



Property Tax







# Specialists in Customized Property Tax Solutions

As the largest property tax practice in North America with the most local market expertise, Ryan is the most highly credentialed, respected, and results-oriented property tax consulting firm in the nation. Our state-of-the-art technology platform, combined with our commitment to superior client service, has propelled us to become the nation's leading property tax firm. We deliver unmatched expertise in the specialized and varied areas of property tax consulting, compliance, and appeals for most types of property, including:

- Business personal property
- Centrally assessed property
- Commercial real estate
- Complex property
- Leased property
- Residential property

Ryan's multidisciplined consultants and valuation professionals provide proven planning strategies, acute valuation analysis, and results-oriented property tax appeal representation to a wide variety of business sectors with complex and unique properties to help reduce your property tax bills. Ryan aggressively pursues appropriate remedies to issues affecting the property tax responsibilities and liabilities of our clients. In short, we protect our clients' interests as if they were our own.

## ***International Presence, Local Expertise***

Ryan's Property Tax practice has the depth and breadth of industry expertise in nearly every jurisdiction to minimize tax liabilities. We work with owners, asset managers, developers, and property managers to apply innovative tax-saving opportunities. Ryan has a critical edge in managing and reducing tax liability for our clients in a variety of business sectors and industries, including:

- |                                    |                            |
|------------------------------------|----------------------------|
| • Auto and Equipment Leasing       | • Mining                   |
| • Chemicals                        | • Multifamily              |
| • Commercial Real Estate           | • Oil and Gas              |
| • Data Centers                     | • Real Estate              |
| • Energy                           | • Research and Development |
| • Financial and Insurance Services | • Retail                   |
| • Food Service                     | • Student Housing          |
| • Healthcare                       | • Telecommunications       |
| • Hospitality and Resorts          | • Transportation           |
| • Manufacturing                    |                            |



## ***Broad Expertise Across Multiple Industries***

*We thoroughly understand the industries where our clients operate, as well as the unique tax codes within the jurisdictions where they conduct business. Our market penetration and success in every major industry have resulted in significant savings for our clients.*

## In-Depth National Coverage

As the nation's most comprehensive property tax consulting firm, Ryan's network of dedicated locations offers clients the most local market coverage. With a national footprint, Ryan possesses a unique ability to perform site visits using experienced real and personal property consultants who are not only familiar with local markets but also enjoy longstanding relationships with local assessing authorities. Ryan's team holds certifications in all 50 states, and our team includes licensed attorneys, appraisers, CPAs, MBAs, CMIs, former assessing staff, and various other jurisdictional designees.

## The Leading Property Tax Practice in the Industry

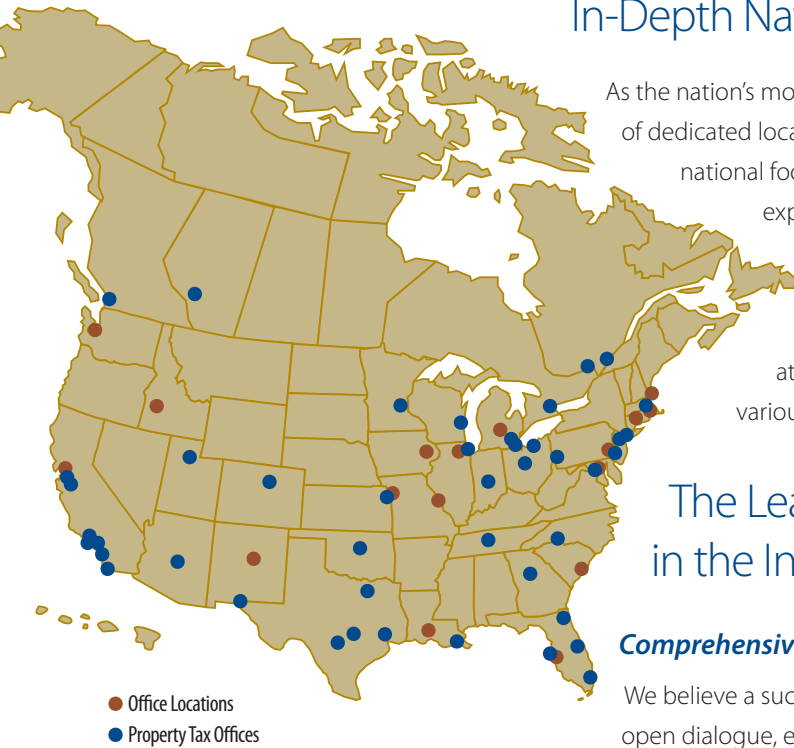
### *Comprehensive Property Tax Services*

We believe a successful engagement is the direct result of several factors: continual open dialogue, expert due diligence, professional representation, and a client-first approach. As with any partnership, success is built upon the foundation of trust. Property tax portfolio management lends itself to long partnerships, and, as such, our team will approach our daily operations with a service mentality and put our clients' needs at the forefront. Ryan offers a variety of services to minimize your property tax liability. Our property tax professionals specialize in the following areas:

### **Commercial Real Estate**

With the rapidly changing commercial real estate market, it is important for property owners to consistently seek tax reduction while streamlining processes and administration. Our team of property tax professionals will work with you to develop a real property tax management plan that fits your needs. Our services are customizable and flexible—all to ensure you pay the correct amount of property tax. Commercial real estate consulting services include:

- Real property appeal services
- Assessment review
- Tax bill administration
- Pre-acquisition reports
- PropertyPoint™ technology
- Budget and accruals
- Acquisition price allocation
- Real estate review and recovery services



## Complex Property

Recent changes in the economy have increased the intricacies around valuation of personal property and associated filings. Capturing the full potential of savings on distinct or specialized assets requires deep technical expertise. Complex personal property consulting services include:

- Rendition preparation and filing
- Assessment notice tracking and maintenance
- Tax bill administration
- Budget and accruals
- Comprehensive reporting
- Appeal and determination services
- Audit support
- Appeal consultation and representation
- Pre-acquisition and disposition analyses
- Tax incentive and abatement analysis with implementation
- Valuation analysis of intangibles
- Cost of capital studies
- Pollution-control equipment exemptions



## Property Tax Compliance

We know it is hard to manage compliance when you are trying to keep up with the increasing volume of personal property tax regulations and requirements. Ryan's property tax compliance and outsourcing team can help you manage your compliance with a range of comprehensive services, including:

- Valuation and appeal services
- Litigation support
- Assessment reviews
- Outsourcing compliance
- Comprehensive reporting
- Audit support
- Acquisition due diligence
- Tax incentive and abatement analysis
- Fixed asset review services
- Obsolescence studies
- Comparable assessment and sales benchmarking
- Policy review and strategy
- Pre-acquisition and disposition analyses
- Property tax budgets and accruals

## Customized Solutions for Your Company

Regardless of your industry or the size of your company, we will deliver superior results that improve profitability and cash flow. We can create customized programs for your company to help you manage and minimize your property taxes, including:

### **Valuation and Appeal Services**

Our technical expertise in challenging any excessive or unfair property tax valuations of our clients' real and personal property is unmatched in the industry today. By performing a comprehensive valuation analysis, our professionals accurately determine if the proposed value of taxable property is fair and equitable. At the same time, we carefully examine the methodology used by the assessor to ensure compliance with acceptable appraisal practices and standards. We also analyze all available abatement and exemption opportunities to ensure the taxable value reflects all appropriate adjustments. Ryan is committed to providing clients with a factual and market-supported basis for any recommended administrative assessment appeal.

### **Litigation Support Services**

When an appeal for a Ryan client must go to a tax court, we vigorously assist with litigation support. Ryan works with attorneys, independent appraisers, and expert witnesses throughout the entire legal process. We assist with answers to interrogatories, discovery requests, and property inspections. We also prepare for and attend mediations and settlement conferences when required. In partnership with our clients, attorneys, independent appraisers, and other third-party experts, we are able to guide our clients through the intricacies of the litigation process and make proactive recommendations for achieving the most favorable outcome.

### **Fixed Asset Review Services**

Ryan offers a comprehensive fixed asset management service that provides physical asset inventory, asset tagging, cost segregation, and purchase price allocation studies. The benefit of these services may also result in the identification and elimination of phantom assets, which, in turn, would remedy erroneous and excessive property tax assessments. In addition, our professionals review the history of accounting changes, as well as asset classification and capitalization practices, to ensure a more accurate reflection of our clients' fixed asset records. Ryan also helps our clients secure every available tax exemption on business personal property to meet state-specific statutes and rules.



*Ryan is the first company ever awarded the prestigious International Customer Service Standard Gold Certification. This exclusive, three-year certification is the result of an extensive review of Ryan's client service and quality management processes.*

### ***Acquisition Due Diligence***

Ryan provides a thorough assessment and tax history of properties during the pre-acquisition phase, as well as future tax estimates that consider the potential acquisition price. Our clients can be comfortable knowing that their property tax liabilities have been thoroughly researched and analyzed before completing an acquisition.

### ***Special Projects***

Ryan professionals work with our clients on an as-needed basis to provide budgetary tax estimates, tax technology and software for assessment and asset tracking, pre-construction tax estimates, and other special projects that require specialized expertise.

## **Unparalleled Client Service and Results**

Ryan takes pride in providing the highest level of client service in the industry. Our professionals issue regular reports to keep our clients continuously updated and informed of the status of their projects. We are available to our clients at any time to review and discuss any tax issues relating to their ongoing property tax duties and responsibilities. This dedication to our clients' needs, combined with our commitment to client advocacy, has led to our extensive record of satisfied clients and superior results.

## **Why Ryan?**

Ryan's property tax professionals have the knowledge and resources to assist you with all your property tax management needs. As the largest property tax practice in North America with the most local market expertise, our experience is unmatched by any other national, regional, or local provider. Ryan professionals have deep relationships in nearly every jurisdiction, covering all property types.

Ryan continuously seeks and establishes innovative ways to assist our clients in managing property taxes and minimizing liabilities. Our innovative and well-documented valuation cases have resulted in substantial tax savings for our clients. We take the time to understand our clients' businesses. Ryan's accredited appraisers continually develop and refine our appraisal processes and methodologies to address the effects of evolving technologies, environmental regulations, environmental contamination, and economic obsolescence affecting the value of our clients' assets. We are absolutely committed to providing our clients with the most thorough representation available in the property tax consulting industry today.



## About Ryan

Ryan, an award-winning global tax services and software provider, is the largest Firm in the world dedicated exclusively to business taxes. With global headquarters in Dallas, Texas, the Firm provides an integrated suite of federal, state, local, and international tax services on a multijurisdictional basis, including tax recovery, consulting, advocacy, compliance, and technology services. Ryan is an 11-time recipient of the International Service Excellence Award from the Customer Service Institute of America (CSIA) for its commitment to world-class client service. Empowered by the dynamic *myRyan* work environment, which is widely recognized as the most innovative in the tax services industry, Ryan's multidisciplinary team of more than 4,100 professionals and associates serves over 21,000 clients in more than 60 countries, including many of the world's most prominent Global 5000 companies. More information about Ryan can be found at [ryan.com](https://ryan.com).



**Award-Winning Tax Services**

For additional information

**1.855.RYAN.TAX**

**[ryan.com](https://ryan.com)**

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