

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyia.com

Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: February 7, 2013

Re: Approval of the two year service contract for abstracting services for County Tax deed parcels with Service Abstract, Davenport, Iowa.

After the County Treasurer has issued tax sale certificates for tax delinquent parcels in Scott County's name and prior to the issuance of a Tax Deed for such parcels State law requires a final redemption process during which the previous owners are given a final chance to redeem their property by paying all back taxes, penalties and interest. In order to determine who needs to be notified a title search must be completed on each property. Scott County Purchasing prepared a request for quotes that was posted on the County website and individually mailed to eight firms that do such work here in the Quad Cities area. Attached are the quotes received from four of those firms.

Staff would recommend that a two year contract with Service Abstract Company be approved for title search of properties for which the County holds tax sale certificates. Service Abstract was the lowest bid and is also the same company that has been providing these same services for over the last ten or more years. The quote remains at the same price that had been charged in previous years, \$150 per parcel.

Scott County Facility and Support Services Department
Purchasing Division
600 West Fourth Street, Davenport, Iowa 52801-1030
Phone: (563) 326-8793
Fax: (563) 328-3245
E-Mail: purchasing@scottcountyiowa.com

REQUEST FOR QUOTATION

Scott County Requisition No. 19000

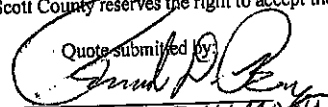
Bidders need to complete and submit this form.

Submission Date: 3/28/2013 | **No Later Than: 10:00am**

Qty	Description
*	Tax Deed Title Searches
	After two years of tax delinquency Scott County is issued a tax certificate for the properties that have not been redeemed by the owners or had the tax certificate purchased by a private investor.
	Scott County Planning and Development is requesting bids for the completion of title searches for the properties for which tax certificates are held by the County. The services shall include:
	<ol style="list-style-type: none"> 1. A review of the legal description of the property for both accuracy and completeness; and 2. Identification of all individuals or entities having legal interest in the property that are required under Iowa Code Chapter 447.9 to be notified of the right of redemption for the property.
	The bid should include a unit cost of these services per property, estimate of time needed to complete such services and any other information related to these services.
	Contract period 4/15/2013-4/14/2015
	Questions may be directed to Tim Huey, Director, Planning and Development, 500 West 4 th , Davenport, IA 52801, 563-326-8212.
	Responses should be returned to Purchasing at address, email or fax number listed above.
	Delivery Included
	price quotation good for 60 days
	From time to time it may be necessary to change or modify a request for purchase. If you have received this request from any other source other than direct fax or email from Scott County, it is your responsibility to check for updates and/or changes to the request. If you would like to receive automatic updates please register your company in our vendor data base by using our website, www.scottcountyiowa.com/fss/purchasing.php

Scott County reserves the right to accept the bid from the lowest responsible bidder.

* SEE ATTACHED FOR QUOTATION

Quote submitted by: 
Name: RAYMOND D. BERGER
FRS
Title: _____
SERVICE ABSTRACT CO.
Company: _____
3-22-13
Date: _____

Released by:
(Scott County Use Only)

Date: 3/6/2013
Time: 11:00am

PLEASE NOTE:

Bidders must provide an estimated delivery date in their bid response!

Company Contact Information: Phone: 309-786-5476
RAY BERGER E-Mail: RBERGER54@HOTMAIL.COM

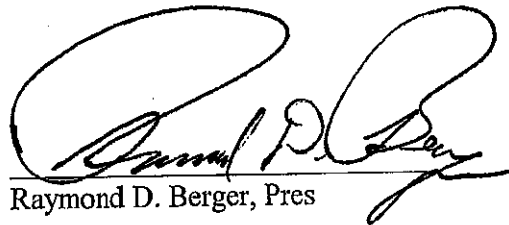
"By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa."

ATTACHMENT TO QUOTATION:

Scott County Requisition No: 19000

SERVICE ABSTRACT COMPANY - QUOTATION

Quantity	Per Unit Cost	Delivery
29	\$150.00 each	10 Days after order date (or as needed)



Raymond D. Berger, Pres



Service Abstract



P.O. Box 76
Davenport, Iowa 52805
Phone (309) 786-6455
Fax (309) 786-2598

2832 - 104th Street, Suite 107
Urbandale, Iowa 50322
Phone & Fax (515) 331-1131

4341 1st Avenue S.E.
Cedar Rapids, Iowa 52401
Phone (319) 399-1746
Fax (319) 399-1726

"Service is our name"
email: searches@ricatitle.com
"Statewide Title Solutions"

TRANSMITTAL MEMO

TO: SCOTT COUNTY FACILITY & SUPPORT SERVICES DEPT.

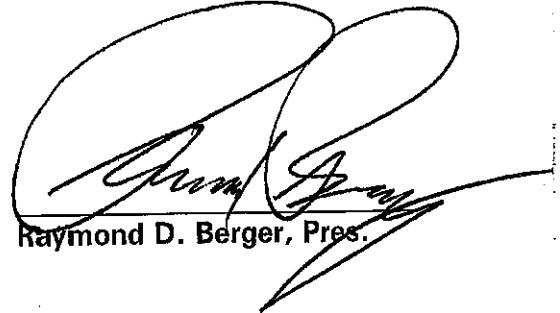
FROM: SERVICE ABSTRACT CO.

DATE: MARCH 22, 2013

RE: QUOTATION - SCOTT COUNTY REQUISITION NO: 19000

Gentlemen:

Attached find our quotation regarding Requisition No. 19000. We thank you for the opportunity to bid on this project.



Raymond D. Berger, Pres.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____.
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
April 11, 2013

**APPROVAL OF TWO YEAR CONTRACT WITH SERVICE ABTRACT COMPANY
FOR TITLE SEARCHES FOR ISSUANCE OF TAX DEEDS**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. Scott County holds tax sale certificates for which title searches are required prior to sending out notices of the right of redemption for such tax delinquent properties.
- Section 2. Service Contract Company has submitted the low bid of \$150 per parcel in order to perform such services.
- Section 3. Staff recommends that the Board of Supervisors approve a two contract with Service Abstract Company for the purposes of performing title searches in order for Scott County to proceed with the issuance of tax deeds for such parcels.
- Section 4. That the Planning Director be authorized to sign the contract documents on behalf of the Scott County Board of Supervisors.
- Section 5. This resolution shall take effect immediately.