All work is opinion and non-binding. Final decisions are made by your local assessor and officials under local rules.

SAMPLE

American Property Research
YOUR ASSESSMENT REVIEW

PROPERTY TAX ASSESSMENT REVIEW · ASSESSMENT YEAR 2026

12 Maple Street

Sample City · Illustrative Example



Illustrative example. Fictional property; not a real address or a real house.

OUR OPINION

• POSSIBLE BASIS FOR REVIEW

The record card appears to overstate the house, and the assessment is well above similar homes nearby.

TAX ILLUSTRATION

$1,394 a year

Only if the local board set the assessment at $335,000, the top of the comparison range, at an illustrative $15.49 per $1,000 (each $10,000 of assessed value = $154.90). The board decides any amount.

FILING DEADLINE

Check your notice

Appeal and abatement deadlines vary by state and county. Check your latest assessment notice, tax bill, or local assessor's website. Missed deadlines generally can't be extended.

IN PLAIN ENGLISH

What we found

1. The card lists a **finished basement rec room** and **3 full baths**. The basement is unfinished, there are 2 full baths, and the condition supports Average, not Very Good.

2. Four similar homes in the same neighborhood code are assessed at **$180–$186 per sq ft** (median $183). This house is at **$236**, about 29% above. The three that sold in 2025 sold slightly above their assessments (ratios 0.97–0.98).

3. At $180–$186 per sq ft, 1,800 sq ft would carry about $324,000–$335,000 in assessed value. That is a comparison of assessments, not an appraisal or an opinion of market value.

4. Each $10,000 of assessed value = $154.90 at $15.49 per $1,000. At $335,000 instead of $425,000, the 2026 tax would be $1,394.10 lower. The board decides any amount.

2026 ASSESSMENT	COMPARABLES, PER SQ FT	THIS HOUSE, PER SQ FT
$425,000	$180–$186	$236

The tax difference is possible, not promised. The board decides, and the value you put on the form is your own.

Please check the facts in this report, such as record card details and sales, and tell us about any errors before you rely on it.

YOUR THREE STEPS

What happens next

1

WHEN YOU HAVE THE REPORT

Check every fact

Confirm the basement, baths and condition. Keep dated photos.

2

BY YOUR LOCAL DEADLINE

If you decide to file

Filing is your decision. Use your local appeal form, or our packet, prepared for you to sign and file.

3

TIMELINES VARY BY JURISDICTION

The board decides

Keep paying your tax on time. Filing is your decision; if an inspection could matter in your case, this review will say so.

HOW THIS HOUSE SITS IN ITS ASSESSMENT NEIGHBORHOOD

Neighborhood comparison

Neighborhood code 14 (illustrative) on the property record card. All rows are in the subject's own assessment neighborhood, on non-waterfront lots of 0.22–0.27 acre. No homes from another neighborhood or jurisdiction were used. Fictional data, for illustration only.

PROPERTY	NBHD	ASSESSED	$/SF LIVING AREA	LAND VALUE	CONDITION GRADE	YEAR BUILT	LAST SALE	SALE / ASSESSMENT	SOURCE
12 Maple Street SUBJECT	14	$425,000	$236	$78,000	Very Good (card)	1924	—	n/a	Record card
16 Maple Street	14	$328,000	$186	$78,000	Average	1928	Apr 2025 · $335,000	0.98	Record card; Deeds
8 Pine Street	14	$315,000	$183	$76,000	Average	1922	Oct 2025 · $322,000	0.98	Record card; Deeds
21 Oak Street	14	$338,000	$180	$79,000	Average	1930	Jun 2025 · $348,000	0.97	Record card; Deeds
4 Elm Street	14	$302,000	$183	$81,000	Average / Fair	1920	—	n/a	Record card

IF YOU FILE

Inspection: what to expect

On this sample the interior is **less** finished than the card says, so we would expect an inspection to support the owner's account. That is our opinion, not a promise.

- The assessor or board may ask to inspect the interior after you file. That request comes to you, the owner. Respond within the time they give you.
- If the inside is nicer than the record card (a renovated kitchen, new floors, finished space, or better condition, whether or not a permit was pulled), the assessed value can go **up**, not down.
- We do not report anything you tell us to any assessor or government agency. We also will not coach you to hide work or to refuse an inspection.
- In most places filing does not stop the tax from being collected. Keep paying the bill on time.

