

STATE OF TEXAS
COUNTY OF TAYLOR

THIS AGREEMENT made and entered into this the
18th day of October 1946, by

and between George G. Ehrenborg Company, Appraisal Engineers
of Dallas, Texas, Operators of a Standard Unit System of Realty
Valuations, Party of the First Part and the City of Abilene,
Party of the Second Part.

W I T N E S S E T H

The Party of the First Part agrees to furnish the
Party of the Second Part the following services in the methods
of Realty Valuations for Taxation Purposes of all lots and par-
cels of land and all improvements within the City of Abilene.

1. Maps:

The Party of the First Part agrees to make a new
set of sectional maps, similar to those installed in 1931.

And also to furnish ownership sheets for block books
showing all the ownerships, descriptions, present value of lots
and improvements, with a space provided where the assessed
valuation can be placed. These ownership sheets to carry five
lines for each lot, so they will not have to be rewritten but
every five years. Ownerships to be taken from 1946 tax rolls
and from information gained in the field, or from County Records.

These block books are to be bound in substantial
loose leaf binders.

2. Land:

The Party of the First Part agrees to furnish the
services of experts in land valuation methods who will with
the help of a local board of three (3) men furnished by the
Party of the Second Part at no cost to Party of the First Part
ascertain the valuation of each single street to the lots and
parcels of land fronting thereon. This having been done, the
experts will compute the valuation of all lots and parcels ac-
curately and proportionately and truly according to such unit
foot valuations, and take in consideration depreciation for bad
location, creeks, overflow, etc.

3. Building and Improvements.

The Party of the First Part agrees to furnish the services of experts in building valuation methods, who will measure and describe buildings and improvements upon lots and parcels in the City of Abilene, applying factors of valuation and depreciation for each, based upon the fair market cost of new reproduction, with specific depreciation, if any, expressed in one percentage, for consideration of mechanical deterioration, obsolescence, age and lack of utility. Information and data for each building will be tabulated on a permanent card record, showing the size and class and kind, condition, number of stories, roof, etc., together with improvements such as fixtures, water, bath, sewer and electric connections, with factors of valuation and depreciation as ascertained by local investigation.

4. Exempt Lands:

It is expressly understood that this service shall not apply to land and buildings within the City of Abilene that are exempt from taxation.

5. Public Utilities, Industrial Plants, and Business Personal Property.

The Party of the First Part agrees to furnish the services of experts in the valuation of personal property and equipment commonly used by Public Utilities and Industrial Plants, and to make an appraisal of all such property and equipment, and also a valuation of all business personal property such as stocks of merchandise, fixtures, machinery and furniture used in carrying on business, but this contract shall not include personal property in homes, such as automobiles, jewelry, stocks and bonds or any intangible property; excluding also any business personal property valued at less than \$300.00.

6. General.

The Party of the First Part agrees to furnish division cards, properly designated as to block numbers and additions, names for the land computation and the building record cards, for all lots and parcels within the City of Abilene, Taylor County, Texas. The Party of the First Part agrees that its

experts in methods of land and building valuation will instruct the Assessor in the present use of the methods of valuation and computation, so that the system installed may be continued and kept up to date in the future.

It is agreed and understood that the City of Abilene will furnish the Party of the First Part a suitable place to work, without cost, and the use of the existing maps and other records of the City for use as far as they may be useful.

7. Delivery and Fee:

The Party of the First Part agrees to complete the services described herein within one hundred twenty (120) days after the signing of this agreement, subject to the satisfaction of and acceptance by the Mayor and Board of Commissioners.

For the services to be rendered, the Party of the Second Part agrees to pay the Party of the First Part Fifteen Thousand Dollars (\$15,000.00). Payable as follows:

Three Thousand Five Hundred Dollars (\$3,500.00) Thirty (30) days after starting of the work.

Three Thousand Five Hundred Dollars (\$3,500.00) Sixty (60) days after starting of the work.

Three Thousand Five Hundred Dollars (\$3,500.00) Ninety (90) days after starting of the work.

and Four Thousand Five Hundred Dollars (\$4,500.00) payable on completion of the work and acceptance of the report by the Mayor and Board of Commissioners.

The field work to be started not later than ^{30th} ~~15~~ ^{October}, 1946.

The Party of the First Part shall sit on the Board of Equalization in an advisory capacity to defend any values set under this contract without cost for ten (10) days. If additional time is required the Party of the First Part shall be paid at a rate of Twenty-Five Dollars (\$25.00) per day.

GEORGE G. EHRENBORG COMPANY


George G. Ehrenborg

CITY OF ABILENE, TEXAS


MAYOR, City of Abilene, Texas

COUNTERSIGNED:


City of Abilene, City Secretary