



▶ REDUCE OPERATING COSTS
AND TAX LIABILITIES WITH
Avalara Property Tax

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ABOUT AVALARA

Avalara helps businesses of all sizes get tax compliance right. In partnership with leading ERP, accounting, ecommerce, and other financial management system providers, Avalara delivers cloud-based compliance solutions for various transaction taxes, including sales and use, VAT, GST, excise, communications, lodging, and other indirect tax types. Headquartered in Durham, Avalara has offices across the U.S. and around the world in Brazil, Europe, and India.

More information at avalara.com.

Fueling growth and overcoming the efficiency deficit

Managing real and personal property tax is among the most challenging, time-consuming, and costly compliance activities a business will encounter because of the volume of tasks involved. Companies tend to dedicate far more time than necessary to maintaining property tax compliance. Handling compliance manually or using property tax management software with limited or outdated product functionality could result in costly errors.

The process of **assessing** property values often requires extensive research, data analysis, and a thorough understanding of local tax regulations.

The administrative burden of preparing and filing property tax returns for multiple properties across different jurisdictions can quickly become overwhelming. **Each jurisdiction** may have its own set of forms,

deadlines, and requirements, necessitating meticulous attention to detail to ensure compliance and avoid penalties.

Tracking changes in property tax rates, regulations, and assessment methodologies can be time-consuming and prone to oversight. Businesses must make sure they're using the most up-to-date forms and rates from each jurisdiction. Without an automated solution, a property tax professional would have to source this information manually.

Managing property tax bills is another challenge, largely because it's also a paper-based process. Companies receive hundreds or thousands of property tax bills in the mail. Most bills arrive between October and January from the different jurisdictions, each with different formats, terms, discount opportunities, due dates, etc. And, each bill must be paid on time.

Inaccurate data or forms, missed due dates, overpayments, and penalties consistently chip away at an organization's profitability. Meanwhile, heavy workloads, complexity, tight deadlines, and high-stakes consequences increase the pressure, stress, and burnout of property tax staff.

Cumbersome manual systems stand in the way of growth. While some businesses are using tools (other than Microsoft Excel) to manage property tax compliance, they often fall short as the technology is outdated, holds inaccurate data, is incapable of scaling, or lacks integration.

Businesses can benefit by investing in cloud-based solutions that centralize real and personal property tax management bills, documents, assessments, due dates, forms, return preparation, and appeals in one secure hub, minimizing data entry, maximizing accuracy, and automating the process of appending property tax documents to tax bill payments.

