

# BUSINESS PERSONAL PROPERTY

Vantage One Tax Solutions, Inc.

40 yrs of Property Tax Consulting Experience

## BUSINESS PERSONAL PROPERTY EXPERIENCE:

- Industrial Manufacturing
- Wholesale/Retail
- Warehouse Distribution
- Food Service
- Telecommunication
- Aerospace
- Insurance
- Medical
- Trucking/Transportation
- Special Inventory/Dealers Inventory
- Entertainment
- Construction
- Bottling/Beverage

## BROAD EXPERIENCE COVERAGE:

Arizona  
California  
Colorado  
Florida  
Georgia  
Indiana  
Kansas  
Kentucky  
Louisiana  
Oklahoma  
Ohio  
Mississippi  
New Mexico  
North Carolina  
Tennessee  
Texas

## BUSINESS PERSONAL PROPERTY TAX VALUATION

Business Personal Property valuations are complicated with multiple variations brought about by the unique nature and variety of businesses. Vantage One offers the most complete and comprehensive analysis possible in today's market.

Our valuation professionals analyze all assets to determine the taxability and lowest value based on cost, age, and current condition of the asset.

**Personal Property Compliance.** Vantage One is a leader in fulfilling the compliance requirements for real estate and personal property valuations. Our professionals know the requirements for all 50 states and ensure they are continuously met. Our compliance valuations are derived from the original cost of the asset and depreciated using the IRS or Appraisal District Schedule. This service is designed for straightforward filings, while allowing for reductions due to equipment obsolescence. However, the compliance approach does not provide for the most aggressive valuation, it is an option available to our Clients and is best suited for specific out-of-state filings.



**Complex Property Valuations.** Businesses of large complex properties face unique tax challenges. Rapid changes in technology, productivity,

manufacturing methods and techniques all affect your assessment. Vantage One's complex property valuations take an aggressive approach to value, by utilizing: ASA Appraisal Methodologies; MACRS Depreciation; and Depreciated Cost/Replacement Cost Valuations. This approach to value begins with an onsite assessment of the facility and open discussions with the responsible individuals of the businesses. A review of prior year filing methodologies are considered, as well as current and future planned capital expenditures. After these initial investigative meetings are conducted, our professionals begin developing the valuation approach and running the analysis. Various valuation models are developed using different schedules to compare results for the most significant tax reduction. Once the valuation approach is selected, statistical documentation is collected and analyzed to support the filing of Vantage One's opinion of value.

**Rolling Stock.** Rolling Stock moves in and out of every state in our nation by airplane, railway and commercial trucking. Rolling stock is taxed as it moves through each county within each State. Vantage One professionals ensure a market value assessment of the asset as it travels across state and county lines. Vantage One utilizes a Fair Market Valuation (FMV) by comparing current market sales of similar assets to the current asset on their books. Vantage One's FMV goes well beyond the district's depreciation of the asset by age and historical cost. Our professionals look at specifics associated with each asset type by applying approved ASA techniques to arrive at an opinion of value. Interstate allocation is calculated based on state filings provided by the Client and is included as part of our comprehensive valuation to reduce the overall tax expense.



Vantage One's Comprehensive Business Personal Property Tax Service includes:

**Vantage One TAX SOLUTIONS**

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 Dallas, TX 75240  
 PO Box 116221  
 Carrollton, TX 75007  
 Tel: 972.991.2210  
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**40 YEARS OF PROPERTY TAX EXPERIENCE**

**[ For more information:  
[www.Vantageonetax.com](http://www.Vantageonetax.com) ]**



**Professional Experience  
 delivering Vantage One  
 Tax Solutions.**

<b>SERVICE DELIVERY OVERVIEW</b>		
<b>Definition and Purpose of Appraisal</b>		
Identification of taxable incentives	Find actual cost, age and determine market value of assets.	Determine client qualifications for Exemptions and Abatements.
<b>Data Collection and Property Description</b>		
<b>Compile Asset List</b> Obtain client listing of assets and put in compatible format for analysis.	<b>Reconcile Asset List Against General Ledger</b> A cross check to verify correctness and completeness of asset files.	<b>Establish Condition of assets and Market Conditions</b> The market value is very dependent upon conditions internal to the equipment and the external market.
<b>Data Analysis</b>		
<b>Market Analysis</b> Use Industry Appraisal techniques to determine market value and depreciation factors for the assets.	<b>Adjust Values</b> Assign opinion of value to the assets by applying appropriate depreciation factor.	
<b>Complete Appraisal District Rendition Form</b>		
<b>Complete Client Accrual for Tax Expense Budgeting</b>		
<b>Make Application for Exemptions</b>		
Follow-up with Appraisal District after Notified Values		
<b>Meet informally with appraisers to settle differences.</b>	<b>Represent Client at Appraisal District Review Board or to a District Court level to resolve differences.</b>	
<b>Analyze Client Savings</b>		
<b>Meet with Client and present Savings Analysis</b>		

**For an in-depth understanding of our approach to value, download our e-property tax brochure, or contact a Vantage One professional today.**