



Canadian Property Tax



Ryan's North American Property Tax Team

RYAN'S CANADIAN PROPERTY TAX PRACTICE LEVERAGES MORE THAN 100 SEASONED PROPERTY TAX PROFESSIONALS WITH DECADES OF EXPERIENCE REDUCING THE PROPERTY TAX LIABILITIES OF NORTH AMERICAN CORPORATIONS.

Canada's Property Tax Experts

Ryan's multi-disciplinary Canadian Property Tax team includes North America's most seasoned experts in mass and site-specific appraisal, equity analysis and benchmarking, business valuations, engineering, litigation, and legislative representation. Our consultants and valuation professionals bring years of proven expertise developing and refining valuation methodologies and tax appeal strategies. These highly skilled professionals protect the value of our clients' assets and help address their challenges related to evolving technologies, governmental regulations, competition, and market conditions.

We deploy more than 100 North American property tax professionals with a broad range of expertise reducing the property tax liabilities of clients across every major business sector and industry, including resource-intensive industrial operations such as petrochemical, mining, forestry, oil sands, utilities, manufacturing, transportation, commercial real estate, and more.

Ryan's Canadian Property Tax team has significant experience in a variety of property types, including:

- Investment
- Corporate owned
- Complex machinery and equipment-intensive properties
- Light and heavy manufacturing facilities
- Power generation plants and related transmission and distribution systems
- Oil and gas production, processing, and transmission
- Centrally assessed properties



Customized Property Tax Solutions

The taxation of real property is a complex process, requiring a dedicated effort to remain current with evolving regulations imposed by various levels of provincial and municipal governments. Ryan's Canadian Property Tax practice defends our clients' property tax interests, ensuring that they pay the lowest tax possible under prevailing provincial assessment legislation and assessment equity provisions. We manage and represent assessable real and personal property, with an emphasis on industrial and commercial properties. We assist our clients in managing property tax obligations, specializing in services that mitigate the property tax burden for most property types. Additionally, Ryan leverages proven tax compliance processes and controls to ensure complete and accurate reporting in accordance with all legislative and regulatory requirements.



Ryan's strategic advisory services streamline our clients' property tax processes, improve workflow efficiency, and ensure every possible opportunity to minimize property tax liability is identified.

Ryan is committed to uncovering every opportunity to minimize our clients' tax liabilities and represent their interests through a comprehensive suite of professional services, including:

- Independent valuation assessments and explanations of current assessed value
- Appeal recommendations and management of litigation support
- Regular status updates on all aspects of the appraisal and appeal process
- Notification of breaking tax developments and deadlines impacting future tax liability and/or tax planning

We deliver unmatched North American property tax expertise, with the knowledge, valuation expertise, and local relationships necessary to mitigate tax burdens across multiple property types.

Comprehensive Service Portfolio

Ryan's Canadian Property Tax professionals deliver outstanding value, helping clients mitigate their tax burdens by uncovering every tax savings opportunity available. Our comprehensive suite of services controls property tax liabilities and ensures accurate and fair assessments, eliminating penalties and delivering metrics and reports that provide visibility into the results we deliver.

Property Tax Assessments and Strategic Planning

We serve as a property tax advisor, fully supporting and promoting our clients' corporate interests with respect to their property tax liabilities. We provide strategic advisory services that streamline our clients' property tax processes, improve workflow efficiency, and ensure every possible opportunity to minimize property tax liabilities are identified.

Valuation Services

Located throughout Canada and the United States, our valuation services professionals have the proven technical expertise needed to produce independent assessment values for clients in a variety of business sectors and industries. With a team of multi-disciplined consultants and valuation professionals, we continually develop and refine valuation methodologies and tax appeal strategies to overcome the challenges of evolving technologies, governmental regulations, competition, and changes in market conditions that affect the value of our clients' properties.

In addition to providing an independent assessment value, we carefully examine the assessing authority's valuation methodology to ensure compliance with acceptable appraisal practices and standards, as well as the provincial legislation governing the valuation. Our valuation services professionals are committed to providing clients with a factual and market-supported basis for recommended revisions that can be presented to assessing authorities and appeal boards.

When an appeal for a client must be argued before a tribunal, we offer skilled valuers who have been accepted as expert witnesses. We present independent and credible testimony and readily accept the responsibility of providing the appeal boards with the evidence and supporting information necessary to render a complete and informed decision.



When it comes to the most capable and proven property tax representation, the most respected companies in North America trust Ryan.

Appeal and Litigation Support Services

Ryan will vigorously defend our client's position in the event legal proceedings are required to settle the property tax review process. We assist clients in making informed decisions relating to the commencement of legal proceedings by reviewing the reasons for and against litigation, fully explaining any potential consequences. We work in tandem with our clients throughout the entire appeal process to ensure full agreement and coordination with any settlement terms and conditions that can be achieved. We will never accept or reject an offer without client approval.

In the event that further litigation is necessary and we must represent a client before a tribunal, we'll vigorously assist with litigation support. Working with legal counsel, independent appraisers, and expert witnesses throughout the entire legal process, we assist with answers to interrogatories, discovery requests, and property inspections. We also prepare for and attend mediations and settlement conferences when required. In partnership with our clients, legal counsel, independent appraisers, and other third-party experts, we are able to guide our clients through the intricacies of the litigation process and make proactive recommendations for achieving the most favourable outcome.

Special Projects

To complement our suite of property tax services, we'll work with our clients on an as-needed basis to provide budgetary tax estimates, pre-acquisition and pre-construction tax estimates, and compliance outsourcing, as well as tax technology and software assessment and asset tracking.



Ryan's property tax professionals aggressively defend our clients' interests to ensure they pay the lowest tax possible.

Why Ryan

Ryan's Canadian Property Tax practice offers innovative solutions for minimizing property tax liabilities and provides comprehensive consulting and compliance services, an objective analysis of all proposed taxable property values, and proven expertise in the assessment appeal process. Our full array of property tax services ensures that our clients receive the most thorough property tax representation available while strategically controlling their tax liabilities and improving their overall profitability.

Ryan's uncompromising commitment to delivering the highest level of client service has earned our Firm industry-leading customer service ratings. We provide direct access to our professionals and issue regular reports to keep clients continuously updated and informed of the status of their various projects. We make ourselves available any time to review and discuss our clients' ongoing property tax issues and are committed to delivering client service excellence, outstanding value, and superior results.



About Ryan

Ryan is a leading global tax services firm, with the largest indirect tax practice in North America and the seventh largest corporate tax practice in the United States. Since 1974, the Firm's Canadian practice, located in Toronto, Ontario, has performed work for more than 6,500 organizations on a variety of tax matters, both provincially and nationally. Headquartered in Dallas, Texas, Ryan provides a comprehensive range of state, local, federal, and international tax advisory and consulting services on a multi-jurisdictional basis, including audit defence, tax recovery, credits and incentives, tax process improvement and automation, tax appeals, tax compliance, and strategic planning. In 2010, Ryan received the International Service Excellence Award from the Customer Service Institute of America (CSIA) for its commitment to world-class client service. Empowered by the award-winning *myRyan* work environment, which is widely recognized as the most innovative in the tax services industry, Ryan's multi-disciplinary team of more than 900 professionals and associates serves many of the world's most prominent Fortune 1000 companies. More information about Ryan can be found at www.ryanco.ca.



For additional information, please call 800.667.1600 or visit us at www.ryanco.ca.

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