new versions, and other improvements to the Hosted Services, that Provider provides at no additional charge to its other similarly situated

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customers; and (b) all such services and repairs as are required to maintain the Hosted Services or are ancillary, necessary, or otherwise related to Customer's or its Authorized Users' access to or use of the Hosted Services, so that the Hosted Services operate properly in accordance with this Agreement, all Schedules and the Specifications. The Support Services are included in the Services, and Provider may not assess any additional Fees, costs, or charges for Support Services.

5.2 Service Errors. A "Service Error" means the failure of any Hosted Service to perform in accordance with this Agreement, the Specifications, the Documentation, and any Schedule. Provider shall: (a) promptly correct all Service Errors by providing defect repair, programming corrections, and remedial programming; (b) provide unlimited telephone support during the hours of 8 a.m. to 6 p.m. CT on business days; and (c) provide online access to technical support bulletins and other user support information and forums, to the full extent Provider makes such resources available to its other customers. Customer may notify Provider of Support Requests by email, telephone, or such other means as the parties may hereafter agree to in writing. A Service Error will be deemed corrected when Provider has provided Customer a corresponding Service Error correction and Customer has confirmed and accepted such correction.

5.3 Critical Service Errors. With respect to any Service Error that affects all of the Hosted Services or renders a single critical function of the Hosted Services entirely unusable (a, "Critical Service Error"), Provider shall escalate the Support Services to all of Provider's senior management or engineering personnel. If two or more Critical Service Errors occur in any 180-day period, Provider shall promptly investigate the root causes of such Critical Service Errors and promptly provide to Customer a proposed written corrective action plan for Customer's review, comment, and approval, which, subject to and upon Customer's written approval, shall be a part of, and by this reference is incorporated in, this Agreement as the parties' corrective action plan (the "Corrective Action Plan"). The Corrective Action Plan shall include, at a minimum:

(x) Provider's commitment to Customer to devote the appropriate time, skilled personnel, systems support, equipment, and other resources necessary to resolve and prevent any further occurrences of the Critical Service Errors; (y) a strategy for developing any programming, software updates, fixes, patches, etc. necessary to remedy and prevent any further occurrences of such Critical Service Errors; and (z) time frames for implementing the Corrective Action Plan. There will be no additional charge for Provider's preparation or implementation of the Corrective Action Plan in the ~~time frames~~ and manner set forth therein. If three or more Critical Service Errors occur in any one-year period, then, in addition to all other remedies available to Customer, Customer may terminate this Agreement and/or any Schedule on written notice to Provider with no liability, obligation, or penalty to Customer by reason of such termination.

6. Term and Termination.

6.1 Term. The term of this Agreement (the "Term") will commence as of the Effective Date and will continue in effect until terminated in accordance herewith.

6.2 Termination. In addition to any right of termination set forth in a Schedule, either party may (reserving cumulatively all other remedies and rights under this Agreement and in law and in equity) terminate this Agreement, with or without cause by providing thirty (30) days written notice to the other party.

6.3 Effect of Termination. Upon and after the termination or expiration of this Agreement: (a) all licenses granted hereunder will immediately terminate and the respective parties shall cease all activities hereunder and Customer shall terminate all use of the Hosted Services; and (b) Provider shall (at Customer's option and upon its written request) (i) return to Customer (or destroy at Customer's request) all copies of the Confidential Information of Customer in Provider's possession or control, and (ii) provide a written statement to Customer certifying that it has complied with the requirements of this section.

6.4 Data Retention. Notwithstanding the foregoing, if on or before

the effective date of such expiration or termination Provider does not receive any written request or instruction from Customer to destroy, erase or return any Customer Data or other Confidential Information of Customer, Provider is not obligated to maintain any of Customer's data past 90 days following the date of termination of this Agreement. Upon Customer's written request prior to the expiration or termination of this Agreement, Provider shall: (a) continue to retain the Customer Data, or solely such specific databases or other collections or articles of Customer Data as Customer may request, as though this Agreement were still in force, for a period to be agreed to by the parties in writing, but that in no event will be shorter than 45 days or longer 180 days after the effective date of such expiration or termination, as applicable, and

(a) immediately upon the conclusion of such Customer Data retention period, return such Customer Data to the information technology infrastructure, including the computers, software, databases, electronic systems (including database management systems) and networks, of Customer or any of its designees (collectively, "Customer Systems"), taking those steps reasonably required or reasonably requested to make an orderly transition of the Hosted Services to the Customer Systems by providing record or table layouts with Customer's data, in both Provider's data format and a platform-agnostic format.

7. Fees and Expenses; Audit Rights.

7.1 Fees. In full consideration of the Services provided and the rights granted hereunder, Customer shall pay Provider the fees set forth on the Schedules, which shall be determined and invoiced by Provider in accordance with the rates and pricing set forth thereon ("Fees"). Customer shall reimburse Provider for all reasonable, documented travel, meals, lodging and other out-of-pocket expenses pre-approved in writing by Customer incurred by Provider in connection with providing Services described in the Schedule.

7.2 Taxes. As between Customer and Provider, Customer agrees to pay all taxes, including sales, use, excise, purchase, goods and/or services, value-added and other taxes levied against, imposed upon or otherwise arising in connection with the provision of the Services, and/or any other goods and/or services or their use as contemplated hereunder, exclusive, however, of taxes based on Provider's income, personnel, supplies, and other costs of operations, which taxes shall be paid by Provider.

7.3 Invoices and Payment Terms. Unless otherwise expressly set forth on a Schedule, Provider shall invoice Customer for all Fees in advance and each applicable invoice, shall be payable within 30 days of receipt. Customer may not withhold payments for disputed amounts.

7.4 Certification. Upon written request by either Party for certification and status of this Agreement, and subject to not more than one request per calendar year during the Term of this Agreement, the receiving party shall respond within 14 days and provide written certification to the Requesting Party, certifying as to whether the Requesting Party is complying with the terms and conditions set forth in this Agreement (including, but not limited to, the use restrictions set forth herein).

8. Customer Data.

8.1 Scope. "Customer Data" means any and all information, data, materials, works, expressions or other content that is uploaded, submitted, posted, transferred, transmitted or otherwise provided or made available by or on behalf of Customer or any Authorized User for Processing by or through the Hosted Services, including any such materials received by Customer or any Authorized User from a third-party and regardless of whether owned by Customer, any Authorized User, or third-party. Notwithstanding anything to the contrary herein, Customer acknowledges and agrees that certain non-Customer Data outputs and deliverables provided to Customer via the Hosted Services ("Outputs") are derived from publicly available data sets and as between Customer and Provider, the sole and exclusive property of Provider. Any analysis, presentation, report, or other work delivered by Provider using Customer Data under this Agreement (collectively, "Work"), shall be the sole and exclusive property of Provider, but nothing herein shall be

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interpreted to give Provider any ownership of Customer Data (only the analysis, presentation, report, and other work). Provider hereby grants to Customer a royalty-free, perpetual license to use for internal purposes the Work, including Provider's intellectual property as incorporated into the Work.

8.2 Ownership of Customer Data. Subject to the uses authorized by Customer hereunder or pursuant to any Schedule, as between Customer and Provider, Customer is and will remain the sole and exclusive owner of all right, title and interest in and to all Customer Data, including all intellectual property and other rights relating thereto, and all Customer Data is and will be deemed and remain the Confidential Information of Customer. Subject to the terms and conditions of this Agreement, Customer hereby grants Provider a limited, royalty-free, fully-paid up, non-exclusive, non-transferable and non-sub-licensable license to Process Customer Data solely as necessary to provide the Services for Customer's benefit as provided in this Agreement. Except for the limited license expressly provided in this Section 8.2, nothing contained in this Agreement shall be construed as granting Provider or any third party any right, title, or interest in or to any Customer Data whether by implication, estoppel or otherwise.

