



Minimizing Property Tax Liabilities in the Forest Products Industry

Companies involved in the production of forest products are typically highly cyclical and capital-intensive businesses. Changing market demand, regulation, and global competition impact the value of your properties. 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 forest 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 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; equity with similar properties will also be evaluated
- 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

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

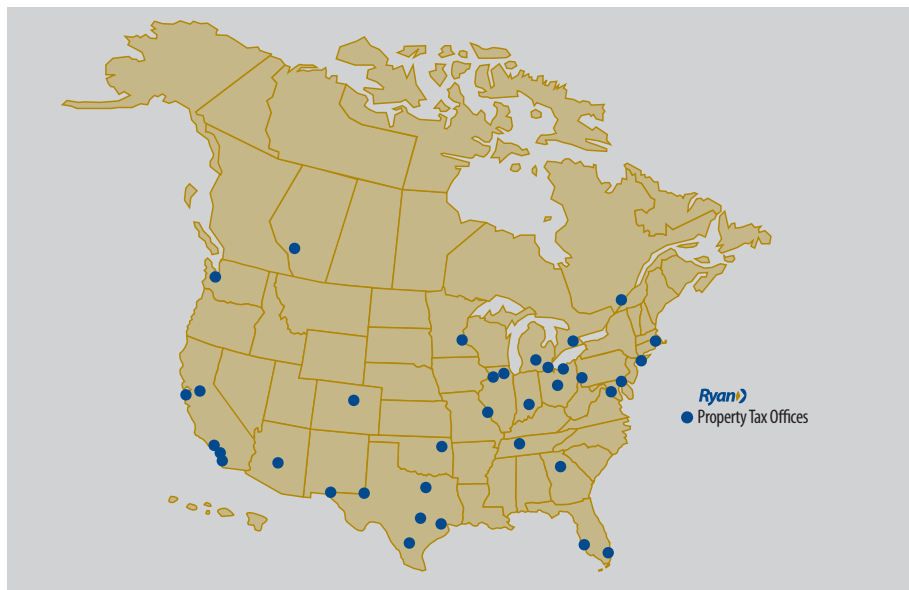


Forest Product Segments We Serve:

- Box and Container Mills
- Millwork
- Paperboard Mills
- Paper Products Manufacturing
- Sawmills and Wood Production
- Wood Pallets and Skids
- Wood Paneling
- Wood Products Manufacturing
- Wood Pulp Mills



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 forest 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

\$2,100,000 in tax refunds for a pulp and paper mill in Ontario, Canada

Assessed value reduced by 25%

\$600,000 in tax savings for an engineered lumber mill in the Upper Midwest

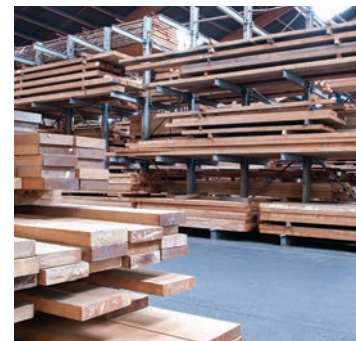
Assessed value reduced by 47%

\$280,000 in tax savings for sawmills in Washington

Assessed values reduced by 18%

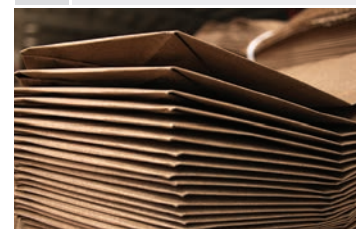
\$160,000 in tax savings for a fiberboard plant in Texas

Assessed value reduced by 37%



Key Indicators for Tax Reduction Opportunities:

- Price volatility
- Reduced market demand – shift to electronic media
- Assets operating at less than full capacity
- Current and/or pending governmental regulation
- Substantial yearly shifts in output
- Competition from alternative materials



Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

www.ryan.com