

TaxAppeal Packet Builder — User Guide

Mergify Digital · Price: \$14.99 one-time (via Whop)

(Previously listed as "TaxPacket Magic" — renamed because the name describes the product honestly.)

What it is

TaxAppeal Packet Builder generates a property-tax **assessment-appeal evidence worksheet** as a PDF. You enter your property's assessment and evidence about comparable properties ("comps") that you have gathered yourself, and the tool organizes it into a clean one-page worksheet showing, for your property and for each comp, the assessed value per square foot — the comparison an assessor's office or appeal board typically looks at.

What it honestly does **not** do — read this before buying:

- **It does not verify comparable properties.** It fetches and verifies nothing: no property records, no sales data, no assessments. Every figure in the worksheet is a figure you typed in.
- **It does not file your appeal.** It produces a worksheet you can use as part of your own appeal; submitting the appeal, on your county's forms and through your county's process, is up to you.
- **It does not track deadlines.** It contains no deadline calendar. Appeal windows are often short and strictly enforced — check your county's deadline and process yourself, before you rely on any worksheet.

Who it's for

- Homeowners and small property owners preparing their own property-tax assessment appeal who want their evidence organized into a presentable worksheet
- Owners who have already found comparable properties (from their county assessor/property appraiser records or recent neighborhood sales) and need the per-square-foot comparison laid out clearly

Requirements

- A Whop purchase of TaxAppeal Packet Builder (\$14.99 one-time)
- A modern web browser and an internet connection
- The access/license instructions delivered through Whop after purchase
- Your own research, gathered before you start:
 - Your property's current assessed value and square footage, and the tax year you are appealing
 - **2 to 8 comparable properties**, each with a label/address, its assessed value, its square footage, and a reference (where the figure came from — for example, the county record you pulled it from)

Getting started

1. **Check your county's deadline and process first.** Before buying or building anything, look up your county assessor / property appraiser / tax office's official assessment-appeal deadline, forms, and filing method. If the deadline has passed for this tax year, a worksheet will not help you this year.
2. **Check out on Whop.** Purchase TaxAppeal Packet Builder from Mergify Digital on Whop.

3. **Follow the Whop delivery.** Access/license instructions are delivered through Whop after purchase. Use them to reach the tool and sign in / activate with your license.
4. **Gather your comps.** Pull comparable properties from your county's public property records: similar properties (size, type, area) with lower assessed values per square foot than yours are the evidence an appeal is built on.

Step-by-step: build your worksheet

1. **Enter your property.** Enter a label for your property (address or your own reference), its subject assessed value, its square footage, and the tax year.
2. **Enter your comps — 2 minimum, 8 maximum.** For each comparable property, enter:
 - A label (address or reference)
 - Its assessed value
 - Its square footage
 - A reference for where the figures came from
3. **Review every figure before generating.** The worksheet calculates from exactly what you entered. A typo in an assessed value or square footage will produce a wrong per-square-foot comparison — and it will be your name on the appeal, not the tool's.
4. **Generate the PDF.** Run the tool to produce the one-page evidence worksheet PDF, showing assessed value per square foot for your property and for each comp.
5. **Check the PDF.** Confirm your property and all comps appear, the figures match your source records, and the per-square-foot values make sense compared with a quick hand calculation on one comp.
6. **Use it in your own appeal.** Attach or bring the worksheet as supporting evidence with your county's official appeal form, filed your county's way, before your county's deadline. Keep copies of the worksheet, your source records for every comp, and your filing confirmation.

Tips

- Choose comps that are genuinely comparable — similar size, age, type, and neighborhood. An appeal board will discount comps that clearly are not comparable, no matter how neatly they are formatted.
- Keep the reference for every comp (county record, parcel ID, or printout) in your own file. The worksheet organizes your evidence; your source records are what back it up if the assessor asks.
- Do the deadline check first, every year. Assessment-appeal windows do not reopen because a worksheet was late.
- Consider whether your case is large or complicated enough to need a professional (a property-tax consultant, appraiser, or attorney). This worksheet is for organizing a straightforward owner-prepared appeal.

Troubleshooting

- **The tool won't generate a worksheet.** Check that you have entered at least 2 comps and no more than 8, and that assessed values and square footage are entered for your property and every comp.
- **A per-square-foot figure looks wrong.** Divide that property's assessed value by its square footage by hand. If it differs, re-check the two figures you entered for that property — the worksheet calculates from your entries.

- **I can't find good comps.** That research is outside this tool — it verifies nothing and supplies no data. Start with your county assessor/property appraiser's public records for similar nearby properties.
- **I don't know my deadline or where to file.** Check your county's official assessor/tax-office website or call that office. Do not rely on this guide or the tool for your deadline.
- **Sign-in / license is rejected.** Use the license exactly as delivered through Whop, and confirm your purchase shows in your Whop account.

Support

Email: **support@mergifystudios.com** (placeholder — mailbox existence unconfirmed; use the support contact shown on the Mergify Digital Whop page if this address does not respond).

Website: <https://mergifydigital.mergifystudios.com>

Please include: "TaxAppeal Packet Builder", the date of purchase, and a short description of the problem. Do not send passwords, full payment-card numbers, or sensitive personal financial documents.

Disclaimer

TaxAppeal Packet Builder is a software utility that organizes owner-supplied figures into an evidence worksheet PDF. It is not tax, legal, appraisal, or financial advice. It does not verify any property, assessment, comparable, or deadline, does not file or submit any appeal, and does not guarantee that any appeal will be accepted, heard, or successful, or that any tax will be reduced. Property-tax assessment rules, evidence standards, forms, and deadlines vary by county and change over time — check your county's current official process, and consult a qualified tax professional, appraiser, or attorney for advice about your property.