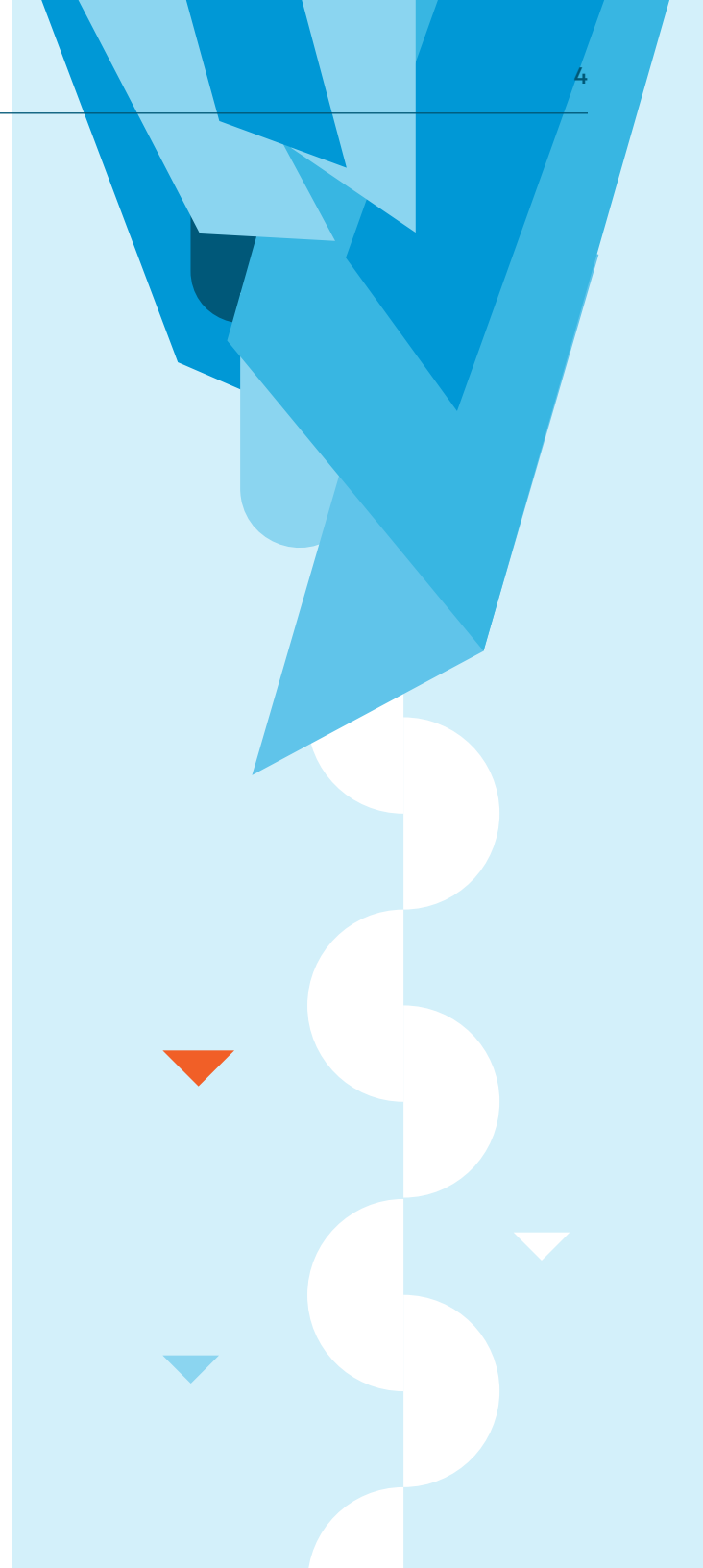
When selecting a solution to help with property tax compliance, consider how it will help solve these common business challenges.

Streamlining property tax compliance

For many businesses, property tax compliance often involves manual, error-prone, and paper-based procedures that are complex, burdensome, and time-intensive. Similarly, businesses that use outdated or inadequate technology typically experience inaccuracies in data, forms, and due dates within their existing solution. These challenges fail to align with organizational goals to improve efficiency and reduce operating costs and tax liabilities.

Research suggests organizations that aren't leveraging the capabilities of best-in-class property tax management software to support document management, bill tracking and payments, property tax protests, valuations, and appeals fail to gain the operational efficiencies needed to facilitate growth.

Avalara Property Tax helps streamline property tax compliance by automating tasks, centralizing data management, monitoring compliance, managing documents, and automating due dates for returns, appeal filings, and tax bills. The solution can integrate with various data sources, including property tax assessment systems, financial software, and ERPs. Businesses are able to seamlessly import property tax data into the software and reconcile it with financial records, ensuring accuracy and consistency in return preparation.



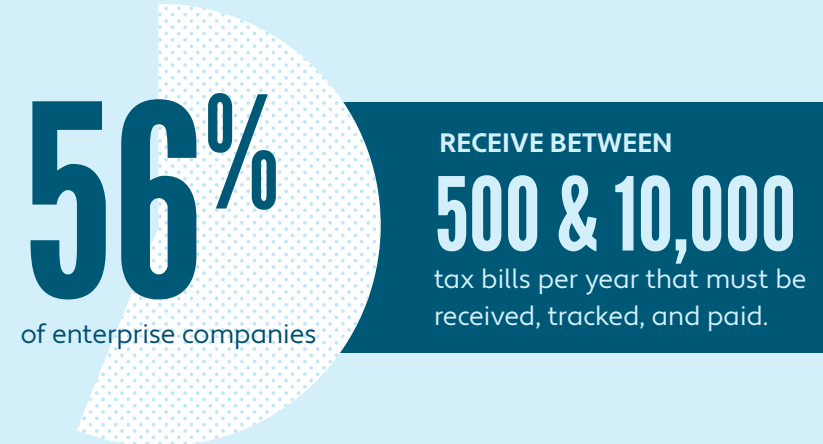
Our solution also performs compliance and validation checks to identify errors, discrepancies, or missing information in property tax returns before filing. This advanced notice gives businesses the opportunity to review and correct errors before submitting returns.

