



Property Tax Compliance and Reporting Solutions

*Take a Practical Approach to Property Tax
Compliance and Consulting*

Protect Your Bottom Line

Property taxes represent one of the largest areas of tax exposure and risk for companies. With the complexities of property tax, the resources needed to comply with the multitude of taxing jurisdictions can and will impact your bottom line.

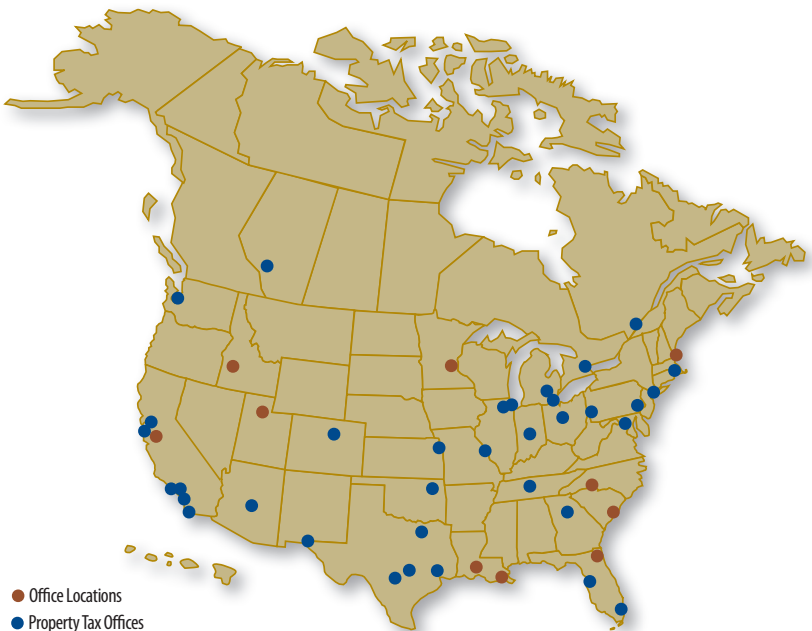
Issues that can impact your tax burden include:

- **Information Quality:** The accuracy, quality, and consistency of property tax data impacts everything from compliance to financial reporting and risk management.
- **Volume and Asset Complexity:** Whether you file property tax returns in hundreds of jurisdictions or returns with more complex assets, your tax department may be overwhelmed.
- **Local Knowledge and Tax Reduction:** Personal property tax is a unique area of taxation. Even the best-equipped tax departments do not always have personnel with specialized knowledge and experience in every jurisdiction.

Ryan can ease these challenges and increase efficiencies through comprehensive compliance and consulting services—a cost-saving investment to ensure your risks for late fees and penalties are mitigated, and those dollars stay on your company's bottom line.

Property Tax National Team

As 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.



Key Outsourcing Services:

- *Property Tax Compliance*
- *Tax Bill Administration*
- *Budget and Accruals*
- *Consulting and Advisory Services*
- *Audit Support and Defense*
- *Valuation and Appeal Services*
- *Process and Workflow Solutions*
- *Check Processing and Payment Services*

Key Co-sourcing Services:

- *Loan Staff*
- *Workflow Analysis*

How We Deliver

- **Compliance Centers:** Our three processing centers in Houston, Nashville, and Scottsdale have been engineered to create efficiencies in compliance processes and manage high-volume clients and the fast-paced compliance deadlines.
- **Property Tax Consulting:** From pre-tax year planning to complicated tax minimization strategies, our consultants are available to work in conjunction with a client's existing tax department.
- **Seamless Transitions:** Our implementation teams have experience with every commercially available system on the market.
- **Industry Expertise:** Our consultants leverage their industry knowledge to service our clients every day.
- **Transparent Processes:** Our workflow solutions give you direct access to our work product, which increases confidence and verifies knowledge transfer of information between your team and ours.
- **Scalable Solutions:** We scale our operations to meet your needs. We have the resources to quickly expand and deploy teams as needed.

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.



