"IT IS HEREBY EXPRESSLY UNDERSTOOD that any calculation, or information provided to private property owners, their agents and contractors with respect to the information provided shall be accepted by such persons at their own risk, and the CITY shall assume no responsibility for the information contained therein. The records of the CITY will be supplied on the basis that they are the best knowledge of the CITY and that persons requesting such information must interpret the same for their own needs and/or requirements relative to the exact value."