9. Confidentiality; Information Security Requirements.

9.1 Non-Disclosure. Each party agrees to regard and preserve as confidential all information related to the business and activities of the other party, which may be obtained by such party from any source or may be developed as a result of this Agreement, including financial and business information, strategy, trade secrets, know-how, technical information, specifications, software screen layout formats or reports, past, present and future operations, partner, client, trader and supplier identities, and other non-public information, whether tangible, intangible, visual, electronic or otherwise, together with notes, analysis, compilations, studies and/or other documents prepared by a party, its directors, officers, employees, agents and representatives based upon, containing or otherwise reflecting such information ("**Confidential Information**"). The parties acknowledge and agree that (a) any and all Customer Data and the Specifications shall be deemed Confidential Information of Customer; and (b) the Hosted Services and Documentation shall be deemed Confidential Information of Provider. Each party agrees to hold the Confidential Information of the other in trust and confidence and shall not disclose such information to any person, firm or enterprise, or use (directly or indirectly) any such information for its own benefit or the benefit of any other party. Even when disclosure is permitted, each party agrees to limit access to and disclosure of the other party's Confidential Information to its employees and Subcontractors on a "need to know" basis only. Notwithstanding the foregoing, either party may disclose the other party's Confidential Information pursuant to applicable law or regulation or compulsion of proper judicial or other legal process; provided, however, that the disclosing party shall provide prompt notice of the same prior to such required disclosure such that the other party may seek a protective order or other appropriate remedy to safeguard, restrict and/or limit the disclosure of such Confidential Information. Customer further agrees and acknowledges to maintain the Software intellectual property including but not limited to the diagrams, screen layouts, and software screen designs and architecture confidential and shall not disclose same to third parties. Customer shall not conduct any presentations or demonstrations to outside third parties depicting any of the functions of Provider's Software, without first obtaining Provider's written permission.

9.2 Exclusions. Information shall not be considered "**Confidential Information**" hereunder, but only to the extent that, such information (a) is or becomes publicly available through no fault, default or breach of or by the receiving party, (b) is or was rightfully acquired by the receiving party from an independent third party without restriction or obligation of confidentiality and without breach of any agreement or obligation or (c) if the receiving party is able to conclusively prove such information is or was independently developed by the receiving party without use of or reference to Confidential Information of the other party.

9.3 Recipients and Equitable Relief. Each party shall, in advance, by agreement, instruction or otherwise, ensure that each individual who

obtains or is in a position to obtain Confidential Information of the other party, understands and has agreed to comply with the obligations in this Agreement. Further, in the event of a breach or threatened breach of either party's obligations, the other party will suffer immediate and irreparable harm for which money damages may be difficult to calculate and/or provide inadequate compensation. Accordingly, either party will be entitled to an injunction, restraining order or other equitable relief to enforce compliance with the provisions of this Agreement; provided, however, that no specification herein of any particular legal or equitable remedy shall be deemed or construed to prohibit either party from seeking or obtaining any other remedy under this Agreement, at law or in equity.

9.4 Information Security Requirements. Provider will implement and maintain backup, security and business continuity measures, in accordance with industry practices, in order to maintain the security and integrity of the Hosted Services and related data. Provider agrees to comply (and shall ensure that any and all of its personnel, employees, agents, contractors, Subcontractors and/or representatives comply) with any and all applicable laws, rules, regulation and directives of any applicable jurisdiction and any applicable court order or settlement agreement, including, without limitation, privacy and data security statutes and regulations promulgated and in effect under such statutes and all applicable privacy and data security standards and generally accepted industry standards.

10. Representations, Warranties and Covenants. Provider represents, warrants and covenants that: (a) it has the full right, power and authority to enter into and perform the acts required of it under this Agreement; (b) this Agreement constitutes the legal, valid and binding obligation of Provider when executed and delivered; (c) it shall comply with all applicable federal, state and local laws, rules and regulations in performing its obligations under this Agreement; (d) it has obtained or shall obtain and maintain all rights, licenses, consents and authorizations necessary to perform its obligations and adhere to the all of the terms and conditions set forth in this Agreement; (e) the Provider personnel and all Subcontractors have the proper skill, training and background necessary to accomplish their assigned tasks, and all Services to be rendered under this Agreement shall be performed in a competent and professional and workmanlike manner, by fully qualified personnel; (f) the Services, Hosted Services, Service Software, Provider Systems, Documentation, and any and all other products, services, documents, data, software and materials provided by or through Provider hereunder (collectively, "**Provider Materials**"), and Customer's, and their Authorized Users' access to and use thereof, do not and shall not violate any applicable laws, rules or regulations, and will operate in compliance with the Texas Property Code and Texas Property Tax Code; (g) the Services and all other materials provided by Provider under this Agreement will not infringe, misappropriate, or otherwise violate any intellectual property right or other right of any third party; and (h) the Provider Materials do not and shall not contain and shall be entirely free of any program routine, device, code or instructions or other undisclosed feature, including any time bomb, virus, software lock, worm, self-destruction, drop-device, malicious logic, worm, Trojan horse, trap door, "disabling", "lock out", "metering" device or any malicious code that (i) is capable of accessing, modifying, deleting, damaging, disabling, corrupting, deactivating, interfering with, or otherwise harming the Provider Materials or any Customer's Systems and/or (ii) could impair Customer's, its affiliates', and their Authorized Users' access to or use of the applicable Provider Materials. PROVIDER MAKES NO OTHER WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE SERVICES SOFTWARE OR ANY SERVICES TO BE PROVIDED UNDER THIS AGREEMENT OR ANY APPLICABLE SCHEDULE, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE. OTHER THAN AS SET FORTH HEREIN, TRUE PRODIGY DOES NOT WARRANT THAT THE PRODUCT WILL OPERATE WITHOUT INTERRUPTION OR BE ERROR FREE. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT OR ANY APPLICABLE SCHEDULE, PROVIDER HAS NO DUTY TO UPDATE, MAINTAIN

OR PROVIDE ANY ENHANCEMENTS FOR THE SERVICES SOFTWARE.

11. INDEMNIFICATION.

11.1 INDEMNIFICATION OBLIGATIONS AND PROCEDURES. TO THE EXTENT PERMITTED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, EACH PARTY SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, CONTRACTORS, SUCCESSOR AND ASSIGNS, FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LEGAL PROCEEDINGS, CLAIMS DEMANDS, DAMAGES, COSTS, EXPENSES, ATTORNEY'S FEES AND LIABILITY OF EVERY KIND, ARISING OUT OF OR RESULTING FROM THIS AGREEMENT AND ALL SERVICES PROVIDED HEREIN, FOR ITS OWN NEGLIGENCE AND/OR ACTIONS. CUSTOMER HOLDS PROVIDER HARMLESS FOR ANY AND ALL LOSSES, LIABILITY, OR DAMAGES ARISING OUT OF, OR INCURRED IN CONNECTION WITH, CUSTOMER'S USE OR REPRODUCTION OF THE SOFTWARE PURSUANT TO THIS AGREEMENT. THIS IS A MUTUAL INDEMNIFICATION AGREEMENT THAT SHALL HAVE THE EFFECT OF, INDEMNIFYING EACH PARTY AGAINST THE RESULTS OF THE OTHERS OWN GROSS NEGLIGENCE.

11.1 Notice. If Customer obtains knowledge of any threat, warning, or notice of any claim or action that could have a materially adverse impact on Provider's rights in the Service Software, Customer shall give Provider prompt written notice thereof.