Mid-market businesses looking to streamline the process of preparing and filing between five or more personal property tax returns would do well to consider Avalara Property Tax Returns Pro, which helps businesses create more efficient returns processes while improving accuracy with filing.

Avalara Property Tax Returns Pro supports property tax returns filing across multiple jurisdictions, including counties, municipalities, and special taxing districts. It accommodates the diverse requirements and formats of property tax returns in different jurisdictions, making it easy for businesses to comply with filing obligations. This solution offers customizable forms and schedules to accommodate the unique reporting requirements of different jurisdictions. And, it allows businesses to tailor return forms, schedules, and line items to match specific jurisdictional requirements and ensure compliance with local tax laws and regulations.



Managing a high volume of tax bills and the ability to scale



Fifty-six percent of enterprise companies receive between 500 and 10,000 tax bills per year that must be received, tracked, and paid. Expanding operations, such as acquiring new properties through **mergers and acquisitions** or opening up additional locations in new jurisdictions, increases the number of properties subject to property tax assessments and bills.

The increased volume and complexity of tasks associated with property tax management places an unbearable strain on staff and further exposes the business to missed due dates and excessive fees and penalties.

Businesses with in-house property tax compliance teams need flexible and customizable solutions to address real and business personal property tax activities.

Avalara Property Tax is scalable and can be configured to address business requirements while supporting large volumes of work to meet demanding workloads.

Avalara Property Tax provides coverage for both real and personal property tax, with services covering all 50 states for real property and all 37 states where personal property tax returns are filed. It's regularly updated to capture changes in property tax laws, regulations, rates, and filing requirements across jurisdictions, ensuring that businesses remain compliant with property tax obligations.

Businesses can confidently and effectively manage high volumes of tax bills and scale seamlessly as the business grows. With our solution, businesses benefit from centralized data management, combining tax documents and tax-related activities in a single hub. Bills, assessments, returns, documents, appeals, and other forms are centralized across 20,000+ jurisdictions.

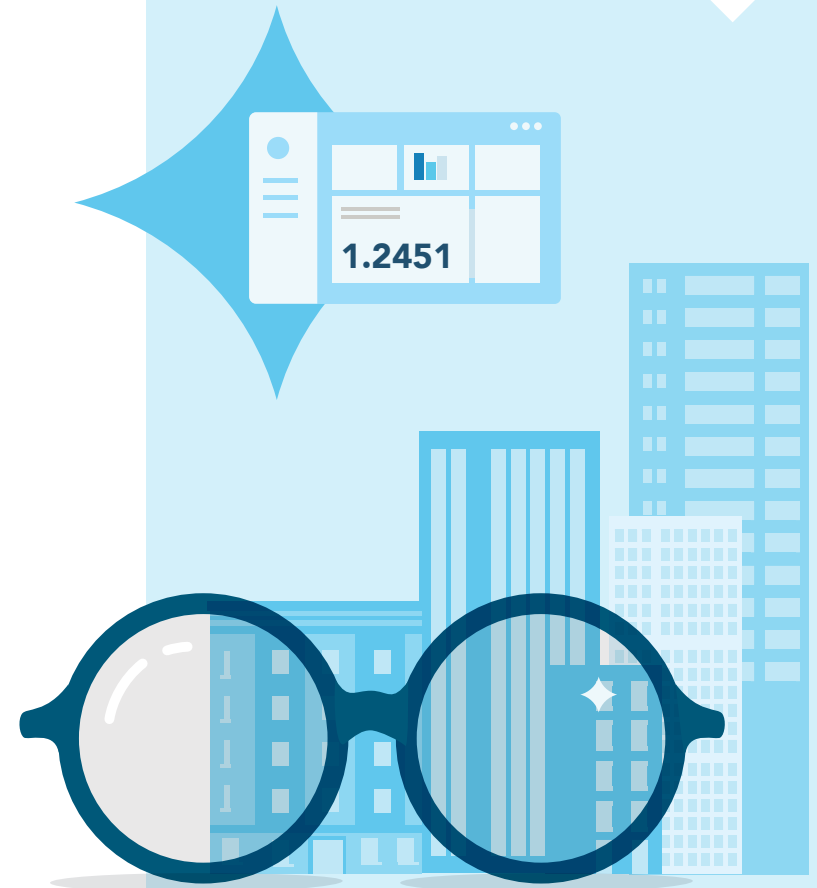
Reducing property tax compliance audit risks

In our [survey](#), 73% of enterprise companies rated the ability to append property tax documents to tax bill payment and create an audit trail as the most important feature for an automated property tax management solution.

