

**JUST APPRAISED
SAAS SERVICES ORDER FORM (DEEDS)**

Exhibit I

This Order Form is effective as of July 1, 2026 (the "Order Form Effective Date") and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on December 21, 2021 (the "Agreement"). By signing this Order Form, Customer expressly agrees to be bound by the terms of conditions of the Agreement, which are incorporated herein by reference. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement. If there is an inconsistency or conflict between the terms of the Agreement and the terms of this Order Form, the terms of this Order Form shall govern.

Customer: Santa Fe County Santa Fe County Assessor	Contact: Isaiah Romero
Address: 240 Grant Avenue, Santa Fe, NM 87501	Phone: 505-986-6300
	E-Mail: iromero@santafecountynm.gov
License Fees: \$43,620 per year (the "License Fee"), to be invoiced in a single lump sum at the beginning of the Renewal Term and any subsequent Renewal Terms, and paid in accordance with Section 5.2 of the Agreement. License Fees during any Renewal Term shall increase by five percent (5%) over the fees in effect during the immediately preceding Term, unless the parties mutually agree in writing to alternative pricing or a longer renewal term.	Renewal Term: July 1, 2026 through June 30, 2027. The Renewal Term will automatically extend on an annual basis for successive one-year terms unless either party elects not to renew by giving the other party written notice at least sixty (60) days prior to the end of the then-current Renewal Term.

JUST APPRAISED INC.

CUSTOMER: SANTA FE COUNTY, NM

By: Meera Kansagra

By: 

Name: Meera Kansagra

Name: Gregory S. Shaffer

Title: Director of Finance and Accounting

Title: County Manager

Date: April 29, 2026

Date: 4/30/2026

Approved as to form by Roberta D. Joe, ACA,
for W.B., Santa Fe County Attorney 4/28/2026

EXHIBIT J

Statement of Work

This Statement of Work ("Statement of Work" or "SOW") is made as of the date of the last signature (the "SOW Effective Date"), by and between Santa Fe County ("Customer") and Just Appraised Inc. ("Company") pursuant to the terms and conditions of the SaaS Services Agreement dated December 22, 2021, as amended from time to time (the "Agreement"). This SOW shall be subject to the terms and conditions of the Agreement and is hereby incorporated by reference into the Agreement. Capitalized terms used but not defined in this SOW have the same meanings as provided in the Agreement. Customer and Company are sometimes referred to herein each individually as a "Party" and collectively as the "Parties."

Pursuant to the terms and conditions of the Agreement, and for good and valuable consideration, the adequacy and receipt of which are acknowledged by the Parties, the Parties agree as follows:

1. GENERAL TERMS AND DEFINITIONS

1.1 Contact Information.

Company (Just Appraised Inc.): 2261 Market Street #4074, San Francisco CA, 94114

Customer (Santa Fe County Assessor): 100 Catron St., Santa Fe, NM 87501

1.2 Service Location Information. Company will perform the Professional Services remotely.

2. SCOPE OF SERVICES

2.1 Timeline and Phases: Scope: Professional Services Description.

Company is working with Customer to deploy Company's Transfer of Ownership and Sales Coding application to the Customer's Property Tax Deeds Department. The Company's Platform aggregates various data sources about real estate transactions and creates a workflow that allows staff members to process the transactions more quickly. Within this Statement of Work, Company will work with Customer to:

- review the current Platform as it exists now and agree upon changes that support the Customer's needs (Phase 1);
- roll out the product to a limited group of users for usability and technical testing (Phase 2);
- and finally, fully deploy the product to all users in Customer's Property Appraisal Office (Phase 3)

2.2 Timeline and Phases.

Timeline:

- Phase 1 will begin on the Effective Date
- Phase 1 will end when both parties agree the feature set has been implemented and is stable

Activities:

