Sole Source Letter: Chatham County, NC

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 uses proprietary instrument classification algorithms 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 matches secondary transfer documents (Preliminary Change of Ownership Report forms) to their corresponding transfer documents
- Just Appraised extracts information from deeds using proprietary natural language processing techniques 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 CAMA database

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 98% accuracy, metes & bounds parcels with 90+% 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 facilitates direct integration with the Assessor's CAMA database (Megabyte) 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 Assessor system changes
- These features have been proven through case studies with 60+ jurisdictions across the country

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
- Other solutions do not have 95%+ data extraction accuracy figures
- Other solutions do not have 90-98%+ parcel matching accuracy rates
- Other solutions do not categorize documents based on specific cases in documents including but not limited to: multi-parcel sales, chain of title issue, metes and bounds legal, lot block legal, tenancy, partial interest

- Other solutions do not have programmatic, machine learning powered sales qualification recommendations and the ability to iterate on flagging logic so that the solution is bespoke to County business processes
- Other solutions are on-premises and do not leverage the speed and power of cloud technologies
- Other solutions do not provide direct integration with the Assessor database to eliminate keying from the change of ownership process

About Just Appraised

We are a Y-Combinator backed, Stanford graduate team (based in California) that has built software to streamline the change of ownership process for local government offices. Our backgrounds are in software engineering, business, design, and machine learning. Our experience includes working at or with national agencies, municipal governments, and consumer technology companies.