How to prepare

- Walk the house as an assessor would: basement, kitchen, baths, and any added or finished space. Keep dated photos of the home as it was on the valuation date.
- If something on the card is wrong, be ready to show it. If something has been improved since the last inspection, be ready to say so.
- You handle the inspection appointment yourself. We do not meet the assessor or attend.

On this fictional questionnaire the owner was willing to allow an interior inspection.

THE REVIEW, SUMMARIZED

What we checked, and what matters

Value evidence	Is the assessment in line with similar homes and sales?	**19** checked · **4 support a review**
Record-card facts	Does the assessor's card describe the property correctly?	**24** checked · **3 support a review**
Classification & exemptions	Right class, right programs, nothing missed?	**15** checked · **2 need your input**
Clerical & procedure	Is the bill itself right, and are the deadlines safe?	**9** checked · **1 need your input**

The items that matter

No issue found · Supports a review · Could work against you · Only you can answer

The card overstates the house
R03 · R06 · R09

SUPPORTS A REVIEW A finished basement and a third bath that are not there, and a condition grade the photos do not support.

The neighborhood pattern
V05 · V06 · V08

SUPPORTS A REVIEW Homes in the same neighborhood code, on similar lots, are assessed at $180–$186 per sq ft. This one is at $236. We did not reach outside the neighborhood for comparables.

An inspection can still change the number
V11

COULD WORK AGAINST YOU The board may walk through. Here the interior is less finished than the card, so an inspection would be expected to help. If it finds features the card misses, the value could go up.

Your deadline is local
P08

ONLY YOU CAN ANSWER Deadlines vary by state and county. Confirm yours on the assessment notice, tax bill or assessor's website.

Every check, with what we compared against and the source, is in the appendix, "Everything we checked," starting on page 8.

IF YOU GO AHEAD

What it costs

The $39 review is already paid. Because, in our opinion, the public data shows a possible basis for review, the filing packet is included at no extra upfront charge: the official appeal or abatement form for your county or municipality, filled in except for the value line, plus a cover letter and exhibits, prepared for you to sign and file. If you get a reduction, our total fee is 30% of your first-year tax savings, with the $39 credited. No reduction, no further fee. The board decides.

- Filing packet included at no extra upfront charge
- Our fee is owed only if you get a reduction: **30%** of your first-year tax savings, with the $39 already paid credited. No reduction, no further fee.
- One email revision included if you report a factual error or a change within 7 days of delivery
- You sign and file yourself, and you handle any board follow-up. Refunds are considered case by case.

IF THE BOARD GRANTS	OUR TOTAL FEE	DUE AFTER CREDIT	YOU KEEP, YEAR ONE
$1,394	$418.20	$379.20	$975.80

Illustration only, at the 30% rate in the agreement. Highlighted rows are this report's possible range. You keep every dollar of savings in later years. The board decides. No result is guaranteed.

IF YOU DECIDE TO FILE

If you decide to file

- ☐ Confirm your deadline on the assessment notice, tax bill or assessor's website.
- ☐ Review the filled form. Any value you put on it is your own.
- ☐ File it yourself and keep a date-stamped copy. Keep paying the bill on time.

KEEP PAYING YOUR BILL ON TIME

Filing does not stop collection. Pay every installment by its due date while the board decides. You sign and file the form yourself, and the deadline is yours to keep.

EXTRA VALUE, ON YOUR OWN

Still worth checking on your own

General information, not tax advice. Confirm with your local assessor's office or tax preparer.

Screened by your intake answers (age, veteran status, income range, renting part of the home, home business). Programs, names and limits vary by state and locality; ask your assessor's office what applies where you live.

FROM YOUR LOCAL ASSESSOR

Homestead or primary-residence exemption

State or local program, where offered

Many states and localities reduce the taxable value of an owner-occupied primary home. Some require a one-time application; others renew yearly.

How: Ask the assessor's office whether one exists and whether it is already applied to your bill.

FROM YOUR INTAKE: THIS IS YOUR PRIMARY HOME

FROM YOUR STATE

State property-tax credit or rebate

State income-tax or rebate program, where offered

Some states return part of the property tax to lower-income or older owners through the state income-tax return or a separate rebate.

