



## Minimizing Property Tax Liabilities in the Food Products Industry

Companies involved in the production of food and food products are typically highly cyclical and capital-intensive businesses. Changing market demand, regulation, and global competition are greatly impacting the value of properties in this industry. Understanding and applying current industry metrics and trends is essential to managing the burden of property taxes.

Ryan has a proven history of delivering improved profitability and cash flow to companies in the food products industry through a suite of specialized property tax services. Our Property Tax team provides a comprehensive program specifically directed toward addressing the unique property tax challenges of the industry.

### Industry-Focused Property Tax Solutions Generate Results

Ryan's team works closely with your facility and corporate personnel to translate each property's unique operating characteristics into the lowest supportable value possible. Whether it is production facilities, process equipment, specialized equipment, or inventory, Ryan can help with a variety of proactive measures designed to:

- Benchmark key statistics and industry trends with property tax assessed values, providing our clients a tool to determine appeal opportunities
- Analyze each element of the assessment valuation process by examining the application of the cost, market, and income approaches to value
- Identify and secure all available exemptions, including ag-use/productivity values, pollution control equipment, and inventory freeport exemptions
- Identify and implement strategies to document and properly value idle or underutilized assets, buffer zones, and reclaimed land
- Apply proven valuation methods to accurately identify, measure, and document all forms of obsolescence (physical, functional, external)
- Prepare market-supported and well-reasoned documentation and reports to support assessment negotiations and appeals



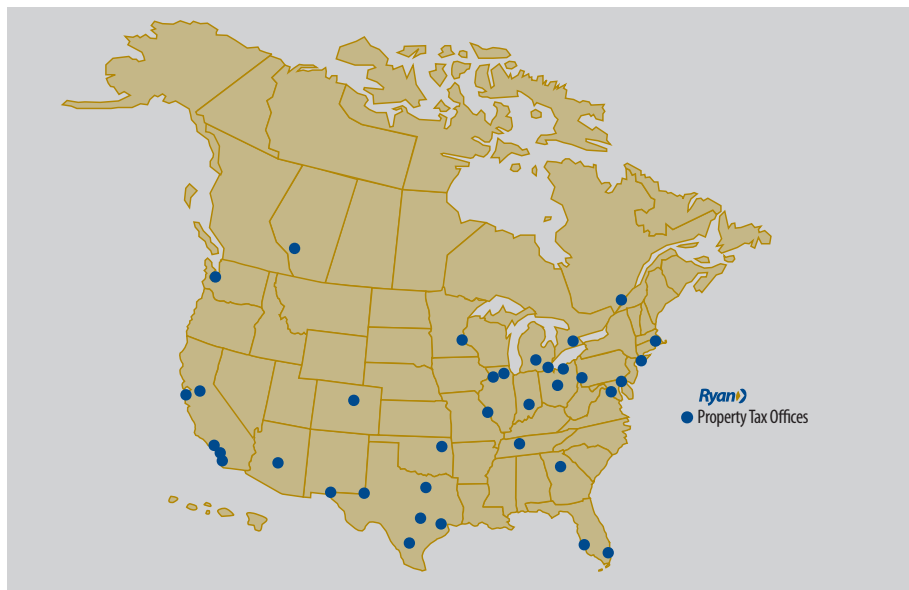
### Food Product Segments We Serve:

- Baked Goods
- Beef, Pork, and Poultry Producers
- Beverages and Bottlers
- Cereal and Grain Producers
- Coffee, Tea, and Spices
- Condiments
- Dairy Products
- Eggs
- Frozen and Packaged Foods
- Snack Foods

### Comprehensive Services to Meet Your Property Tax Needs

- Prepare thoughtful and complete personal property tax returns and exemption applications
- Manage and appeal property tax audits
- Secure, review, and pay property tax bills
- Maintain property tax information for budget and accrual processes
- Assist with due diligence and pre-construction tax planning

**National Presence. Local Expertise. Industry Focus.**



**Our Strength is Our People**

Ryan has the largest property tax practice in North America, with more than 700 professionals in 35 cities and relationships in nearly every jurisdiction. Our experience is unmatched by any other national, regional, or local provider.

Our client service teams provide North American coverage backed by local knowledge and relationships, supported by specialized food products industry expertise. Our professionals are the most respected in the industry, having earned CMI, ASA, and MAI designations backed by many years of experience as former assessors, attorneys, appraisers, economists, engineers, and more.

**The Ryan Advantage**

Ryan clients benefit from a single point of contact, transparent and responsive communication, and web-based technology for 24/7 access to information. Our rigorous internal operating procedures ensure work quality and uniformity to help our clients manage and mitigate risk while achieving maximum tax savings.

**Winning Results for Ryan Clients**

**\$633,254 in tax savings for a cheese processing facility in California**

*Assessed value reduced by 53%*

**\$472,000 in tax savings for commercial hog farms in Texas**

*Assessed values reduced by 46%*

**\$181,000 in tax savings for a poultry processing facility in Texas**

*Assessed value reduced by 20%*

**\$128,000 in tax savings for a packaged meat facility in Kansas**

*Assessed value reduced by 27%*



**Key Indicators for Tax Reduction Opportunities:**

- Price volatility and reduced market demand
- Assets operating at less than full capacity
- Current and/or pending governmental regulation
- Substantial yearly shifts in output
- Global competition from low-cost producers
- Negative exchange rate impacts



**Award-Winning Tax Services**

For additional information

1.855.RYAN.TAX

[www.ryan.com](http://www.ryan.com)