



Complex Property Tax

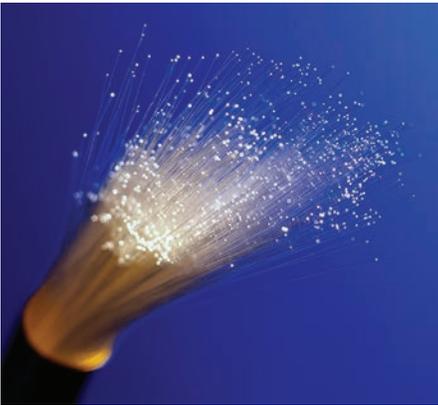
Addressing the Unique Issues of Complex Properties

Effective Strategies to Manage and Reduce Your Property Taxes

Proven planning strategies, incisive valuation analyses, and results-oriented appeal representation and support are key elements of the property tax management and consultation services we provide—especially in industries with complex and unique properties. The experienced professionals from Ryan can help you manage all elements of the property tax process, while working with you to ensure your company pays only its fair share.

Business Sectors We Serve

- **Manufacturing:** We serve hundreds of manufacturing companies in a wide variety of segments, including consumer and industrial products, high-tech, materials, aerospace, and automotive and oil field services. Many of our professionals specialize in food products, wood and paper, building products, and chemicals.
- **Energy and Mining:** Our energy clients include investor-owned utilities, non-regulated and regulated electric generation, and gas distribution companies. We also serve dozens of oil and gas producing companies and the emerging and dynamic alternative energy sectors of wind, solar, biofuels, and geothermal.
- **Telecommunications and Information:** We provide property tax services for major telecommunication providers. We represent clients in all sectors of the communications industry, including wire-line, wireless, and cable, and have addressed and resolved a wide variety of valuation challenges.
- **Transportation:** We have worked with most major U.S. airlines, including several regional carriers. Our experience and expertise, coupled with thorough, supportable work, have enabled us to assist in effectively managing property tax liability for airlines, railroads, and shipping and trucking companies.



Trust the team that understands the property tax challenges of your industry. Ryan's Complex Property Tax services provide you with access to subject-matter experts comprised of appraisers, attorneys, MBAs, engineers, economists, former assessors, and other on-staff experts who are dedicated to helping you reduce your property tax liability.

Comprehensive Services Throughout the Property Tax Cycle

- Prepare thoughtful and complete personal property tax returns and exemption applications
- Manage and appeal property tax audits
- Secure, review, and transmit tax bills
- Maintain tax estimates for budgets and accruals
- Assist with due diligence and pre-construction tax planning



Tax Reduction Services

Our team starts with a thorough understanding of industry conditions and state/local assessment practices. We tailor our services to your industry, your property, and your specific needs. Our tax minimization services include:

- **Identification of Nontaxable Costs:** We'll review your fixed asset records to analyze software, overhead allocations, intangibles, and other costs to help determine what is subject to taxation, based on each jurisdiction's laws and rules.
- **Examination of Asset Capitalization:** This is particularly important to determine the taxability for costs related to asset rebuilds, overhauls, upgrades, and other unique circumstances.
- **Identification of Idle and Underutilized Assets:** We help our clients implement strategies to document and properly value underutilized assets. This is an essential element in deriving fair and equitable values in all industries.
- **Economic/Functional Life and Residual Valuation:** We work with your facility and operations personnel to document supportable and realistic asset depreciation lives to recognize the influence on value from issues related to technology and business conditions in your industry.
- **Valuation Analysis:** We employ a comprehensive approach that fully addresses each element of the assessment valuation process. This results in appropriate consideration of all relevant factors as we execute a thorough review and application of the cost, market, and income approaches to value.
- **Obsolescence Analysis:** We apply proven methods to accurately identify, measure, and document all forms of obsolescence (physical, functional, external) to ensure that loss in value from all sources is fully reflected in your assessed valuations.
- **Income Analysis:** For applicable industries, we analyze all elements of "unit" or other income-based valuation models used in the assessment of your property. This includes application of the appropriate cost of capital principles and income stream to be capitalized for your taxable asset base.



Representation Throughout the Process

We work closely to advise and consult with your professionals through each stage of the informal and board-level appeals process to ensure that all appropriate issues and factors have been fully analyzed, considered, and presented. We can also provide assistance to your legal counsel with property tax-related litigation.

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 multi-jurisdictional basis, including tax recovery, consulting, advocacy, compliance, and technology services. Ryan is a five-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 multi-disciplinary team of more than 2,100 professionals and associates serves over 14,000 clients in more than 45 countries, including many of the world's most prominent Global 5000 companies. More information about Ryan can be found at ryan.com.

Property Tax National Team

As the largest property tax practice in North America, with more than 700 professionals in 39 cities and relationships in nearly every jurisdiction, our experience is unmatched by any other national, regional, or local provider.



Case Study



Client Issues: Assessor did not fully accept the personal property return, partially denying exemptions and obsolescence adjustment. Annual escalation of land and building value exceeded market value.

Approach and Solution: Qualifying pollution control assets were fully documented and submitted for certification. External and functional obsolescence, resulting from long-term decrease in demand, excess operating costs, and older technology, was measured and documented. Independent appraisal of the real property was secured.

Results: Three years of real and personal property appeals were settled after multiple meetings and discussions with the assessor and a hearing before the Value Adjustment Board. Our client received a \$540,000 tax refund, and the assessor agreed to a valuation framework for future years to address the ongoing obsolescence impacting the equipment value.

Winning Results for Ryan Clients

Ontario Canada – Paper mill

Assessed value reduced by 25% with tax savings of \$2,100,000

California – Cheese processing facility

Assessed value reduced by 53% with tax savings of \$1,066,000

Multiple states – Regional airline

Assessed value reduced by 17% with tax savings of \$750,000

Wyoming – Oil refinery

Assessed value reduced by 10% with tax savings of \$325,000

Texas – Wind power facility

Assessed value reduced by 20% with tax savings of \$250,000

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Award-Winning Tax Services

For additional information

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