Industries We Serve:

We provide full outsourcing services for more than 250 clients in a wide variety of industries, such as:

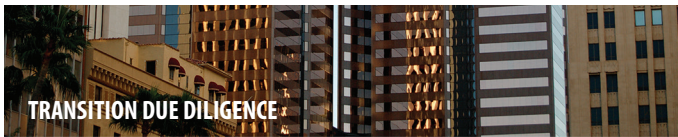
- *Equipment and Vehicle Leasing*
- *Food and Beverage*
- *Hospitality*
- *Manufacturing*
- *Pulp and Paper*
- *Retail*

We process nearly 280,000 returns annually in all 39 states where personal property is taxable.

We currently prepare and file property tax returns in more than 7,500 taxing and assessment jurisdictions.

We process nearly 500,000 assessments and nearly 650,000 bills annually.

Client Success Stories



TRANSITION DUE DILIGENCE

Client Issue: We discovered that due to a misclassification of assets in a client's fixed asset system, they had been over-reporting assets and paying in excess of \$30,000 annually in additional taxes. When the discovery was made, there was less than 30 days to file amended returns and appeals.

Approach and Solution: Ryan collaborated with the client to identify the assets subject to the reclassification opportunity and updated thousands of assets in the client's property tax database over three historical years of data. The returns were successfully amended and appealed within the very short time frame.

Results: This resulted in approximately \$30,000 in annual tax savings, including prior years and future tax filings.



REVERSE ENGINEERING

Client Issue: While preparing the personal property tax returns for a new retail client, we discovered that leasehold improvements of a real property nature were being incorrectly reported and assessed as personal property in several jurisdictions.

Approach and Solution: Upon discovering the issue, we identified the locations where the over-reporting and excessive assessments had occurred, corrected the filing methodologies, and filed amended returns for all prior tax years open under statute. We worked closely with the jurisdictions through this process and were successful in securing reductions to assessed values.

Results: The corrections made to filing methodologies have resulted in more than \$1 million in tax refunds for prior tax years and future tax reductions as well.

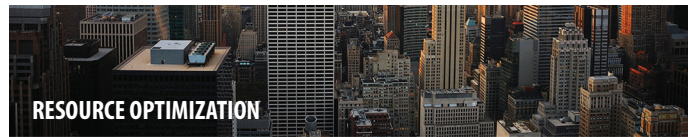


TEMPORARY COVERAGE

Client Issue: An early maternity leave left one licensed client without resources in the heat of compliance season.

Approach and Solution: Ryan quickly assimilated resources to fill the temporary absence and generate returns during the remainder of the compliance season.

Results: Our co-sourcing services were quickly engaged, and the client avoided penalties for late filing.



RESOURCE OPTIMIZATION

Client Issue: Headcount reductions left one client without proper staffing to ensure returns were prepared, assessments were reviewed, and tax bills were paid timely. The client was faced with outsourcing the entire department or trying to find alternative solutions.

Approach and Solution: Ryan and the client mutually designed a customized co-sourcing option, enabling the client to retain key resources and shift non-essential tasks, such as mail handling, printing, collating, and mailing returns, to our managed services team.

Results: This approach allowed the client to leverage their knowledge and expertise within their industry, company, and team with our resources to perform data-entry functions, all while maintaining transparency and visibility into the entire process.



COLLABORATION, CONTROL, AND REVIEW

Client Issue: A new client's business personal property returns had historically been prepared for property tax purposes by classifying the assets based on the client's general ledger accounts.

Approach and Solution: The property tax compliance protocols and best practices Ryan has in place allow for effective collaboration with our clients. Ryan prepared the client's returns based on prior year methodology and then created a state-level reconciliation of taxable and non-taxable assets to the client's fixed asset data and the prior year's returns for the client's review. After review of this reconciliation, Ryan then reviewed all fixed assets to determine the appropriate asset classification rather than allow the general ledger account codes to dictate the reporting classifications. This review process, along with feedback from the client, enabled Ryan to identify assets that could benefit from accelerated depreciation tables and assets not taxable for personal property tax purposes, thus eliminating a potential over-reporting of \$75 million. We contacted the client regarding these findings and corrected the return filings.

Results: Our review process and due diligence resulted in tax savings of approximately \$175,000.

Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

ryan.com

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