How: Check your state revenue department's site or ask your preparer.

IF INCOME IS LOW OR MODERATE

ON YOUR FEDERAL RETURN

Federal SALT deduction, if you itemize

Schedule A, Form 1040

Property tax counts toward the state-and-local tax deduction. The cap rose from $10,000 to **$40,000** for 2025 ($20,000 married filing separately), shrinks above $500,000 of modified AGI (never below $10,000), and rises 1% a year through 2029.

How: Ask your preparer whether itemizing now beats the standard deduction. Source: IRS, Instructions for Schedule A (2025); IRS Publication 530.

IF YOU ITEMIZE, OR MIGHT

PLEASE READ

Important disclaimers

Plain language, on purpose. If anything here is unclear, ask before you rely on this report.

OPINION, NOT A DETERMINATION

All work is opinion and non-binding. Final decisions are made by your local assessor and officials under local rules. Our conclusion is not a determination that you do or don't have a case. You may have information we don't, and the decision to file is yours.

WHAT THIS REPORT IS

An assessment review prepared by American Property Research to help you, the owner, decide whether to file a property tax appeal or abatement. It presents facts from public records and anything you supplied, compares your assessment with similar homes in your assessment neighborhood, and explains what those facts suggest. Every report is reviewed by a real estate professional before it's sent.

WHAT IT IS NOT

It is **not an appraisal**, and it is not legal, tax or financial advice. We do not issue an opinion of market value, and we are not licensed or certified real estate appraisers, attorneys, or tax advisors. American Property Research is a private company. We are not affiliated with any government, county, city or town, assessor's office, assessment or appeal board, or state revenue department.

NO GUARANTEE

No reduction, refund or other result is promised or implied. Your local assessor or assessment board decides every application, and it may deny, partly grant or fully grant it.

WE CAN MAKE MISTAKES; PLEASE VERIFY

Public records can be wrong, incomplete or out of date, and so can our reading of them. Online record cards can lag the official card at the assessor's office. Check every fact, figure and date in this report, such as record card details and sales, and tell us about errors before you rely on it, sign anything or file.

ANY VALUE ON YOUR APPLICATION IS YOUR OWN

Many local appeal forms ask for the owner's opinion of value. That number is yours, not ours. This report compares your assessment with the assessments and sales of similar homes; that comparison is a summary of evidence, not a value we place on your home.

YOU SIGN, YOU FILE, YOU OWN THE DEADLINE

You are the sole applicant, signer, contact and filer. We do not act as your agent, submit documents, negotiate or accept decisions, and we do not represent you at any hearing. Deadlines vary by state, county and municipality and are usually stated on your assessment notice, tax bill or your local assessor's website. Missed deadlines generally can't be extended.

KEEP PAYING YOUR TAX ON TIME

In most places, filing an appeal or abatement does not stop the tax from being collected. Pay every installment when due. If a reduction is granted, the jurisdiction refunds or credits the difference under its own rules.

EXEMPTIONS AND CLASSIFICATION

We point out exemptions, credits and programs that may be worth asking about. We do not decide legal eligibility; those questions go to your assessor's office or an attorney. Exemptions are usually separate applications with their own deadlines.

INSPECTIONS

Ordering a review doesn't alert your assessor, and nothing goes to the town unless you choose to file. Inspections usually come up only when a filing is about the home's condition. If an inspection could matter in your case, this report says so. We never advise anyone to hide improvements or refuse an inspection.

FEES

The $39 research fee covers the review whatever it concludes; a review that finds no clear basis is a complete review. If you get a reduction for the reviewed property and tax year, our total fee is the success-fee rate in your signed agreement (30% unless your order says otherwise) of your first-year tax savings, with the $39 credited. The filing packet is included at no extra upfront charge. No reduction, no further fee. No subscriptions. Fees are generally non-refundable once work has begun. Refund requests may be submitted to ampropresearch@gmail.com and are considered on a case-by-case basis. Refunds are not guaranteed, except where required by applicable law.

YOUR DATA

We do not collect Social Security numbers, bank or card account numbers, or closing statements. Information you send is used only to prepare your review and packet. We do not sell it, and we do not report what you tell us about your home to any assessor or government agency. Case files are kept for up to 3 years, or deleted sooner if you email ampropresearch@gmail.com.