12.1 LIMITATION OF LIABILITY. EXCLUSION OF DAMAGES. SUBJECT TO SECTION 12.3, NEITHER PARTY WILL BE LIABLE UNDER THIS AGREEMENT FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

12.2 CAP ON MONETARY LIABILITY. SUBJECT TO SECTION 12.3, IN NO EVENT SHALL EITHER PARTY'S LIABILITY UNDER THIS AGREEMENT, WHETHER ARISING UNDER OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR ANY OTHER LEGAL OR EQUITABLE THEORY, EXCEED THE TOTAL AMOUNTS PAID AND AMOUNTS ACCRUED BUT NOT YET PAID TO PROVIDER UNDER THIS AGREEMENT IN THE 12 MONTH PERIOD PRECEDING THE EVENT GIVING RISE TO THE CLAIM.

12.3 Exceptions to Limitations. The exclusions and limitations in Section 12.1 and Section 12.2 shall not apply to: (a) Customer's failure to comply with its confidentiality obligations herein (Confidentiality; Information Security Requirements); (b) covered by Customer's indemnification obligations under this Agreement; (c) arising from or relating to a party's violation of law; (d) losses arising out of or relating to a party's gross negligence or more culpable conduct, including any willful misconduct or intentional wrongful acts; and (e) (losses to the extent covered by a party's insurance.

12. Miscellaneous.

12.1 Inspection and Audit. Customer has the right during regular business hours, upon not less than five (5) days prior written notice to Provider, to inspect and audit all books and records and all other papers and files of Provider relating to Provider's obligations hereunder, including those related to the Availability Requirement or usage of the API for purposes of determining Fees pursuant to Schedule B.

12.2 Assignment. Neither party may assign, transfer, convey or subcontract this Agreement, or any rights or obligations hereunder, to any other party without the other party's prior consent and any attempt to do so shall be null and void ab initio. Notwithstanding the foregoing,

either party may assign its obligations under this Agreement as part of the sale of all or substantially all of its assets or as part of a merger, sale or other corporate transaction. This Agreement will be binding upon, and enforceable by, and will inure to the benefit of the parties hereto and their respective successors and permitted assigns.

12.3 Relationship of Parties. Each party is an independent contractor and each party's personnel are not employees or agents of the other party for federal, state, local or other tax purposes or any other purposes whatsoever. Personnel of one party have no authority to make representations, commitments, bind or enter into contracts on behalf of or otherwise obligate the other party in any manner whatsoever. Nothing in this Agreement will be construed or deemed to constitute, create, give effect to or otherwise recognize a joint venture, partnership, business entity of any kind, nor constitute one party an agent of the other party.

12.4 Notices. All notices and other communications required or permitted under this Agreement must be in writing and delivered personally, mailed via first class mail, postage prepaid, via an internationally recognized overnight courier, or via email (with confirmation of receipt) to the applicable party at the addresses set forth on the first page of this Agreement, unless, by notice, a party changes or supplements the addressee and addresses for giving notice. All notices will be deemed given on the date personally delivered or when placed in the mail as specified.

12.5 Governing Law. This Agreement and all disputes, claims, actions, suits or other proceedings arising hereunder shall be governed by, and construed in accordance with, the substantive law of the State of Texas applicable to contracts wholly made and to be performed within the State of Texas. The parties hereby stipulate to the non-exclusive jurisdiction and venue of the courts of competent jurisdiction of COLLIN County, Texas for any matter related to this Agreement.

12.6 Amendment; Waiver; Severability. No amendment (including pursuant to a Schedule), modification, waiver or discharge of any provision of this Agreement will be valid unless made in writing and signed by an authorized representative of the party against whom enforcement is sought. No failure or delay by either party to exercise any right or enforce any obligation will impair or be construed as a waiver or on-going waiver of that or any or other right or power, unless made in writing and signed by both parties. If any provision of this Agreement is held to be illegal, invalid or unenforceable, the remaining provisions of this Agreement will be unimpaired and remain in full force and effect.

12.7 Survival. Any provision of this Agreement which, either by its terms or to give effect to its meaning, shall survive the cancellation, expiration or termination of this Agreement.

12.8 Entire Agreement. This Agreement, together with the Schedules which are incorporated herein by this reference, constitutes the entire agreement between the parties and supersedes any prior or inconsistent agreements, negotiations, representations and promises, written or oral with respect to the subject matter hereof. All such other terms and conditions have no force and effect and are deemed rejected by Customer and the Authorized User, even if access to or use of such Service, Documentation and/or other Provider Materials requires affirmative acceptance of such terms and conditions.

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12.9 **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

12.10 **Insurance.**

(a) Provider shall during the Term maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage including the property of Customer, its officers, contractors, agents and employees (collectively referred to as "Customer") insuring against all claims, demands or actions relating to the work and services provided by Provider pursuant to this Agreement with a minimum combined single limit of not less than \$1 Million per occurrence, \$3 Million in the aggregate, for injury to persons (including death); \$1 Million in property

damage claim; and \$1 Million aggregate for products and completed operations coverage.

This policy shall be primary to any policy or policies carried by or available to Customer; (ii) policy of automobile liability insurance covering any vehicles owned, non-owned and hired and/or operated by Provider, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$1 Million combined single limit for bodily injury, death and property damage; \$3 Million maximum for bodily injury or death; and (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Provider's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

(b) A certificate of insurance and copies of policy endorsements evidencing the required insurance shall be submitted to Customer in a reasonable time upon request.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Execution Date.

<INSERT OFFICE NAME>	TRUE PRODIGY TECH SOLUTIONS, LLC.
By:	By:
Name: <insert name>	Name: Osvaldo Morales
Title: <insert title>	Title: Chief Executive Officer

SCHEDULE A

Service Orders

Service Order 1

This Service Order 1 to the Subscription Agreement (the "Agreement") is made and entered into effective this XX day of _____, 2024 by and between True Prodigy Tech Solutions, LLC a Texas limited liability company ("Provider") and XXX Appraisal District ("Customer") pursuant to the terms of the Agreement. Capitalized terms used but undefined in this Service Order shall have the meanings assigned to them in the Agreement.

1. **Summary:**

Ongoing Costs*	
Hosted Services	
Prodigy Appraisal SAAS Yearly Cost	
Optional Modules	
Total SAAS Yearly Cost	
Cloud-services ongoing fees:	
Jaspersoft Reporting Services	
Total Yearly Costs Billed monthly	
Support tickets per year	XXXX
Payment Schedule	
Monthly payments begin when conversion efforts begin, usually about 2 months before going live. Then ongoing monthly payments are due the 1 st of each month.	
One-Time Costs (Prepaid Amounts)	
Data Migration	
Onboarding	
Jaspersoft Letter Creation	
Pricing Model Creation	
Total One-Time Implementation Costs	
Payment Schedule	
Payment 1-Due XXXX	\$XXXXXX due within 30 days of execution of contract and configuration of key users to Knowledge Base.
Payment 2-Due XXXX	\$XXXXXX due after system is live and operational

2. **Description of Hosted Services:**

A. **Prodigy Appraisal**

Comprehensive computer-aided mass appraisal system. This includes:

Property Maintenance Module; parcel identification, owner maintenance, land maintenance, improvement maintenance, deed maintenance, sales maintenance, BPP maintenance, mineral maintenance, agent maintenance, ag/timber maintenance, exemption maintenance, taxing jurisdiction maintenance, tax deferral, prorations

Appraisal Module; cost approach, income approach, market approach, BPP appraisal, mineral maintenance, value reconcile, sales ratio analysis, regression analysis.

