



Property Tax Services

Understanding and complying with property tax requirements is vital to our clients, as is recognizing areas to seek potential property tax savings. KPMG's Property Tax Services practice has broad industry experience with property tax advisory, compliance, valuation, appeals, and specialty consulting to meet all your property tax needs. We have in-depth knowledge of property tax laws and procedures and have experience in a wide range of property tax areas. KPMG's Property Tax Services practice gives you access to a nationwide network of professionals who specialize in all aspects of property tax.

Our approach

Businesses may own a diverse asset base that is constantly evolving and report across multiple property tax jurisdictions, resulting in varied property tax needs. KPMG takes a thorough and flexible approach to develop an appropriate scope of work and process.

KPMG's Property Tax professionals have diverse knowledge of property tax laws and procedures. We base our analyses on relevant methodologies and approaches and careful consideration of the specific facts and circumstances.

Our Property Tax Services



Advisory



Compliance



Valuation



Appeals



Specialty Consulting

When to seek property tax advice:

- Is your property tax compliance a manual process, requiring significant resources and time?
- Do you file a large number of returns across numerous tax jurisdictions?
- Are you contemplating an acquisition?
- Are you appealing or considering appealing an assessment with the board or local assessor?
- Are you being audited?
- Does your asset base have unique characteristics, including potential intangible value that may be carved out for property tax purposes?
- Have you experienced asset impairments, losses, idle assets, obsolescence, or discontinued operations?
- Has it been several years since the last review of your assessed values?
- Does your fixed asset listing contain lump-sum entries or old assets that may have been disposed but are still included in your property tax base?



Specialty Consulting

Depending on your specific needs, KPMG can provide specialty consulting services customized to your facts and circumstances.

- Cost segregation and asset componentization
- Embedded software studies
- Ghost asset review and reconciliation
- Depreciation and useful life studies
- Compliance process review and automation

Success story: A California business specializing in the development of fusion technology received a significant property tax assessment on its fixed assets. KPMG reviewed the assessor's methodology and noticed the assessor applied standard depreciation schedules that failed to account for nuances specific to the taxpayer's business. KPMG assisted the client in negotiating the application of a modified depreciation schedule, which better aligned with the nature of the taxpayer's operations. The assessor agreed to use the modified depreciation schedule for not only the current year assessment, but also for prior periods upheld during a recent audit and future reporting periods, resulting in a \$550,000 property tax refund and an annual tax savings in excess of \$300,000.



Property Tax Advisory Services

Core property tax advisory services on various issues to assist you with proactively managing your property tax liability.

- Initial property assessment and site review
- Exemption reviews
- Development projects
- Mergers and acquisitions planning
- Property tax forecasting



Compliance Services

Filing timely and accurate returns in an efficient manner and having control and transparency of your property tax data are cornerstones in managing your property tax liability. KPMG can assist with a wide range of compliance-related services to help ensure returns are filed and tax bills are paid in a timely manner.

- Return preparations
- Assessment review
- Tax bill management
- Fixed asset review
- Audit defense services

Success story: KPMG's property tax compliance team prepares almost 30,000 property tax returns, notices, and property tax bills each year.



Appeals Management

If you are considering an appeal of your property tax assessment, KPMG can assist you during the appeals process.

- Valuation analysis and negotiations
- Value reviews and protest
- Board hearing and litigation support
- Possessory interests

Success story: A taxpayer constructed a one-million-square-foot manufacturing facility in Alabama. The local assessor utilized a cost-based approach and initially appraised the facility at \$103 million. KPMG discovered several inconsistencies when compared with the local market indicators and standard appraisal practices. KPMG assisted the client in negotiating, yielding an annual tax savings in excess of \$400,000 for the client.



Valuation Services

Knowing the value of your assets is a key component of managing your property tax liability and identifying opportunities for tax savings. Our property tax team can provide you unbiased and relevant insight into the value of your property.

- Preacquisition value due diligence
- Taxable value study
- Purchase price allocation
- Full property appraisals
- Valuation support

Success story: A taxpayer's industrial facility was overassessed due to declining conditions in the industry in which the taxpayer operates. KPMG reviewed the assessor's methodology and approach and identified oversights in the assessor's calculation and obsolescence inherent in the property driven by industry decline that the assessor was not taking into account. Based on the valuation performed by KPMG, the client negotiated a reduction in the assessed value of the facility resulting in a tax savings in excess of \$2 million.

Contact us

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The information contained herein is of a general nature and based on authorities that are subject to change. Applicability of the information to specific situations should be determined through consultation with your tax adviser.

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