LIABILITY

Except for willful misconduct, our total liability for this report and any packet is limited to the fees you paid for this property, to the extent the law allows. This does not take away your right to bring an eligible claim in small-claims court.

APPENDIX · THE FULL REVIEW

Everything we checked

Every line was checked against a named public record or standard. Statuses are ours; the source is shown so you can verify it.

CHECKED, NO ISSUE matches the evidence · FLAG possible issue found · NEEDS OWNER INPUT only you can confirm · NOT APPLICABLE doesn't apply here

Value evidence

Is the assessment in line with similar homes and sales?

11 clear · 4 flags · 0 your input · 4 n/a

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
V01	Recent arm's-length sale of this home	Sales of this parcel within 24 months of the valuation date	No recent sale of the subject. Neighborhood sales are in the comparison table.	County Recorder / Deeds Sales History (illustrative)	NOT APPLICABLE
V02	How the jurisdiction coded that sale	Deed and sale codes	No subject sale to code.	County Recorder / Deeds Sales History (illustrative)	NOT APPLICABLE
V03	Sale adjusted to the valuation date	Local market trend	No subject sale to time-adjust.	County Recorder / Deeds Sales History (illustrative)	NOT APPLICABLE
V04	Market exposure of the sale	Listing history	No current listing.	—	NOT APPLICABLE
V05	**Comparable assessments and sales** Same assessment neighborhood, simila...	Assessed values in neighborhood code 14	Similar homes in the same neighborhood code are assessed at **$302,000–$338,000**. This card is at $425,000. SUPPORTS A REDUCTION	Local Assessor Property Record Card (illustrative)	FLAG
V06	**Assessment ratio vs. the local median** IAAO Standard on Ratio Studies	Comparable sales vs. their assessments	Three 2025 sales sold slightly above their assessments (ratios 0.97–0.98), so the comparable assessments are not low relative to the market. SUPPORTS A REDUCTION	County Recorder / Deeds Sales History (illustrative)	FLAG
V07	**Jurisdiction-wide uniformity (COD, PRD)** IAAO: COD 5-15, PRD 0.98-1.03	IAAO ratio-study checks	Illustrative neighborhood ratios are within typical bounds; the subject is the outlier.	IAAO Standard on Ratio Studies	CHECKED, NO ISSUE
V08	**Assessed $/sq ft vs. similar homes** Uniform assessment principle	Assessed $/sq ft in neighborhood code 14	Comparables are assessed at **$180–$186 per sq ft** of living area (median $183). The subject is at $236, about 29% above the median. SUPPORTS A REDUCTION	Local Assessor Property Record Card (illustrative)	FLAG
V09	**This year's change vs. the neighborhood's change** Local assessment rolls, prior and curren...	Year-to-year change	The neighborhood moved together; the issue is the card, not a one-year spike.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V10	**Oversized house / functional obsolescence** Accepted mass-appraisal practice	Size vs. neighborhood	At 1,800 sq ft of living area the house is a typical size for code 14; comparables are within 150 sq ft.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE

Value evidence · CONTINUED

Is the assessment in line with similar homes and sales?

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
V11	**Condition problems not reflected** Property record card; owner photos	Condition vs. card	Card condition is Very Good. The original 1990s kitchen and a roof about 22 years old support Average. GRADE / CONDITION	Local Assessor Property Record Card (illustrative)	FLAG
V12	**Location influences (traffic, commercial, lines)** Mass-appraisal influence factors	Street and neighbors	Ordinary residential street; all comparables are in the same neighborhood code and none is waterfront.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V13	**Flood zone** FEMA flood maps	Flood zones	Not in a mapped flood zone (illustrative).	FEMA (illustrative)	CHECKED, NO ISSUE
V14	**Wetlands on or near the lot** State / local wetland maps	Wetlands	No wetland flag in the illustrative pull.	Wetland map (illustrative)	CHECKED, NO ISSUE
V15	**Easements, access and frontage** Deeds; parcel map	Frontage and access	Public-street frontage.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V16	**View or waterfront adjustment** Property record card	View or water influence	None applied. Not waterfront.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V17	**Neighborhood / land factor vs. neighbors** Uniform assessment principle	Land values in code 14	Land is $78,000, in line with the comparables ($76,000–$81,000).	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V18	**Land curve and lot shape** Local land schedule	Lot size vs. land line	0.25 acre priced as one regular site; comparables are 0.22–0.27 acre.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
V19	**Market change before the valuation date** Local valuation date; sales	Qualified neighborhood sales	Three arm's-length 2025 sales in code 14 sold for $322,000–$348,000.	County Recorder / Deeds Sales History (illustrative)	CHECKED, NO ISSUE

Record-card facts

Does the assessor's card describe the property correctly?