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Roll Property Module; preliminary values, value notices, appeals values, certified values, certified roll, supplement values, supplement roll, taxable values

Web Portals; Taxpayer property search, Online Appeals

Technologies Module; responsive design for field devices, query tools, document imaging, image attachment, object attachment, quick data entry, reporting tool, versioning

Interfaces; GIS, Eagleview Pictometry, Cyclomedia, Google Maps, Bing Maps, mineral data import, collections export

3. Number of Hosted Services Authorized Users (if applicable): Unlimited Customer users.
4. Term. Primary Term commences on effective date and continues for one year with subsequent and recurring one (1) year automatic-renewal terms to commence upon the termination of the Primary Term (subject to rights of termination in the Agreement).
5. Services Fees (provider service ongoing fees and cloud-service ongoing fees):
 - (A) Fees as specified in Schedule A summary.
 - (B) Payment Terms: Service Fees will be paid monthly in arrears by Customer within 30 days of the date of Provider invoice thereof. Upon renewal of each one-year term, the ongoing Hosted Service fees (provider service ongoing fees and cloud-service ongoing fees) will be adjusted for the number of then current parcels. Provider may increase the price per parcel upon renewal of the Term; provided, however, such per parcel price shall not increase by more than 10% per year.
6. Customer Requirements.
 - A. Customer will ensure their computing environment conforms to the Customer Environment Requirements as indicated in this Schedule A.
 - B. Customer will implement procedures sufficient to satisfy its obligations for security under the Agreement, including appropriate control of its employees to prevent misuse, unauthorized copying, modification, or disclosure of the Hosted Services.
 - C. Acquisition of Data: At the initiation of data migration process as applicable, it may be necessary for Provider to review, inspect or request data in a software system managed or owned by a third-party vendor. It is Customer's responsibility to procure, receive authority and/or obtain such data as requested by Provider. Provider will not be held responsible for any delays in Customer's failure to procure the requested data or receive third party vendor authority for access by Provider.
7. Provider Support.

Provider shall provide technical phone support limited to a number of support tickets per year as specified in Schedule A summary. Support calls for service will be provided during normal business hours, and Provider will make commercially reasonable efforts to respond in a maximum of 2 hours from the time the call was placed. Any support provided in excess of the support ticket limitation will be billed at the then published hourly rate with a one-half hour minimum. Support tickets that arise due to a function not performing its intended purpose in the Provider's software, will be free, not counted towards the Customer support ticket limitation, and handled according to Section 5 (Support and Maintenance) of the Agreement.
8. Other Services, Fees and Payment.
 - A. Data Migration: Provider will migrate data as necessary for the Services Software to operate as intended. The following activities will be scheduled to complete data conversion:
 - i. A pre-conversion meeting between Provider's analyst performing the conversion and Customer's technical staff.
 - ii. A preliminary conversion to be performed prior to the scheduled go-live date.
 - iii. Preliminary data validation by the Customer staff.
 - iv. Final conversion will be performed prior to go-live date and data will be re-validated.
 - v. Appraisal Data Conversion Dependencies: The appraisal conversion will include the current year's appraisal data and certain number of years of historical data as specified in Schedule A summary. The historical data conversion is only possible if prior year's record layouts or table schemas are sufficiently the same format as the current year and follows the same business rules. If the historical data format is not sufficiently similar to the current year's format, Provider may propose a separate services engagement for this historical data conversion.
 - B. Training and On-boarding Fees: Training will be provided on-line. In addition, Provider's product specialists will provide onsite training as indicated in Schedule A summary. If the Agreement is terminated by either party during or effective date, Customer is entitled to a refund of all fees paid in advance for training and onboarding. If the Agreement is terminated after effective date, Provider shall deliver to Customer a true-up schedule, showing the charges for training and onboarding services provided up to the date of termination and charged against any prepaid amounts, along with supporting documentation. Provider will promptly issue Customer a refund to the extent any prepaid amounts exceed the actual charges or Customer will promptly pay Provider to the extent the actual charges exceed any prepaid amounts.

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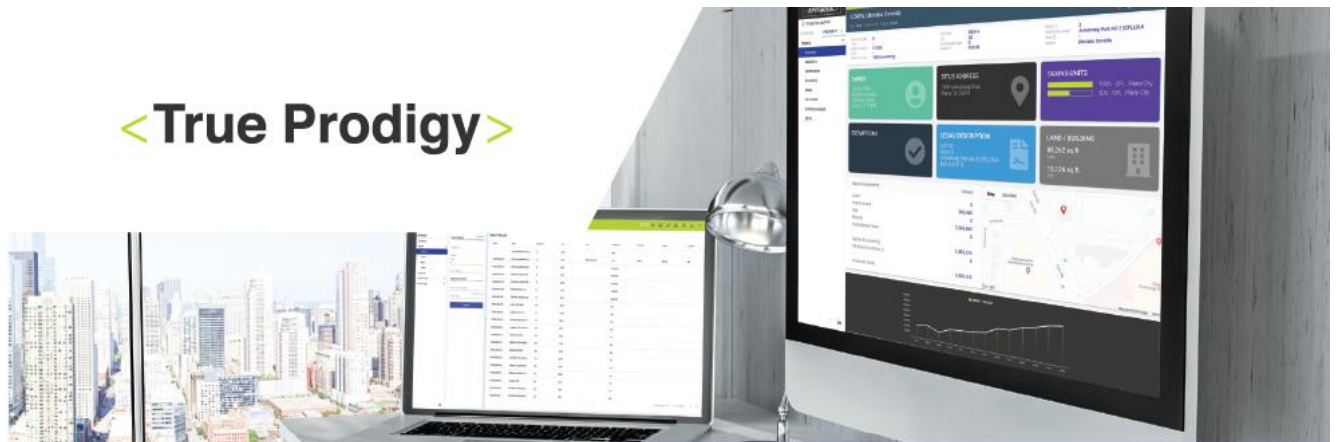
- C. **Data Migration Fees:** Customer will be billed in advance for data migration fees based upon the estimated time for such services as specified in Schedule A summary. Upon termination of the Agreement (regardless of when or what status the Agreement is in), Provider shall deliver to Customer a true-up schedule, showing the charges for work performed up to the date of termination and charged against any prepaid amounts, along with supporting documentation. Provider will promptly issue Customer a refund to the extent any prepaid amounts exceed the actual charges or Customer will promptly pay Provider to the extent the actual charges exceed any prepaid amounts.
 - D. **Expenses.** Customer will be billed for all reasonable, documented travel, housing and other out-of-pocket expenses incurred in direct connection with any phase of the product consulting other Services.
 - E. Customer may order additional days of direct consultation at the published consultation rate at that time.
9. **Customer Environment Requirements.**
- A. The Services Software is a single page application (SPA) running browser-based technology and connected to a cloud service.
 - i. Minimum Client System – Desktop built in the last 4 years or better
 - ii. Preferred Browser – Google Chrome
 - iii. Network Requirements - The Hosted Services requires connectivity to the internet of adequate speeds for responsive user experience

IN WITNESS WHEREOF, the parties have executed this Service Order as of the date set forth above.

<INSERT OFFICE NAME>	TRUE PRODIGY TECH SOLUTIONS, LLC.
By:	By:
Name: <insert name>	Name: Osvaldo Morales
Title: <insert title>	Title: Chief Executive Officer

<True Prodigy>

Attachment B-- True Prodigy Marketing and Product Information



Our company philosophy is simple -
Create great software tools for everyday appraiser users.

PRODIGY SUITE OVERVIEW

Prodigy <APPRAISAL>

Simple, forward-thinking with cost, income and market valuations. Includes value reconciliation, mixed-income, economic unit, condominium, undivided interest, user-configurable screens and unparalleled performance.

Prodigy <QUEUE>

Prodigy Queue is a whole new way to manage the workflow for Appraisal Districts. The new solution is a completely integrated work-tracking system to help appraisal districts process and manage a variety of workflow requests that are key to the property appraisal process, including the processing of online forms, public portal requests, internal requests, BPP renditions, deed transfers and building permits. The Queue Dashboard allows all stakeholders to know the status of every job function being performed across the appraisal office in real-time.

Prodigy <MOBILE>

Prodigy Mobile has modernized how appraisers complete their field work assignments. With Prodigy Mobile, appraisers can check out their field work, download the property information to their iPADS, go out in the field and perform field inspections using a custom IOS Mobile app developed by True Prodigy. Then synchronize their changes to their cloud database when an internet connection is established. All managed from our Mobile Manager app integrated into Prodigy Appraisal and developed by one vendor – True Prodigy.

