



# Madison County, MS Sole Source Letter

## **What is the purpose and need of this product or service?**

- Just Appraised provides workflow management around the change of ownership process, bringing greater transparency to the process and enabling a shift from data entry to QC
- Just Appraised filters out recorded documents that do not affect title to eliminate the printing and sorting process of entire volumes, leaving the assessor's staff with a queue of documents relevant to their work
- Just Appraised extracts information from deeds to match these transfer documents to the correct parcels using legal description and current ownership information
- The software structures extracted sale and transfer information cleanly into the data fields required to update ownership in the assessor's CAMA system

## **What functional or performance specification and/or statement of work does this product or service have that others do not have?**

- Just Appraised leverages the latest in cloud computing advancements, machine learning and natural language processing to provide best practice workflow for change of ownership and GIS activities
- Just Appraised matches deeds to lot / block parcels with 97% accuracy, metes & bounds parcels with 95+% accuracy
- Just Appraised saves hours per day of staff time by pre-filtering out irrelevant documents using proprietary algorithms. These documents would otherwise have had to be reviewed and filtered manually
- Sales and ownership data is extracted for staff members by the system (97+% accuracy) so they can shift their focus from data entry to quality control
- Just Appraised provides direct integration with the CAMA system to eliminate keying from the change of ownership process
- Just Appraised is also able to integrate with other systems in the future via web services to provide flexibility in case the underlying CAMA system changes

## **Specifically why doesn't each of the other products or services meet the functional or performance requirements listed in question 1 above?**

- No other products exist that can use machine learning and natural language processing techniques to automate the filtering process of real estate transaction documents for the assessor's office
- No other products exist that can use machine learning and natural language processing techniques to automate the data extraction for deeds
- Other solutions do not have 95%+ data extraction accuracy figures
- Other solutions do not have 95-98%+ parcel matching accuracy rates
- Other solutions do not categorize documents based on specific cases in documents including but not limited to: multiparcel sales, chain of title issue, metes and bounds legal, lot block legal, tenancy, partial interest, homestead
- Other solutions do not provide direct integration with the CAMA system to eliminate keying from the change of ownership process