
PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between **Schneider Geospatial, LLC**, a Delaware Limited Liability Company, whose place of business is 8901 Otis Avenue, Suite 300, Indianapolis, IN 46216 ("PROFESSIONAL") and Cleveland County Assessor's Office, OK, whose place of business is 201 S Jones Ave, Norman, OK 73069 ("CLIENT").

NOTE: This Agreement replaces previous agreements between PROFESSIONAL and the CLIENT for the Comper for Citizen, Property Portal and Community Products.

1 Services.

PROFESSIONAL shall provide CLIENT with the following services ("Services"):

- Comper for Citizen
- Property Portal
- Community

A. Comper for Citizen

Comper for Citizen is an interactive map-based application that allows the taxpayer to view their property in comparison to similar, nearby properties that have recently sold. Simple, easy to use filters allow the citizen to select the sales evidence they feel best represents their property. Product functionality shall include the following:

- i. **User Access** – Public user profiles can access Comper using an open public url with no login required. (Internal user profiles have secure password protected access).
- ii. **Subject Property Search** – the Subject Property is quickly searchable via a dynamic search that can search across multiple identification categories including but not limited to Street Address, Parcel No. or Account No. etc.
- iii. **Filters** – customizable filters can be activated, deactivated, or adjusted to allow the user to refine the list of potential comparable sales.
- iv. **Attribute Information** – Subject and Comp info displays are customized to allow easy comparison and review of the most relevant data for decision-making. There is also a link for quick access to the full source data.
- v. **Comp Selection** – the comp selection tool allows the user to quickly and easily add or remove properties from the comparable sales list.
- vi. **Comp History** – a history of the saved comps is recorded for internal management, including information about the User, Date and Time they were saved.
- vii. **Street/Satellite imagery** – the map-based solution provides spatial context of the Subject Property and Comparable Sales using either street or satellite imagery. Map extent dynamically updates as the filters and selected comparable sales are adjusted.
- viii. **Comparable Sales Print Report** – a customizable pdf comp report can be generated that displays a side-by-side comparison of the Subject Property and selected Comparable Sales

B. Property Portal

Property Portal consolidates your entire parcel and property details in a single place offering 'one stop shop' access for staff and citizens alike. Any data can be included to provide one source of reliable information. Deeds, Permits, Sales, Ownership and more all in one place.

- i. **Open Access** – user access is obtained through a web browser using a public url that is shared by CLIENT with their citizens. There is no login required.
 - ii. **Subject Property Search** – properties are quickly searchable via a dynamic search that can search across multiple identification categories including, but not limited to Owner Name, Street Address, ParcelNo. Or Account No etc
 - iii. **Filter** – customizable filters can be activated, deactivated, or adjusted to allow the user to refine the list of results, making it easy to find specific groups of properties
 - iv. **Map View** - results can be displayed on an interactive map where other spatial data and map layers can viewed, giving context to property searches
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- v. **Attribute Data** – land, building, sales and assessment data is displayed in organized sections for easy reference
- vi. **Images& Sketches** – display multiple property images, improvement sketches or oblique aerial imagery
- vii. **Documents** – important documents such as Tax or Assessment Notices can be viewed and downloaded
- viii. **Data Change Requests** – users can report any discrepancies or incorrect property data via an easy and simple form submission
- ix. **Links** - easy access to other integrated solutions like Comper for Citizen or other county applications such as tax payments or permit applications
- x. **Property Record Card** – ability to print individual property records for offline use

C. Community

The 'Community' product is a dashboard of information designed to Share, Engage, Empower, Analyze & Visualize information. The platform's dynamic maps enable users to explore geographic patterns and relationships beyond traditional data views. Relationships, patterns and trends are apparent, helping and supporting decision making processes. Typical information includes Sales, Permits, Assessments, Tax Calculator, Assessments and Individual Property information. Community makes data from individual sources available in one easy to access location, creates accessibility and transparency and help gain public trust

Other Fixed Fee phases of this project may be developed during the course of this agreement. Once the estimates are accepted, an Authorization to Proceed will have to be signed and submitted before work will begin.

2 Payment for Services.

CLIENT shall compensate PROFESSIONAL for the Services as follows:

A. Product/Service

a. Annual Hosting:	\$42,197.40
Hosting items:	
Comper for Citizens:	Included
Property Portal:	Included
Community:	Included

B. Payment Schedule

Year 1	June 1, 2026 – May 31st, 2027:	\$42,197.40
Year 2	June 1, 2027 – May 31st, 2028:	\$44,307
Year 3	June 1, 2028 – May 31st, 2029:	\$46,522

Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.

If the CLIENT cancels the agreement before end of initial multi-year term, any waived discounts and promotional fees will be included in the final invoice.

Balances due thirty (30) days after the due date for non-government clients and sixty (60) days after the due date for government clients shall be assessed an interest rate of 1½% per month (18% per year). CLIENT agrees to pay for any and all costs of collection including, but not limited to interest, lien costs, court costs, expert fees, attorney's fees and other fees or costs involved in or arising out of collecting any unpaid or past due balances, including late fees or penalties. If payment is not received within thirty (30) days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

3 Terms of Service. Each party's rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termsofservice>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

4 Term, Termination and Renewal. The initial term of this Agreement shall be defined in the Scope of Services or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, twelve (12) month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT. PROFESSIONAL reserves the right to update the pricing applicable to this Agreement after the initial term for any renewal terms and/or any subsequent terms occurring after the initial term of the Agreement; PROFESSIONAL shall provide prior written notice to CLIENT of any pricing adjustments applicable to any such renewal and/or subsequent terms.

5 Additional Data Hosting. PROFESSIONAL's website hosting services allow for storage of up to ten (10) Gigabytes of data and files to include as content for CLIENT's website hosted in PROFESSIONAL's web data server environment. Additional storage and transfer requirements may be negotiated, at PROFESSIONAL's discretion, if CLIENT decides to add additional content to the website – such as orthophotos, scanned documents, etc.

6 Assignment. PROFESSIONAL has the right to assign or transfer any rights under or interest in this Agreement upon fifteen (15) days' written or electronic notice to CLIENT. Nothing in this Paragraph shall prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services.

7 Rights and Benefits. Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

8 Successors. This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

9 Applicable Law. The terms and conditions of this Agreement are subject to the laws of the State of Cleveland.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.

Pricing is valid through June 30th 2026.

PROFESSIONAL:
Schneider Geospatial, LLC

By: _____

Print: Jeff Corns, GISP

Title: President & CEO

Date: _____

CLIENT:
Cleveland County, Oklahoma

By: _____

Print: _____

Title: _____

Date: _____

Date: _____

Approved by the Board of County Commissioners:

By: _____
Chairman

By: _____
Vice-Chairman

By: _____
Member

Attest: _____

By: _____
Deputy

If applicable

ADA _____