- Data transfer discussions
 - Just Appraised to provide access to FTP folder for ongoing data transfers
 - Just Appraised to provide specific data fields required for product configuration
 - Customer to provide access to CAMA files for configuration
- Planning conversations to agree upon product configuration required to go live and agree upon features that will be implemented after the Platform is live
- These conversations will cover:
 - Specific field names to be displayed on Data Confirmation Page, Data Export page
 - Specific CAMA fields to be displayed in Land Records view
 - These conversations will also cover specific document types to be Filtered Out/ displayed using "Data Extract"/ "No Data Extract" workflows
- Ongoing development work by the Company to implement features and bug fixes
- Usability tests with Customer staff members

Phase 2 Initial Deed Processing/ Coding Roll Out. Limited Data Integration Roll Out

Timeline:

- Phase 2 will begin after the feature set mutually agreed upon in Phase 1 has been developed and tested
- Phase 2 will end when both parties agree the feature set has been implemented and is stable

Feature Set:

- Company delivers deed document extracts in Dashboard and Platform for Customer review and processing.

Dashboard filtering

Just Appraised to provide user ability to sort documents by Dashboard column headers

Just Appraised to provide filtering options by Book, Page, Recorded date, Document Type

Just Appraised to provide Saved Search functionality to save selected filters by user defined label

Recommended Parcel Matches

Software to provide automated parcel recommendations for most parcels

Software to provide manual Parcel Search functionality

Workflow Management

Software to provide automated tracking of user steps in workflow

Software to facilitate assignment of tasks between users

Software to provide email notifications when user is assigned task by teammate

UI to confirm extracted data

Specific extracted fields include:

Book

Page

Instrument number

Docstamp amount

Grantee Name(s)

Grantee Address

Recorded Date

Sale Date

Document Flagging

Specific Document Flags include:

Needs Review

Mapping

Trust

Joint Tenants with Rights of Survivorship

Tenants in Common

Life Estate

AKA/FKA/NKA

Multiparcel

Copy/ Paste Data Export to CAMA

- Company delivers the "No Data Extract" workflow for non-deed documents in Dashboard for Customer

Review

- User can open document within Just Appraised Platform
- User can add Team Comments to "No Data Extract" task
- User can route document using Workflow features
- User can mark task "Complete", "Dismissed"
- Company delivers Basic Sale Coding Recommendations step in the workflow
- Company to work with Customer to define schedule for data retention

Activities:

- 1 representative from Company on site at Customer offices for 2-3 business days for training and support

- Ongoing development work by the Company to implement features and bug fixes
- Usability tests with Customer staff members

Phase 3 - Full Data Integration Roll Out

Timeline:

- Phase 3 will begin after the feature set mutually agreed upon in Phase 2 has been developed and tested
- Phase 3 will continue until the contract ends as specified elsewhere in the Terms

Feature Set

- Just Appraised to configure Web Service

Activities

- Ongoing development work by the Company to implement features and bug fixes
- Make changes as they occur in compliance with New Mexico Dept of Revenue/legislation updates that affect change of ownership workflow
- Usability tests with Customer staff members
- Technical tests with Customer system administrators

4. ROLES AND RESPONSIBILITIES

4.1 Company Roles and Responsibilities.

Individual Responsibility

Imran Khoja-Company Project Manager - Oversee project progress through all stages

- Analyze Platform launch requirements (functionality, security, privacy, etc.)
- Conduct user research for new feature sets
- Work with Customer regarding Platform maintenance and changes
- Assess and prioritize features, bug fixes, and technical changes for product throughout all stages
- Identify new potential feature sets and areas of collaboration between Customer and Company
- Act as primary points of contact for Company

Ihsan Ecemis, Ph. D.-Company Inc./Technical Lead/ Developer

- Lead development effort
- Manage development of technical documentation
- Coordinate Company environments and development code movement through environments
- Work to execute and lead each production deployment

4.2 Customer Roles and Responsibilities.

Individual Responsibility

Customer Project Sponsors

- Secure project funding
- Monitor project progress
- Provide guidance and strategic direction
- Ensure business and IT resources are available
- Resolve escalated issues
- Approve on-going operational support
- Approve project expenditures
- Approve all business deliverables

Customer System Administrators/ Technical Team

- Regularly send property data (CAMA exports) to Company on an agreed upon schedule
- Advise on changes to data schema

Customer Staff

- Participate in user research for product improvements

- Report bugs and assist Company team to resolve bugs
- Provide feedback on product and submit feature requests

5. TECHNICAL & DATA SPECIFICATIONS

5.1 Data Exchange

Access to specific pieces of data from Customer is essential to the Platform's functionality. However, the Platform will not directly connect to Customer's databases. This access to data by Company includes: exports of all data fields and information from Customer's CAMA database that include, but are not limited to, the following information: ownership, full cash value, and various property characteristics for all parcels, exports of deed images for new property sales.

