



Homeowner & Pro User Guide

A complete walkthrough of Property Tax Edge for property owners — plus answers to common questions

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1. What Property Tax Edge is

Property Tax Edge is a complete toolkit for checking whether your property is over-assessed and challenging an unfair property tax bill — in all 50 states plus Washington, D.C. The county assessor uses professional appraisers and mass-appraisal models; this site gives you the same kind of data and tools so you can push back. You can do everything yourself for free, buy a single professional evidence packet, or get matched with a licensed consultant who does it for you.

2. Getting started & your account

Creating an account is free and takes under a minute. There is no password to remember.

- 1 Click **Sign in** (top right). Enter your email and we send you a one-time sign-in link, or choose **Continue with Google**.
- 2 Click the link in your email (it expires in 15 minutes). You're in.
- 3 Add a property to your dashboard to track an appeal, save scans, and set deadline reminders. Your free account unlocks the calculator, all state guides, deadline tracking, 3 AI notice scans, and downloads. Upgrading to Pro or buying a single evidence packet unlocks the advanced analysis tools described below.

3. The free tools

- **Over-Assessment Calculator** — enter your assessed value and an estimate of market value; it tells you whether you appear over-assessed and your potential annual + 5-year savings.
- **50-State Appeal Guides** — the appeal process, deadlines, appeal body, and rules for your state, with county-level detail for 3,100+ jurisdictions.
- **State Tax Code Reference** — the key statutes and your legal right to appeal, in plain English.
- **Deadlines Calendar & Deadline Manager** — find your filing window and get reminders so you never miss it.
- **Exemptions Database** — homestead, senior, veteran, disability, and other relief by state.

- **AI Tax-Notice Scanner** — upload a photo or PDF of your assessment notice; it reads the values, dates, and deadline automatically (3 free; unlimited with Pro).
- **FEMA Flood-Zone Check** — confirm flood risk to use as evidence of lower value.
- **Templates & State Checklists** — downloadable protest letters, forms, and a step-by-step checklist for every state.
- **Learning Center, Glossary & Community Forum** — guides, definitions, and discussion with other owners.

4. Pro tools

Available with a Pro membership, or per-packet for the Evidence Packet:

- **AI Evidence Packet** — the flagship tool. It auto-pulls recent comparable sales for your address, determines whether you're over- or fairly assessed, and produces a formatted, submission-ready PDF: cover letter, comparable-sales analysis, valuation conclusion, and your state's filing instructions.
- **Sales Comparables Analyzer** — search recent comparable sales nationwide and build your equity argument.
- **Assessment Ratio Analysis** — compare your assessment ratio to the legal standard and to similar properties.
- **Equal & Uniform Builder** — construct the uniformity argument many appeals win on.
- **Income Approach Calculator** — for rental and commercial property.
- **Jurisdiction Intelligence Center** — county market and appeal analytics.
- **Unlimited notice scans** and a **Case Portal** to track every appeal start to finish.

5. Three ways to lower your bill

- **Do it yourself (free):** use the calculator, guides, deadlines, and templates; file on your own and keep 100% of your savings.
- **Buy an evidence packet (\$49):** we do the heavy lifting — real comparables and a board-ready argument — and you file it. No subscription.
- **Get matched with a pro:** request a consultant and a verified, licensed professional in your area reaches out; many work on a no-win, no-fee basis.

6. Step-by-step: appealing your taxes

- 1 **Find your assessment notice** and note the assessed value, parcel/APN number, city, and ZIP.
- 2 **Run the Over-Assessment Calculator** to see whether you have a case.
- 3 **Pull comparable sales** — the Evidence Packet does this automatically by ZIP/address, or use the Sales Comparables tool.
- 4 **Gather supporting evidence** — photos of condition issues, repair estimates, an independent appraisal if you have one, flood-zone status.
- 5 **Generate your evidence packet** (or assemble your own from the templates).
- 6 **File before your county deadline** — the site shows your exact date and the correct form.
- 7 **Request an informal review** with the assessor; many reduce the value before a hearing.
- 8 **Attend the hearing** and present your comparables and evidence calmly and in order.
- 9 **Accept the reduction** or pursue the next level of appeal. A win can lower your bill for years.