Prodigy <LITIGATION>

Prodigy Litigation allows for the management of lawsuits, arbitration and SOAH cases. This solution includes tracking of parties, documents, motions, discovery, offers, evidence, events and communications. It also includes calendaring for the scheduling of meetings with automated reminder notifications.

Prodigy <SKETCH>

Comprehensive cloud-base sketching with builder-plan image overlays. Plus, second screen for freehand sketching and disto tool integration. Can be used with Prodigy Appraisal or standalone.

<True Prodigy>

Prodigy
<EVENTS>

User defined forms that capture and analyze any type of data, including commercial leases, fee appraisals, listings and repairs.

Prodigy
<APPEALS>

Our streamlined flow process will allow you to manage appeals in less time using our auto mass value recommendation, generation of evidence packet capabilities, cutting edge market and equity grids with centroid capabilities, schedule appeals, and manage your team progress with our dashboard feature.

Prodigy
<CI>

The latest revolutionary Cadastral Imagery including Pictometry, street maps, satellite, street-view, tilt-view, and GIS mapping. This level of flexibility in cadastral imagery management is the best in our industry.

Prodigy
<BI>

Our BI module includes letter management, reporting services, and SmartLists to surface critical data. Power users can use this module to publish letters and reports. The BI module is also used to create and maintain the queries that power SmartLists.

Prodigy
<CONFERCING>

Prodigy Conferencing allows appraisal offices to host meetings for Informal or Formal Protests either in-person or virtual – all embedded into True Prodigy's Appraisal product. Other meetings such as Litigation, Arbitration and Client Service meetings can also be scheduled using Prodigy Conferencing.

Prodigy
<ANALYSIS>

Prodigy Analysis will equip your appraisers with the necessary streamlined tools to efficiently analyze their market areas using statistical models and methods. This module will also improve the quality of determining market values with more confidence to prepare your CAD to enter into the formal season.

Prodigy
<API>

The Prodigy Suite of Applications is being developed with an open-API architecture. Prodigy API enables clients to extend the functionality of the application by utilizing these easy to use APIs.

Prodigy
<PORTALS>

Prodigy Portals will give external users access to pertinent appraisal district data and reports. These portals include a Taxing Unit Portal, an Owner Portal, an Agent Portal, an Attorney Portal, and a Title Company Portal. External users will have a limited list of user rights with limited access to screens as defined by the county client system administrator.

Prodigy
<TAX TRANSPARENCY >

The Tax Transparency website provides information concerning the property taxes that may be imposed on your property by local taxing units, the dates and locations of any public hearings on the tax rates of the taxing units, and the dates and locations of meetings of the governing bodies of the taxing units to vote on the tax rates, together with other important property tax information.

Prodigy
<KNOWLEDGE BASE>

Prodigy Knowledge Base provides users the ability to access help tools in application, or through the Knowledge Base website. This ease of access allows users to quickly lookup information related to functions in the Prodigy applications. Based on the subject matter, the articles may provide step-by-step instructions, images for quick reference, or in most cases a video to illustrate certain functions. Chat is also available to communicate with support staff if there are additional questions.



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Cloud **Augmented Mass Appraisal**
The **NEW** Definition of **CAMA**

PRODIGY APPRAISALSM
COMPREHENSIVE, CLOUD AUGMENTED MASS APPRAISAL SYSTEM

Prodigy Appraisal is a comprehensive mass appraisal system for the operation of a Texas appraisal district. The list of functionality available in our new system is too numerous for this brochure, be assured that it has all the functionality that you would expect of an advanced software system. Our promise is this; if you find a function missing in our system that was in your previous computer system, we will add that functionality free of cost. Give us a call for a full product demonstration.

C **CADASTRAL IMAGERY** **EQUITY GRIDS**
DOCKETS **SPLIT PROPERTY**
BUILDING PERMITS **APPRAISAL**
CONFIGURABLE UI **ECO UNITS**
MASS ENTRY OF AGENTS **ARBITRATION** **SMART GROUPS** **SMART LISTS** **APPEALS**
SKETCH **MASS UPDATE** **SMART GROUPS** **SMART LISTS** **APPEALS**
CAMA **REPORTS** **WORK ITEMS**
MOBILE **EVENTS** **MASS ENTRY OF RENDITIONS**
MASS CREATE PROPERTY **BUSINESS INTELLIGENCE** **COMP GRIDS** **SALES ANALYSIS**
MERGE PROPERTY

972-806-0668
www.trueprodigy.com

5900 South Lake Forest Dr.
Suite 300
McKinney, TX 75070

MODERN TECHNOLOGY HAS ARRIVED TO CAMA.

We are a software development company in Texas focused on bringing the latest technological advances in software development to the appraisal and tax community.



WE ARE INNOVATORS

There has been no significant innovation in the last several years in our industry. With the continual advances in software technologies, we have always believed that the day you stop innovating is the day you begin to die. We intend to lead our industry in innovation.



WE ARE CLIENT FOCUSED

We believe that if you take care of the customer and build exceptional products, the rest will take care of itself. We intend to bring back the client-centric/product-centric focus that we are known for.

WE ARE THE NEW DEFINITION OF CAMA

We are bringing new efficient software tools and power new cloud technology together to provide a platform where new ideas can be developed faster than ever before into powerful software applications. Applications that will make your jobs much easier.

OUR TECHNOLOGY

CLOUD-COMPUTING WEB APPLICATION



A single-page app (SPA) built on a full-stack web development environment. SPA behavior is a much richer experience than the browser apps of the past. An SPA behaves and performs like a desktop app except it is running on a browser.

OPEN APPLICATION PROGRAMMING INTERFACE (API)



Our system is designed with a private API where data can be made available to internal and external applications. This functionality opens the possibilities of seamless integration across a complete array of apps working with property appraisal data.

DATA VISUALIZATIONS FOR DASHBOARD CONCEPTS THROUGHOUT



As the old adage goes, a picture is worth a thousand words. True Prodigy brings you the latest data visualization tools that brings old tabular reports to life.

RESPONSIVE DESIGN FOR MOBILE DEVICES



Our technology includes a responsive design where the application adjusts to the device that is being used whether it be a desktop PC, slate device or mobile device. This means that you will have access to your data wherever you are and on whatever device you are using.

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CLLOUD SERVICES ECOSYSTEM



Our cloud services ecosystem is a constantly evolving network of interconnected platforms, technologies, and providers that collectively deliver cloud-based solutions. By leveraging these cloud services, we are able to innovate at an unprecedented level and provide the tools that appraisers need today.

INTEGRATION OF OTHER WEB APPS



As you probably have noticed, most of technology vendors you work with today already offer a web-app interface for mapping, imagery, sales data, and appraisals. Our platform allows for a seamless interface to many of these web-apps to achieve a whole new level of software integration.

ON-DEMAND SCALIBILITY AND HIGH AVAILABILITY



Our cloud-platform provides the ability to have a load balancer alert of high-usage and request the spin-up of a new server to alleviate the load. The cloud-platform provides the ability to have servers on standby ready to go should the primary server fail. Your office will reach levels of performance that would not be able to be done otherwise with an in-house system.

WHY NOW?

In the past few years the level of advancement in computer software technology has been incredible. We have new software languages, computing environments, and cloud-service technology that can bring the power of cloud-computing to your devices; whether they are desktop or mobile. There are technology trends that we feel have matured and can be leveraged for the benefit of the appraisal and tax community.

We have also seen a movement away from traditional client-server desktop in favor of web-stack design software. The time for new CAMA software utilizing this modern technology has arrived.

