

Eliminating risk in your business is our business

Expert management of property tax, HOA and flood determination.
Guaranteed.



**NATIONAL
TAX SEARCH**



TaxQ Services

Active relationships with more than 26,000 taxing entities across the United States and its territories, built-in data and regulatory information, and proven business logic form the foundation of our portfolio of tax solutions.

Property Tax Research



The NTS platform contains real-time data drawn from virtually all taxing entities, ensuring that clients have access to accurate tax information.

Due Diligence



Our due diligence service is comprised of a bundle of current, delinquent and sold tax research processes. The service helps our clients identify the potential risk of all assets.

Special Taxes and Exemptions



NTS special tax research includes tax exemptions and abatements for an asset or loan. This ensures that existing exemptions are maintained.

Tax Certification



NTS provides a one-time, detailed search of a parcel or asset and returns detailed property tax payment information within 24-48 hours.

Tax Monitoring



Our tax monitoring service, also known as our payment validation service, provides ongoing verification of payment, for all parcels, after each due date.

Property Tax Projection



Our property tax projection solution gathers information including historic market and asset value, tax rates, and payment history to provide a projected tax estimate.

Tax Bill, Receipt and Assessment



NTS will obtain all documents necessary for the entire tax cycle including assessment notices, tax bills, and tax receipts.

Current Tax Reporting



NTS reports all taxes that are coming due including tax amount, applicable discount amounts, due dates, assessed value and required payment details.

Delinquent Tax Reporting



NTS specializes in delinquent tax reporting services. We provide accurate and detailed delinquent tax information.

Sold Tax Reporting



Sold taxes are the most challenging to understand. NTS provides 100% accurate sold tax information.

PACE Loan Research



PACE loans hidden in your portfolio can represent unplanned liability. Our comprehensive PACE research allows you to mitigate hidden PACE risk before it becomes a problem.

Tax Payment Processing



NTS provides the most flexible, compliant way to pay taxes while ensuring payments are posted accurately and in a timely fashion.

Tax Payment Validation



Our payment validation service, also called non-escrow payment service, monitors tax payments for all parcels within 30 days of each tax due date.







HOAQ Services

HOA fee delinquencies can be hidden in transactions. Delinquent HOA fee liability is risk for lenders, investors, and processors. We offer full service HOA assessment and payment services for real-time access to accurate payment information.


HOA ID Report

 NTS researches assets by address or account number to determine if the asset is in a homeowners association. NTS obtains association details including name, mailing address, phone number, contact name and website. HOA identification information is provided within our HOA certificate.


HOA Delinquent Report and Certificate

 NTS obtains twenty-four months of payment history including delinquencies, liens or foreclosed account information. Our detailed payment history reports include HOA fee amount, due date, date paid, unpaid amounts, penalties or interest, and the next upcoming due date. HOA delinquency information is provided within our HOA certificate.

Pre- and Post-Foreclosure HOA Fee Negotiation

 If needed, NTS offers negotiation and legal representation related to past due HOA fees on foreclosed, or nearly foreclosed properties. NTS obtains an estoppel letter and negotiates payment terms that are compliant with applicable statutes.

HOA Fee Servicing

 NTS reporting and payment services include ongoing monitoring of upcoming HOA fees and special assessments for each property or asset. Payment services ensure payment is made in an accurate and timely fashion.




FloodQ Services

FloodQ is a powerful flood zone determination solution. Based on current FEMA data, accurate geocoding, and plat, satellite image, street, and tax maps, NTS FloodQ determines the flood risk associated with each property or asset.

Flood Zone Determination

 NTS flood certificates are compliant with the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994. As required by federal regulations, NTS flood determination certificates are based on the most recent FEMA Flood Insurance Rate Map (FIRM) and many additional data sources to provide accurate flood zone determinations.

Life of Loan Tracking Service

 NTS monitors the flood hazard status of each property or asset throughout the life of the loan. NTS flood data is updated as FEMA revises the nation's flood maps and monitors flood-risk changes that affect a property or asset.

Portfolio Service

 NTS offers flood zone determination and monitoring as a one-time or on going service. FloodQ is available for a single property or asset, or for a portfolio. It is easily integrated with internal systems and business processes, and provides instant access to flood determination certificates and reports.

Why National Tax Search?

National Tax Search applies twenty years of experience to limit our clients' exposure to unforeseen collateral loss related to unpaid taxes, HOA fees, or inaccurate flood determination. We work with some of the largest lenders and investors in the nation as well as smaller, regional firms. NTS is known for personalized, dedicated service, flexible technology and guaranteed accuracy.

We provide a unique combination of expertise, technology and service. Our turnkey solution for residential and commercial lenders, real estate investors, and owners reduces risk and simplifies tax, HOA fee, and flood zone verification and monitoring. The NTS platform is a powerful cloud-based system that automates reporting and payment processing at scale. Our solution seamlessly integrates with internal systems and business processes. Unlike other vendors, NTS offers guaranteed accuracy and flexible service for optimal performance and satisfaction.



Reduce Risk

We eliminate tax surprises with accurate, real-time research and reporting.

Drive Efficiency

We provide transparent, real-time access to data, complete monthly scorecards and flexible reports.

Accuracy Guaranteed

Our services are virtually 100% accurate. We pay for any errors in the unlikely event that they occur.

Service and Flexibility

We're proud of our service, which is specialized for real estate lenders, owners and investors. We offer flexible service for aspects of real estate taxes and fees.

Automated Reporting and Processing at Scale

Our NTS platform is highly scalable, built on real-time data, and seamlessly integrates with existing systems and workflow giving our customers control of their data with no vendor lock-in.



Trusted by Industry Leaders



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