7. Understanding comparable sales

Comparable sales ("comps") are recent sales of similar nearby homes. They are the single most persuasive evidence in a property tax appeal: if similar homes sold for less than your assessed value, you have a strong case. The Evidence Packet and Sales Comparables tool pull recent comps automatically nationwide; you can also add your own. Aim for 3–5 comps similar in size, age, and location, ideally with lower sale prices than your assessment.

8. Plans & pricing

Plan	Price	What's included
Free	\$0	Calculator, 50-state guides, deadlines, tax codes, exemptions, 3 notice scans, templates & checklists, community
Single Evidence Packet	\$49 one-time	One complete AI evidence packet with real comparables — no subscription
Pro (per appeal)	\$99 one-time	Unlimited packets + all Pro analysis tools for one appeal cycle
Pro (annual)	\$199 / year	Everything in Pro, unlimited, all year — best for multiple properties

9. Frequently asked questions

Q: Do I need an account, and is it free?

Yes, a free account takes under a minute and unlocks the calculator, all guides, deadlines, and downloads. There's no password — you sign in with a one-time email link or with Google.

Q: Is the whole site free?

The core tools are free forever. Two things cost money: a single AI Evidence Packet (\$49 one-time) and Pro membership (\$99 per appeal or \$199/year), which unlocks the advanced analysis tools and unlimited packets.

Q: What's the difference between the \$49 packet and Pro?

The \$49 packet is one complete evidence packet for one property, with no subscription. Pro gives you unlimited packets plus all the analysis tools (Sales Comparables, Assessment Ratio, Equal & Uniform, Income Approach, Jurisdiction Intelligence) — best if you have several properties or appeal regularly.

Q: Do you file the appeal for me?

No — Property Tax Edge gives you the tools and documents to file yourself (and you keep 100% of any savings). If you'd rather have it done for you, use "Get Matched" to connect with a licensed consultant.

Q: How do I know if I'm over-assessed?

Use the free Over-Assessment Calculator, then confirm with comparable sales. If similar nearby homes have sold for less than your assessed value, you likely have a case.

Q: Where do the comparable sales come from? Does it work in my state?

From market data and public records, nationwide — all 50 states, not just a few. Just enter your address, city, and ZIP.

Q: How do I find my appeal deadline?

Every state and county guide shows the filing window, and the Deadline Calendar lists them by state. Deadlines vary by county, so always confirm with your local assessor — the site flags when a date is a statewide default.

Q: The on-screen packet looks plain — is that what I get?

No. The on-screen view is a plain-text preview. Your downloaded PDF is professionally formatted with a branded header, section headings, comparable-sales analysis, and your property details, ready to submit.

Q: Is the AI-generated packet accurate? Should I review it?

It assembles a strong, professional draft from real comparables and your inputs, but always review it before submitting and correct anything specific to your property. It's informational, not legal advice.

Q: Is my payment and information secure?

Payments are processed by Stripe; we never see your card details. Uploaded documents are stored privately and are only accessible to you.

Q: Can I get a refund?

Subscriptions can be cancelled anytime and take effect at the end of the current billing period; we don't offer partial refunds for the current period. For one-time purchases, contact us at hello@propertytaxedge.com.

Q: How long does an appeal take?

It varies by county — often a few weeks to a few months from filing to decision. The site tracks your deadlines and case status along the way.

Q: What if I have a question that's not here?

Email hello@propertytaxedge.com or visit the Learning Center and Community Forum on the site.

This guide and the Property Tax Edge service provide information and tools, not legal or financial advice. No attorney-client relationship is formed. Property tax laws, deadlines, and forms vary by jurisdiction and change frequently — always verify with your local taxing authority before filing. Payments are processed securely by Stripe. Property Tax Edge is owned and operated by Exitus Strategies LLC. Questions? hello@propertytaxedge.com © 2026 Exitus Strategies LLC.