RAISING THE BAR

It is known that the barrier to entry into the appraisal and tax software space is high. You have to have the right people, with the right experience, with the right technology and sufficient capital to built a software product that will at a minimum compete with the best performing software at the time. We have the unique experience to know exactly where that bar is. This coupled with all the ingredients mentioned above, we are forging forward to create a new mass appraisal system that will not only compete, but will leap-frog what is available today bringing efficiencies and exponential productivity to your office.



Our company philosophy is simple- create great software tools for everyday appraiser users. Prodigy SketchSM brings this idea to life. It is a powerful tool for sketch creation and editing not only for in the office, but for appraisers in the field as well. Using familiar features, and new tools, Prodigy Sketch provides an intuitive experience for those appraisers just starting out, and for those who are seasoned users of a sketching application. Prodigy Sketch was created by leveraging the power of cloud-computing, advanced analytics, and by harnessing our own domain expertise, as well as the expertise of our partner clients.

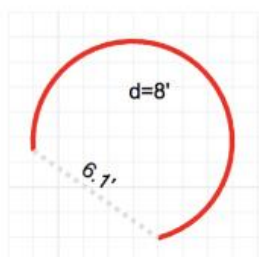
INNOVATION AT ITS BEST

Prodigy Sketch is built from the ground up by our in-house development team. Sketching is a fundamental part of any appraisal process. Appraisers use sketching to capture the building footprint as well as outline data such as building area and perimeter that can be used in cost calculations. An effective sketching tool is paramount in achieving a high level of data entry efficiency and can produce usable and reliable sketch images.



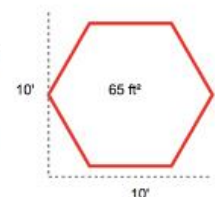
DRAWING TOOLS

Prodigy Sketch includes all the tools necessary to draw even the most complex floor plans. While most of the tools such as pointer, rectangle, line, ellipse and arc, need no explanation, other tools are more specialized. These additional tools are specific in nature to meet certain sketching requirements.



For instance, C-Arc is designed specifically to draw turret towers attached to a side of an improvement. This unique tool saves users an incredible amount of time.

Another specific tool is X-agon, which allows users to draw polygon shapes of equal sides such as hexagon with six sides or an octagon with eight sides. The user can also specify the diameter of the shape and the system will calculate the sketch area automatically.



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SHAPE EDITING TOOLS

Prodigy Sketch provides the standard shape editing tools such as copy, paste, delete, undo, redo, select, preview and print. Prodigy Sketch also provides advanced shape editing tools such as shape rotate, shape flip and auto close.

Prodigy Sketch provides background image support. With the background image tool, users can load a blueprint file or builder plan such as a JPG or PNG file and display it on the sketch canvas in preparation for tracing. Users can use the set scale tool to measure a known line and establish the image scale. After that, users can trace over the image in a process that GIS users often refer to as "heads-up digitizing". This is a very similar process except Prodigy Sketch performs this with blueprints and sketches. The sketch vector and background image can be saved together in the system for future reference.

Background image functionality streamlines the way the appraisal staff enters data into the system making them a highly efficient workforce.



VERSATILE DATA-ENTRY MODES

With all the conveniences of remote accessibility, it only makes sense that the sketch application be available when users are away from their desks. Prodigy Sketch is accessible from a desktop computer or mobile tablet for creation and editing of sketches. It is also available on your mobile phone in a view-only mode. This mobile access, for use at the office or in the field, ensures details for a property are accurately captured in sketch format.

With multiple avenues of entry, Prodigy Sketch can fit users' preferred method of entry. Desktop entry can be done through a keyboard, arrow keys, and mouse. Tablet entry utilizes the on-screen keypad, arrows and supports a stylus.

For those familiar with commands from another sketching tool, the legacy command mode allows for the entry of commands and measurements using commands from the legacy sketch application.



OPEN ARCHITECTURE SKETCH DATA

Prodigy Sketch saves all sketch information in a standard JSON object. This data is open for users to view and export if required. All information is available including polygon data, arc data, coordinate data, annotations, drawings, as well as background images. This ensures that clients will always have access to their sketch data at any time.

Sketching
MADE EASY

Prodigy Sketch will transform the concept of sketching in the appraisal industry. With tools and functions that are intuitive and easy to learn, everyday appraisers now can create and edit sketches in a more efficient way.

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Designed from the ground up, Prodigy MobileSM allows field appraisers to download work assignments to their field device and be able to work from anywhere.

Appraisers can use the mobile application when connected to the Internet, but when coverage isn't available, they can download their work assignments to work offline.

SEAMLESSLY INTEGRATED WITH PRODIGY APPRAISALSM

With Prodigy Mobile, appraisers can edit general property information, improvements, land, building permits, field inspections and sketches.

These changes are uploaded and then validated by a manager before adding to Prodigy Appraisal.

BIDIRECTIONAL SYNC

Data that is edited in the field is synced with Prodigy Appraisal dynamically. Also, data changed in Prodigy Appraisal is synced with Prodigy Mobile.



SKETCH & CAPTURE PHOTOS

In a snap, appraisers are able to edit property sketches and capture multiple photos of general property, improvement and land information in the field.



WORK ASSIGNMENTS

With Prodigy Mobile, managers are able to assign work items directly to specific appraisers. These work assignments will display by priority. Properties within a work assignment can be easily viewed in a list or in a handy map view.



MAP VIEW

Displays the assigned properties on a easy-to-view map. The high priority properties are designated and clearly identifiable so they can be worked by appraisers first.



ROUTE VIEW

Generates a route based on the properties in the work assignment. The system creates the most efficient route and provides step-by-step directions to each property.



LIST VIEW

Displays all the properties in rows and columns for quick viewing.

PRODUCTIVITY LOG

Anything we measure, we improve. With Prodigy's Productivity Log, system administrators gain powerful insights through numbers. They can use these insights to improve team productivity by analyzing the performance statistics.

System administrators can generate the Productivity Log by users, date range or log format to track appraiser productivity by daily time breakdown or totals by date range.



QC MANAGER

With Prodigy Mobile Quality Control, property changes are uploaded and then validated by a manager before adding to Prodigy Appraisal. Managers can reject, soft reject, or accept changes with the ability to add notes for field appraisers to review.

TAKE THE EFFICIENCIES OF PRODIGY APPRAISAL TO THE FIELD.

PRODIGY LITIGATION™

Prodigy Litigation is a comprehensive tool for the management of lawsuit cases, arbitration cases and SOAH cases. Caseloads continue to increase for many appraisal offices. A missed case deadline or missed litigation meeting can have a negative impact on the case outcome. It imperative for appraisal districts have a system that will manage all case workloads. Prodigy Litigation does just that.

DASHBOARD

A quick, easy-to-read dashboard shows the status of the case workload at a glance. It shows upcoming deadlines, upcoming meetings, and case statistics for further analysis.

LITIGATION, ARBITRATION AND SOAH SEARCH

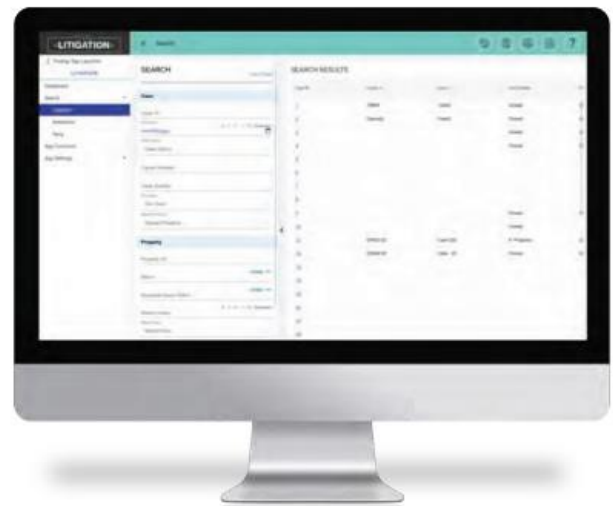
Prodigy Litigation includes a comprehensive search page for users to identify cases by specifying any number of search parameters.

