



Are You Paying More in Property Tax Than You Should?

How Do You Know?

Many jurisdictions are looking for ways to increase revenue, and local tax assessors are happy to oblige. Inflated commercial real property assessments and error rates for assessments falling between 5 to 20% are causing owners and managers to pay millions in excessive property taxes.

Major cuts in training and staffing have left tax departments with little time or resources to effectively identify and challenge the inflated real property assessments. Without specialized assistance, teams are only able to maintain compliance requirements. This makes recovery and mitigation opportunities less of a priority and leaves considerable money on the table.

Property taxes are one of the largest operating expenses for commercial property owners, which is why assessment appeals must be supported by appropriate benchmarking to avoid potential increases. There must be a level of mutual respect and strong relationships with local assessors, as well as a skillful level of local knowledge, valuation, and advocacy skills to effectively appeal the basis for reduced assessments.

IN 2021, RYAN GENERATED
\$550 MILLION
IN TAX SAVINGS
FOR REAL ESTATE
INDUSTRY CLIENTS

More than **21,000** appeals were filed in 2021,
representing more than **11,000** sites for U.S. property owners
with a fair market value of **\$167 BILLION**

It is not uncommon for commercial real estate owners to be hindered by a lack of transparency, information, and objective appeal recommendations from their tax advisors. Appealing without well-defined target values or credible relationships with local assessors can result in inflated taxes, missed appeal deadlines, and overvalued assessments—all of which create a competitive disadvantage for the property and its owner in the marketplace.

How We Can Help

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, 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 REPRESENTS
82% OF THE
REAL ESTATE
COMPANIES THAT COMPRISE
THE FORTUNE 500, TOTALING
MORE THAN 6,000 OF THE
TOP COMPANIES

The Ryan Difference

Overassessments are a growing trend in commercial real estate. As such, it is vital for property owners to partner with established advisors who work closely with local assessors and deliver national appeals expertise on any type of real commercial property. Ryan is the proven industry leader for property owners looking to improve profitability and cash flow.

Clients have consistently received superior value from our due diligence process for new acquisitions and planned developments, comprehensive tax reviews, expert appeal services, pre-acquisition and pre-construction tax estimates, and proactive management of future property taxes. Ryan's single-source solution for all your property tax needs provides a proven advantage that makes an impactful and positive difference for your organization. Here's how:

Assessment Review: Property assessments are analyzed for assumptions and flaws before being benchmarked at a fair market value through expert research and analysis.

Appeal Determination: Guidance and security are provided with an objective decision to appeal the taxable value of your property. Ryan benchmarks its own value estimate and consults with you for mutually agreed target values and appeal issues.

Appeal Services: Detailed and timely document filing and case preparation, along with sophisticated appeal representation, are meticulously handled, so you do not pay a penny more than you should. We always work closely with legal counsel to offer clients a comprehensive appeal solution with a single performance fee or graduated fee structure when needed.

Valuation Analysis and Appeals: You receive a complete assessment review and valuation specific to your property, based on local and industry market conditions, followed by detailed appeal recommendations for resolving valuation disputes.

Pre-Acquisition Reports: All aspects of your acquisition or proposed development are researched and analyzed, including tax history and future tax estimates.

Tax Bill Administration: From receipt to tracking, transmitting payment files to customized tax bill administration, Ryan offers full-service proficient and professionally handled payments.

Data Storage and Maintenance: Ryan's proprietary software, PropertyPoint™, is provided without charge for each engagement and maintenance, including waived license fees.

Transparency and Empowerment: Through 24/7 web access to your customized PropertyPoint portal, Ryan provides real-time appeals tracking, data storage, ad-hoc reporting, and a tax calendar to make the best decisions throughout the appeals process.

Enhanced Reporting and Communications: Providing regular communication and customized reporting creates full transparency. We meet regularly and personally to deliver scheduled summary reports. Ryan clients believe that our commitment to client satisfaction and service is one of the most valuable features of working with us on property tax matters.

Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

ryan.com