



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (09/22/25)

REPORT TO: Voting Meeting (09/25/25)

ITEM NO: 577/2025

SUBJECT: Approve the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is \$81,076.00.

Meetings:

Work Session Date: 09/22/25

Voting Meeting Date: 09/25/25

Executive Summary:

Presenter: SW

Recommendation:
Approve

Purpose of Request:

Approve the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is \$81,076.00.

History:

Steve Watson has investigated and reviewed potential contract agreements with True Roll for 2 years. TrueRoll started marketing Hall County approximately 2 years ago and Watson attended various presentations, interviewed principals of company, and consulted with colleagues before making a decision to prioritize implementation into the FY 2026 budget cycle.

Facts and Issues:

Options:

End-to-End Homestead Administration™: Full Suite: TrueRoll's world-leading end-to-end eligibility audit, monitoring, and change detection system for homestead administration includes both Application Vetter™ and Proactive Monitoring™. Delivered through a comprehensive, web-based administration suite. This solution manages the dynamic eligibility of property tax benefits-such as homesteads, exemptions, deductions, and credits-across new (paper or electronic) and existing homesteads as their eligibility changes.

Includes 25 Investigation Reports Delivered per year. Investigators will provide a specified number of Investigation Reports per year that contain a recommendation and annotated evidence of an unqualified homestead. Includes up to the same number of ad hoc investigation requests.

Additionally, Investigative Reports deliver information on potential applicants for higher exemptions giving the county the opportunity to communicate the eligibility to identified property owners and instructing them on how to apply for the applicable homestead exemption.

Fee is \$79,576 per year with a one time initial set up fee of \$1,500. This is a total 3-year subscription agreement if renewed each year for the full-term.

If the value provided by the Services in the form of the total of both the back taxes collected and the assessed value added to the tax roll that the Services help to discover is less than the Fee for the Initial Term, Company will refund the difference between the paid Fee and the Total Revenue Value Received after the Initial Term.

Funding Requested	\$ 81,076.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Purchasing	Budget
RW	AD	AY	JM
Finance	Attorney	Administration	Clerk
TS	JL	CR	AD

Attachments:

Financial Supplement
 Contract Signature Request Cover Sheet
 Contract for True-Roll Software
 Sole Source Form



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 577/2025

Funds Requested: \$ 81,076.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

General Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	1550-TAX ASSESSOR	521000- PROFESSIONAL SERVICES	\$81,076.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SW

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