PARTY SEARCH

Prodigy Litigation also includes a feature to search by a party associated with a case. This allows for users to identify all cases being handled by a specific attorney, judge or arbitrator.

ATTORNEY PORTAL

An attorney portal is included in Prodigy Litigation that allows plaintiff attorneys to digitally interact with the appraisal office. All case information is accessible via the attorney portal.



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CASE SUMMARY

Creating a case will allow users to capture a filing date, cause number, case number, tax years, case name, case reason and protest reason. A case status is also configurable to track the status of the case.



MOTIONS, DISCOVERY AND OFFERS

Prodigy Litigation allows users to record motions. Each motion includes filing party, descriptions, tags and file attachments. The solution does the same for discovery and offers with the addition of due date. There is a due date field to help remind users of upcoming deadlines associated with cases.



DOCUMENT & EVIDENCE

Prodigy Litigation also allows users to record documents. Each document includes description, court transaction number and tags. The solution also allows users to attach files for reference. Users can also indicate if the document can be made public via the attorney portal. All documents can be routed to DocuSign® for an electronic capture of signatures.



CASE EVENTS

All events will be recorded in the case event list in chronological order so that users can easily reference everything that has transpired in a case.



CAD COMMUNICATIONS

All communications between plaintiff and the client are recorded in Prodigy Litigation, with messages in threaded form to ensure all emails and replies are captured including message body text and file attachments.



PARTIES

CAD parties and plaintiff parties, as well as arbitrators and judges, can be designated in the case within Prodigy Litigation. The parties' contact information can be recorded for reference. The contact information includes name, address, email address, cell phone number and office phone number. A file attachment option is available to capture any engagement contracts related to their representation.



ACTIVITY LOG

All transaction activity is recorded in an activity log. This log will record any change that takes place in regards to the case. This is to ensure there is an accurate change history available if needed.



CENTRALIZED CASE MANAGEMENT FOR APPRAISERS

Prodigy
<LITIGATION>

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In today's digital age, virtual conferencing has become an indispensable tool for offices. However, clients are often faced with the challenge of having to use third-party tools for virtual meetings, which lack integration with their CAMA System. This not only creates an overhead for staff, especially during appeal season, but also poses a risk to data security.

Prodigy Conferencing is an advanced communication tool that eliminates these issues and enhances collaboration with taxpayers and internal office staff.

FULLY INTEGRATED VIDEO AND VOICE CALLING

Our state-of-the-art solution provides fully integrated video and voice calling, eliminating the need for complex third-party applications. Prodigy Conferencing allows appraisal offices to host meetings for Appeal meetings both Informal and Formal as well as Customer Support reasons, including Litigation and Arbitration. It also offers support for desktop, tablet, and mobile devices, provides full call-in support, and allows for multiple meeting rooms.

CALL-IN SUPPORT

Call-in support is a crucial feature of Prodigy Conferencing. It utilizes a comprehensive Interactive Voice Response (IVR) system to allow users to join and participate in meetings even if they don't have access to a tablet or computer. This feature is particularly beneficial for users who are frequently on the go, as it provides the flexibility to stay connected with the rest of the team.

Whether you're out of the office or traveling, you can easily call into a meeting using your phone. With call-in support, you can be a part of important discussions, presentations, and updates without missing a beat.



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WHY CHOOSE PRODIGY CONFERENCING?

By selecting Prodigy Conferencing, your district can reap the following benefits:

- Efficient conference management with real-time updates and archives for future reference
- Streamlined communication with taxpayers through the embedding of virtual conferencing within the taxpayer portal
- Enhanced user experience with notifications for taxpayers when their meeting is about to commence and communicate their position in line for the next available meeting
- Improved data security with a fully integrated system that doesn't require any third-party applications



At True Prodigy, we recognize the pivotal role of effective communication in every successful team. Prodigy Conferencing, our all-in-one solution for virtual meetings and communication, is a testament to this.

By empowering offices with the ability to conduct virtual meetings securely and efficiently, we are helping them to streamline their operations and deliver better services to taxpayers.



Take the
NEXT STEP

Revolutionize the way you conduct virtual meetings with Prodigy Conferencing. Contact True Prodigy to learn more about this state-of-the-art solution and how it can benefit your office.

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Prodigy Events allows users to build custom forms with user-defined fields to capture and analyze data from commercial leases, fee appraisals and repair documentation. With this new functionality, appraisal offices are no longer limited by the applications their software provider builds. Users can now build the exact forms they need that can capture any kind of data.

CONFIGURABLE FORMS

With Prodigy Events, users are able to create a completely custom form, which includes form name, description, event group, event types, and additional, unique user-defined fields. The field types include: integer, currency, date, text, and combo list. Users can also specify if the field is required, its default value, if it's a summary field, its purpose and include help text or tool tips. The user can also specify the order in which the fields are displayed on the form. The software will include the remaining fields and present the form in responsive design which adjusts the layout based on whether the form is being viewed on a desktop or on a mobile phone or tablet.



Extensive form customization provides a power tool for users to provide data-capture solutions for the entire appraisal office.



LINKING TO DATA OBJECTS

One very important feature of Prodigy Events is that the solution can be a stand-alone product or it can be used in conjunction with our other products such as Prodigy Appraisal or Prodigy Collections. The system allows users to integrate with these applications by providing a way to link the Event Form to a Data Object. Examples of Data Objects are fields such as "PROPERTY", "OWNER", "AGENT" or "TAXING UNIT".

During data-entry, the Event Form allows users to specify a Data Object ID. The Data Object ID will be the link that completes the integration and will vary depending on the Data Object. For example, if the Data Object is "PROPERTY", the Data Object ID will be the PROPERTY-ID. If the Data Object is "OWNER", the Data Object ID is OWNER-ID.

When a user pulls up an event that is linked to an object, the user can click on the object ID and the system pulls up the corresponding record. For example, if the event is linked to a property, clicking on the object ID will bring up the property in Prodigy Appraisal. The reverse is also true.

This level of versatility will give users an incredible amount of much needed functionality directly in their hands. Gone are the days of users waiting for their software vendor to create new forms to capture data. Users are now able to create exactly the forms they need.

DYNAMIC SEARCH

The act of capturing data alone is not very useful unless there is a way to later retrieve and analyze this data. Designing the search capability for configurable forms was quite a challenge. Since fields vary by form, the search capability needed to be dynamic in nature. Prodigy Events search fields reflect the fields on one active form and then change when switching to a different active form.

Prodigy Events dynamic search also allows for users to search for any field captured as well as fields that reside in the data object linked by the event form. Users can search by a data field used on the form but can also search by property market area or property market value for an event linked to property.

Prodigy Events dynamic search provides a powerful way to search and retrieve event data for further analysis.



DATA EXPORT

The analysis of event data is one of the main goals of capturing this data. This can be done with external analytical tools by using data export features within Prodigy Events.

Following a search, data results are displayed in a search results list. This list is in a grid control that allows for users to export the data to a comma-delimited file (CSV) or JSON type file. A CSV is a universal file type that can be used in Microsoft Excel® and many other analytic applications.

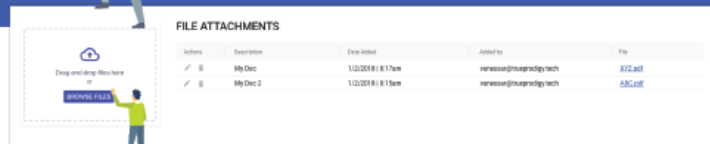
FILE ATTACHMENTS

Users can also attach any type of document to the event record. These documents can be images, PDF documents, Word documents, Excel documents, TIF files, video files, audio files or any other type of document that should be associated with an event.