21 clear · 3 flags · 0 your input · 0 n/a

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
R01	**Living area (square feet)** Property record card; accepted mass-a...	Living area	Card and owner both report **1,800 sq ft**.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R02	**Vaulted / open-to-below space counted as floor** Property record card; accepted mass-a...	Stories / style	Two-story; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE

Record-card facts · CONTINUED

Does the assessor's card describe the property correctly?

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
R03	**Finished basement** Property record card; accepted mass-a...	Basement finish	Card lists a **finished 600 sq ft rec room**. Photos show an unfinished basement (concrete floor, exposed joists). RECORD ERROR	Local Assessor Property Record Card (illustrative)	FLAG
R04	**Finished attic or half-story** Property record card; accepted mass-a...	Attic / half-story	No finished attic claimed or seen.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R05	**Bedrooms** Property record card; accepted mass-a...	Bedrooms	Four bedrooms; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R06	**Full baths** Property record card; accepted mass-a...	Full baths	Card lists **3 full baths**. There are 2. RECORD ERROR	Local Assessor Property Record Card (illustrative)	FLAG
R07	**Half baths** Property record card; accepted mass-a...	Half baths	One half bath; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R08	**Total rooms** Property record card; accepted mass-a...	Room count	In line once the extra bath is removed.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R09	**Condition rating** Property record card; accepted mass-a...	Condition rating	Card says Very Good. Original 1990s kitchen and a roof about 22 years old support Average. GRADE / CONDITION	Local Assessor Property Record Card (illustrative)	FLAG
R10	**Quality grade** Property record card; accepted mass-a...	Quality grade	Average quality grade is consistent with the neighborhood.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R11	**Year built** Property record card; accepted mass-a...	Year built	1924; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R12	**Effective age** Property record card; accepted mass-a...	Effective age	In line once condition is corrected.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R13	**Style and story height** Property record card; accepted mass-a...	Style table	Correctly classed.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE

Record-card facts · CONTINUED

Does the assessor's card describe the property correctly?

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
R14	**Garage** Property record card; accepted mass-a...	Garage	Detached 1-car; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R15	**Porch, deck or sunroom counted as living area** Property record card; accepted mass-a...	Sub-areas	Porch not counted as living area.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R16	**Pool, shed, barn or outbuildings that don't exist** Property record card; accepted mass-a...	Outbuildings	Small shed, consistent with the card.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R17	**Building demolished but still assessed** Property record card; local valuation date	Building present	The house stands; the errors are finish, bath count and condition.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R18	**Heat, fuel and central air** Property record card; accepted mass-a...	Heating	Gas, forced air; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R19	**Fireplaces and extra fixtures** Property record card; accepted mass-a...	Extra fixtures	No extra fixtures beyond the bath-count error.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R20	**Acreage vs. deed and parcel map** Property record card; accepted mass-a...	Lot area	0.25 acre; agrees with the parcel map.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R21	**Frontage / buildable lot** Property record card; accepted mass-a...	Frontage / zoning	A regular residential lot.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R22	**Lot count (one lot vs. two)** Deeds; parcel map; zoning	Land lines	One lot.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R23	**Unit count** Local land-use codes	Units	Single-family; agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
R24	**Land use code** Local property classification codes	Use code	Single-family residential. Correct.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE

Classification & exemptions

Right class, right programs, nothing missed?