Company and Customer will agree in writing upon a regular schedule throughout the Term on which the above data will be transferred from Customer to Company to be imported into the Platform. The above data is referred to in the Agreement as the "Customer Data."

Given that the Platform will not directly connect to Customer's databases, consistency of data format and data structure is essential to continued operations of the Platform, Should the format or data structure of any of the Customer Data change, Customer will notify Company as soon as they become aware of the change, and will work with Company to resolve any technical difficulties that may arise.

5.2 Tools

Required connections for the Platform also include tools to: provide client-side analytics (i.e. user bounce rate, etc.), monitor Platform performance (i.e. slow page loads, etc.), monitor errors (i.e. identifying specific information about bugs automatically, etc.), and manage logs (i.e. compliance with log requirements, etc.). These tools may include. externally hosted industry standard services.

6. FEES AND PAYMENT.

As consideration for the Professional Services provided by Company under this SOW, Customer shall pay Company the Professional Services Fees specified in the Order Form. Such fees shall be invoiced and paid in accordance with Section 4 of the Agreement. This price reflects an early-adopter price for Customer in exchange for being a reference to any new potential clients. Customer will share their experience working with Company via written emails, phone calls. Customer will allow Company to use Customer name in Case Study highlighting impact of the Platform on Customer. All training and onboarding services have been discounted their full value and are included in the scope of this initial term payment scheme.

7. SOW TERM

The Term of this SOW begins on the SOW Effective Date and shall continue to 6-30-27 .

**AMENDMENT NO. 5 TO
AGREEMENT NO. 2022-0072-AO/KE
BETWEEN SANTA FE COUNTY AND JUST APPRAISED, INC.**

THIS AMENDMENT is made on the 30th day of April, 2026, between **Santa Fe County** (the “County”) and **Just Appraised, Inc.** (the “Contractor”).

WHEREAS, on December 22, 2021, the County and the Contractor entered into an SaaS Agreement and Statement of Work (the “Agreement”) to provide for the Contractor’s provision of platform access, support and professional services for software for the Santa Fe County Assessor; and

WHEREAS, Amendment Nos. 1 through 4 increased the compensation payable to the Contractor and extended the term to June 30, 2026; and

WHEREAS, by this Amendment No. 5 the parties agree to amend the Agreement to extend the term for one year, and increase the compensation payable to the Contractor for the license fees for the term July 1, 2026, to June 30, 2027.

NOW THEREFORE the parties agree to amend the Agreement as follows:

1. Section **1.2** of the Agreement is amended by inserting a subpart e to read:

(e) By Amendment No. 5 to this Agreement the Contractor will perform the attached Exhibit J (Statement of Work) for the cost stated in the attached Exhibit I (Order Form stating \$43,620.00 license fee). The total compensation payable to the Contractor for the term of this Agreement will not exceed **\$227,006.00**, *inclusive* of NM GRT.

2. Section **6**, TERM AND TERMINATION insert a subpart e to read:

(e) By Amendment No. 5 the term is extended to June 30, 2027.

3. All other provisions of the Agreement not specifically amended or modified by Amendment Nos. 1 through 4 and this Amendment No. 5 will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date of last signature by the parties.

SANTA FE COUNTY:



Gregory S. Shaffer
Santa Fe County Manager

4/30/2026
Date

Approved as to form:

Roberta D. Joe for W.B.

Walker Boyd
Santa Fe County Attorney

4/28/2026

Date

CONTRACTOR – JUST APPRAISED, INC.:

Meera Kansagra

Signature

April 29, 2026

Date