3/30/2015

• • •

Robert D Becker
1238 CR 1000 E
Trilla, IL 62469

County Board,

Please consider this bid for the reassessment of commercial and industrial properties located in Coles County. In determining the scope of this assignment, I met with Mr. Kelly Lockhart and Ms. Karen Childress. I submit this bid contingent upon the County Board approving a switch in software vendors to DEVNET's Computer Assisted Mass Appraisal (CAMA) software. The current system does not contain advanced valuation functions featured in DEVNET; significantly more time is required to develop modeling techniques, ratio studies, and regression analysis in Proval.

The purpose of this reassessment is to as accurately as possible develop an opinion of value for the 2,466 commercial parcels and 90 industrial parcels located within the county. Additional time is required over typical a reassessment due to gaps in data, which prevent a reliable model from being developed. It is my understanding the township assessors and the supervisor of assessment staff will assist in the collection of this additional data.

No data currently exists to support current assessed values of commercial and industrial properties. Development of a model, based on generally accepted mass appraisal techniques, is the basis for supportable values. This model will be the property of the county; it will support future commercial valuations with a credibility not currently used.

My experience has been limited to single property analysis. I have eleven years of appraisal experience in commercial, industrial, multi-family and residential. Coles County is the primary source of my experience. To ensure competency in mass appraisal development I will attended two classes offered by the International Association of Assessing Officers (IAAO) and read the Fundamentals of Mass Appraisal. I believe this to be sufficient to adapt single property

appraisal methodology to mass appraisal. A complete list of experience and education is available upon request.

It is my understanding this will be a part time assignment as data comes available from the township assessors. First priority would be on Mattoon and Lafayette Township; the township assessors have verified the data already. Laying the ground work for the valuation models will require a significant ramp up period. Once established these models will be applied to the county as a whole. Once the transition to DEVNET's CAMA software is complete the modeling can begin.

I currently own two properties which will be the subject of this reassessment. I have talked with Ms. Childress and she will provide the reassessment on them. Information obtained from previous appraisal assignments with respect to individual properties characteristics is confidential and will not be provided for this reassessment. Data gathered on market conditions, factors affecting the market or other general information will be used to help to increase the accuracy of the model.

I propose to develop a credible valuation model using generally accepted mass appraisal techniques and my experience working in the Coles County area. This service can be provided for the amount of one hundred fifteen thousand dollars ($115,000).

Respectfully,

Robert D Becker

Robert D Becker