3 clear · 0 flags · 2 your input · 10 n/a

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
C01	**Property class (residential vs. commercial)** Local / state classification rules	Residential class	Residential rate applied.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
C02	Forest-land use program	Minimum acreage for current-use programs	0.25 acre lot. Does not apply.	State program rules	NOT APPLICABLE
C03	Farm / agricultural use program	Minimum acreage for current-use programs	0.25 acre lot. Does not apply.	State program rules	NOT APPLICABLE
C04	Recreation / open-space use program	Minimum acreage for current-use programs	0.25 acre lot. Does not apply.	State program rules	NOT APPLICABLE
C05	**Conservation restriction or easement** Recorded restriction	Recorded restrictions	None found in the illustrative pull.	County Recorder / Deeds Sales History (illustrative)	CHECKED, NO ISSUE
C06	**Affordable-housing deed restriction** Recorded restriction	Affordable restriction	None found.	County Recorder / Deeds Sales History (illustrative)	CHECKED, NO ISSUE
C07	**Homestead / primary-residence exemption** State or local exemption, where offered	Primary-residence exemption, if offered	Owner lives in the home. Ask the assessor whether a homestead exemption exists and is applied.	Assessor's office	NEEDS OWNER INPUT
PERSONAL EXEMPTIONS: ELIGIBILITY DEPENDS ON THE OWNER, NOT THE ASSESSMENT					
C08	Senior exemption or assessment freeze	Age-based programs	Not flagged on this fictional questionnaire. Listed so the owner can ask if it later applies.	Owner questionnaire	NOT APPLICABLE
C09	Surviving-spouse exemption	Surviving-spouse programs	Not flagged on this fictional questionnaire. Listed so the owner can ask if it later applies.	Owner questionnaire	NOT APPLICABLE
C10	Veteran / disabled-veteran exemption	Veteran programs	Not flagged on this fictional questionnaire. Listed so the owner can ask if it later applies.	Owner questionnaire	NOT APPLICABLE
C11	Disability or blindness exemption	Disability / blindness programs	Not flagged on this fictional questionnaire. Listed so the owner can ask if it later applies.	Owner questionnaire	NOT APPLICABLE
C12	Hardship exemption or abatement	Hardship programs	Not flagged on this fictional questionnaire. Listed so the owner can ask if it later applies.	Owner questionnaire	NOT APPLICABLE
C13	**Special assessments and surcharges on the bill** Tax bill line items	Bill line items	Check the bill for special assessments or surcharges and any exemption for them.	Tax bill	NEEDS OWNER INPUT
C14	Solar or energy-improvement exemption	Solar	None shown.	Local Assessor Property Record Card (illustrative)	NOT APPLICABLE
C15	State property-tax credit or rebate	State credit or rebate	Not flagged on this fictional questionnaire.	Owner questionnaire	NOT APPLICABLE

Clerical & procedure

Is the bill itself right, and are the deadlines safe?

5 clear 0 flags 1 your input 3 n/a

#	CHECK	COMPARED AGAINST	WHAT WE FOUND	SOURCE	STATUS
P01	**Duplicate or overlapping assessment** Assessment roll; parcel map	One parcel, one card	Agrees.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE
P02	**Right owner, right parcel** Assessment roll; deeds	Owner of record	An individual owner signs and files.	County Recorder / Deeds Sales History (illustrative)	CHECKED, NO ISSUE
P03	**Tax math (value x rate = bill)** Tax bill; published tax rate	Assessment × illustrative rate	$425,000 ÷ 1,000 × $15.49 = **$6,583.25**. The math is right; the inputs on the card are wrong.	Tax bill (illustrative)	CHECKED, NO ISSUE
P04	**Rate matches the published tax rate** Published local tax rate	Illustrative tax rate	$15.49 per $1,000: each $10,000 of assessed value = $154.90. Used only for this example.	Illustrative	CHECKED, NO ISSUE
P05	Partial-year new construction	New construction	None.	Local Assessor Property Record Card (illustrative)	NOT APPLICABLE
P06	Omitted or revised assessment	Omitted or revised bill	None known.	—	NOT APPLICABLE
P07	Prior appeal decision still in effect	Prior appeal decision	None known.	—	NOT APPLICABLE
P08	**Filing deadline and on-time payment** Assessment notice; tax bill; local rules	Deadline	Deadlines vary by state and county. Confirm yours on the assessment notice, tax bill or assessor's website.	Assessment notice	NEEDS OWNER INPUT
P09	**Online card vs. official card** Local assessor's office	Card vs. bill	Figures in this sample are illustrative and labeled as such.	Local Assessor Property Record Card (illustrative)	CHECKED, NO ISSUE