This feature allows users to electronically keep all records together in one place for easy access and streamlined organization.

ROLE ACCESS

Since regulating user access to various aspects of Prodigy Events is essential, the software allows secure access to event forms by user. A system administrator is able to create user roles and then associate those roles with event forms.



If an office is using Prodigy Events to store employee data such as employee name, start date, review date, and manager, the system administrator can create a new event form called "EMPLOYEES" with unique fields required for the form. An office administrator who manages all employee data tasks would have a role specified as "OFFICE ADMIN". The system can then be configured to only allow this user access to the "EMPLOYEES" forms. If a different user logs in to Prodigy Events, the "EMPLOYEES" form would not be visible in their view.

This method of managing access to sensitive information is a very effective way to ensure a secure ecosystem for sensitive event data.



PRODIGY EVENTS ALLOWS USERS TO CREATE CUSTOMIZED EVENT FORMS AND DATA FIELDS THEY NEED.

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Integrated Workflow System for Appraisal Districts

True Prodigy introduces Prodigy QueueSM, a whole new way to manage the workflow for Appraisal Districts. The new solution is a completely integrated work-tracking system to help appraisal districts process and manage a variety of workflow requests that are key to the property appraisal process, including the processing of online forms, portal requests, internal requests, BPP rendition batch requests, deed transfers and building permits.

COMPLETELY INTEGRATED WORKFLOW SYSTEM

Prodigy Queue is the first step in a completely integrated workflow system approach that will fundamentally change the way appraisal districts manage work production, process forms, and perform other key tasks in the property appraisal process. In addition, the application empowers appraisal districts to work more efficiently by providing the following features:



WORK ITEM TRACKING

This is an electronic to-do list with work progression management through the use of document sharing, team queue assignments and process status updates.

WORK STATUS UPDATES

Managers and staff can quickly review work item statuses for their department in real-time. This information is provided in detail and in summary form so that actions can be quickly taken to eliminate bottlenecks and delays in workflow processing.



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CUSTOM CONFIGURATION

Offices can customize their application experience by creating any number of work item types such as homestead applications, AG applications and BPP renditions. In addition, the user can create custom triage handling and employee queues to allow for assignment of work and task management. This customization allows the software to work for any office, no matter how unique their property appraisal process might be.

BATCH IMPORT PROCESSING

Work items can be processed in batch form and automatically assigned to properties easily by using barcode technology and OCR recognition. This allows for a stack of BPP renditions to be scanned all at once. The system can then image the pages, generate a PDF, identify the property based on barcode and then assign the work item with the necessary documentation automatically attached. This process occurs in seconds using cloud-computing, barcode recognition software.

STATISTICS

Being able to measure progress always improves the process. Prodigy Queue captures key performance indicators such as time-in-queue, time-in-status and time-to-completion to provide statistics to users and managers so they can make informed decisions in personnel workload assignments to maximize efficiency and eliminate unnecessary delays in processing.



PRODIGY QUEUE IS THE FIRST STEP IN A COMPLETELY INTEGRATED WORKFLOW SYSTEM APPROACH THAT WILL THAT WILL FUNDAMENTALLY CHANGE THE WAY APPRAISAL DISTRICTS MANAGE WORK PRODUCTION.

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5900 South Lake Forest Dr Suite 300 McKinney TX 75070

Attachment C—Cost Proposal

Cloud-Augmented Mass Appraisal

1050 S Central Expy, Suite 1240
Allen, TX 75013
972-806-0668

Date: 6/1/2024
Quotation Valid Until : 12/1/2024

Prepared For:

Prepared by: Osvaldo Morales

Tarrant Appraisal District
2500 Handley-Ederville RD
Fort Worth, TX 76118

Description		Amount
Prodigy Appraisal Turn-Key System - Annual Cost *	\$	2,292,790
Implementation - One Time Cost	\$	3,246,943

* Annual Cost can be prorated. If implementation happens mid-year, then the annual cost is prorated based on the number of months that the software is in service. For example, if client implementation takes place in August, then the budget impact for service cost for that year is only five (5) months.

If you have any questions concerning this quotation, please contact Daniel Runco at danielr@trueprodigy.tech

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< True Prodigy > Annual Cost Detail

SAAS Annual Cost	Count	Per Unit	Cost
Real, BPP, Mobile Property Accounts	710,000	0.788 \$	559,125
Mineral Property Accounts	1,200,000	0.150 \$	180,000
Prodigy Appraisal™ (Base Service)			\$ 739,125
Prodigy Record Maintenance			
Prodigy Roll Corrections			
Prodigy Interfaces			
Prodigy Events			
Prodigy Appeals			
Prodigy Valuations (Cost, Income, Market, Economic Unit)			
Prodigy Sketch			
Prodigy CI - Cadastral Imagery			
Prodigy Support & Maintenance			
Public Property Search			
Public Interactive Map			
Prodigy Optional Modules	Count	Per Unit	Cost
Prodigy Mobile	710,000	0.104 \$	73,840
Prodigy Queue Workflow	710,000	0.091 \$	64,610
Prodigy Real Time CASS Validation	710,000	0.02 \$	14,200
Prodigy Website & Public / Agent Portal	1,910,000	0.078 \$	148,980
Prodigy Litigation / Arbitration	710,000	0.104 \$	73,840
Prodigy Conferencing	710,000	0.0975 \$	69,225
Public Online Forms	710,000	0.0845 \$	59,995
Public Tax Transparency Website	1,310,000	0.078 \$	102,180
Jaspersoft Letter Maintenance	250	122.5 \$	30,625
SQL Services for MAPS Reports and Operations Surveys	-	0 \$	8,840
Development Hours for Feature Add - 800 hours per year	800	245 \$	196,000
Total SAAS Annual Cost			\$ 1,581,460
AWS Cloud-Services			\$ 660,240
Jaspersoft Reporting Services			\$ 51,090
Total Annual Costs			<u>\$ 2,292,790</u>
<i>Billed Monthly</i>			

< True Prodigy > Implementation Cost Detail

Implementation Costs (One-Time)	
Data Migration	\$ 1,263,800
5 Years Balanced	
10 Additional Years Unbalanced (\$7,500 per year)	\$ 75,000
Initial Conversion Meetings	
Data Mapping	
Preliminary Conversion	
Validation of Data Mapping	
Recalculate All Property / Balance	
Final Conversion / Balance	
Validation of Final Conversion	
Acceptance of Final Conversion	
Going Live	
Onboarding	\$ 1,157,300
Project Management (Dedicated Project Manager 1 year)	\$ 163,500
Online Training	
Unlimited Access to Knowledge-Base & Courses	
Go Live Support	
Jaspersoft Letter Creation	\$ 61,250
Pricing Model Creation and Implementation	\$ 55,380
Prodigy Conferencing Configuration	\$ 34,613
RFP Functional Requirement Modifications	\$ 396,900
Cost Estimator Integration	\$ 39,200
Total Implementation Costs	<u>\$ 3,246,943</u>

< True Prodigy > AWS Services

Primary cloud services utilized by True Prodigy system.

RDS	Amazon Relational Database Services (RDS) is a managed relational database service for MySQL and other database services. The service is built for business-critical, enterprise workloads, offering high availability, reliability and security. Used for True Prodigy database services.
EC2	Amazon Elastic Computing Cloud (EC2) is a web service that provides secure, resizable compute capacity in the cloud. Access reliable, scalable infrastructure on demand. Scale capacity within minutes with SLA commitment of 99.99% availability. Used for True Prodigy API Services.
S3	Amazon Simple Storage Service (S3) is an object storage service that offers industry-leading scalability, data availability, security and performance. It is designed for 99.999999999% (11 9's) of durability. Used for True Prodigy storage of Documents, Images, Recordings and any other object as needed.
Other	Several other services that support cloud infrastructure.