



## Minimizing Property Tax Liabilities in the Power Producing Industry

Companies involved with power production and distribution are highly volatile and capital-intensive businesses. Changing market demand, environmental regulation, competition, and price volatility 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 power 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 a power plant or distribution network, 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 pollution control equipment
- 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 property valuation analyses
- Prepare 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
- Provide due diligence services for new facility development and acquisitions
- Provide timely progress status reports

#### **POWER SEGMENTS WE SERVE:**

COAL

GEOTHERMAL

HYDROELECTRIC

NATURAL GAS

NUCLEAR

TRANSMISSION AND  
DISTRIBUTION

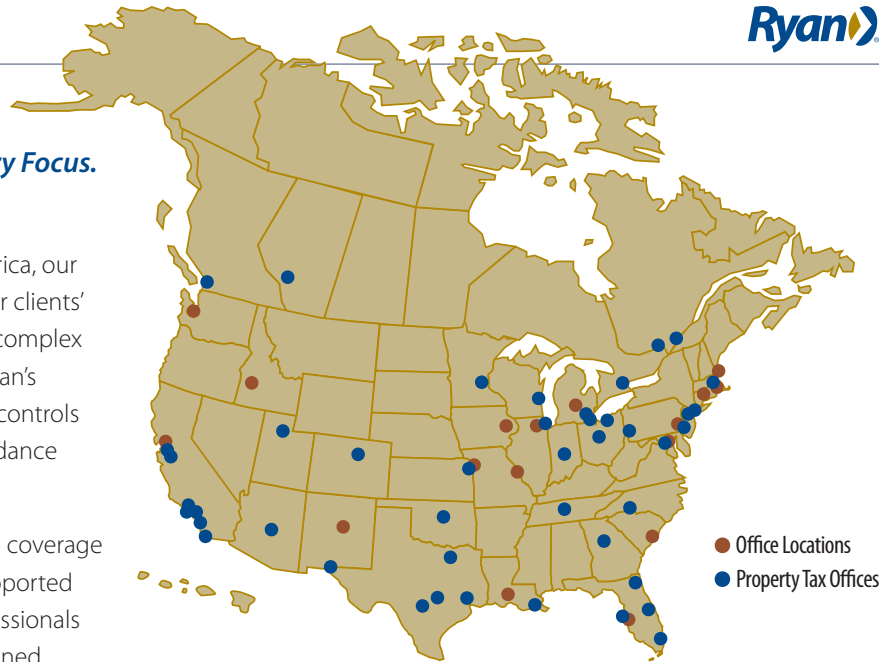
WIND AND SOLAR

## National Presence. Local Expertise. Industry Focus.

### Our Strength Is Our People

As the largest Property Tax practice in North America, our seasoned experts manage trillions of dollars of our clients' real and personal property, with an emphasis on complex industrial property and commercial real estate. Ryan's business property tax compliance processes and controls ensure complete and accurate reporting in accordance with property tax regulations and tax law.

Our client services teams provide North American coverage backed by local knowledge and relationships, supported by specialized airline 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

**\$1,000,000 in tax savings for a Texas combined cycle power plant**

*Reductions over several tax years*

**\$574,000 in tax savings for a Nevada geothermal plant**

*Value reduced by 23%*

**\$475,000 in tax savings for a hydroelectric facility in Washington State**

*Assessment reduced by 60%*

**\$250,000 in tax savings for a Texas wind project**

*Assessment reduced by 20%*

### Key Indicators for Tax Reduction Opportunities:

- Assets operating at less than full capacity
- Current and/or pending governmental regulation
- Pollution control property and greenhouse gases
- Impact of government funding and incentives
- Competition from alternative fuel sources

#### Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

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