Avalara Property Tax helps reduce the risk of property tax audits by maintaining an audit trail of all changes made to property tax data, including user actions, updates, and approvals. This robust audit trail provides transparency and accountability, allowing businesses to track the history of changes and demonstrate compliance with internal controls and audit requirements.

Avalara Property Tax also monitors changes in property tax laws, regulations, and deadlines, ensuring that businesses stay compliant with tax requirements. By staying up to date with regulatory changes, businesses can reduce the risk of audit triggers related to noncompliance.

Property tax reporting provides actionable insights and real-time visibility into compliance efforts, helping businesses proactively address potential audit issues and mitigate audit risks, and our automated workflows streamline property tax management, reducing the risk of audit findings related to missed deadlines or procedural errors.



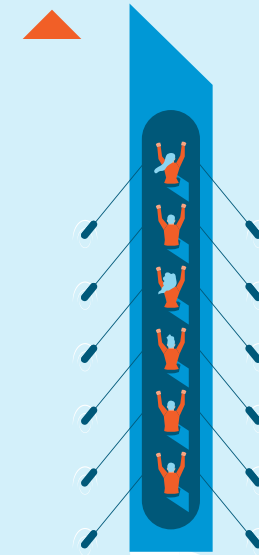
Empower your business with actionable insights

Reporting and delivering actionable insights from traditional manual property tax compliance processes or outdated solutions is a headache for businesses. There is an inherent lack of visibility into property tax data, making it difficult for businesses to track tax liabilities, monitor compliance, and identify opportunities for operational efficiency.

The process is resource intensive, complex, littered with inaccurate data, and difficult to scale as the business grows, increasing the risk of missing filing deadlines, catching changes in tax rates and other regulatory requirements, and exposing businesses to penalties and increased risk of audit.

Avalara Property Tax empowers tax teams with actionable insights, analysis, and documentation to effectively manage property tax compliance, audits, assessments, appeals, planning, and regulatory requirements. By providing comprehensive reporting capabilities, our solution enables tax teams to optimize property tax processes, minimize risk, and achieve property tax-related goals.

Key reports provide users with instant visibility of the complete property tax management cycle, including **property tax due dates by state**, values, and more, to identify missing notices or bills with system-maintained jurisdictional deadlines.



Retaining, engaging, and refocusing staff on more strategic initiatives



ON AVERAGE,
ENTERPRISE COMPANIES SPEND

90+

HOURS PER WEEK
on **real** property tax
management activities.

132

HOURS PER WEEK
on **personal** property tax
management activities.

According to the Potentiate survey, on average, enterprise companies spend 90+ hours per week on real property tax management activities and an average of 132 hours per week on personal property tax management activities.

However, staff are still overwhelmed by the burden of administrative tasks, especially during peak periods when attempting to adhere to tight tax filing deadlines or when dealing with multiple properties across different jurisdictions. Without adequate property tax management software in place, staff will struggle to cope with the demands of their workload, potentially leading to feelings of frustration and burnout, and the increased likelihood that businesses risk losing key staff.

Avalara Property Tax minimizes data entry through automation. Our solution allows businesses to upload hundreds of scanned property tax documents at a time. The system identifies, extracts, and verifies critical data and then appends the necessary bills and notices to the correct accounts, ensuring businesses have all the required information to file returns.

Streamlining and managing the property tax compliance cycle in a single, secure hub reduces the time and resources required to manage day-to-day property tax activities. It improves accuracy and builds confidence in the data, reduces stress and pressure on tax teams, and empowers staff to focus on more strategic cost-saving activities such as appeals, which are often not filed due to a lack of resources.

If businesses lack the required expertise, or need additional support, expert guidance is available from Avalara Property Tax Professional Services. Our experts can help with property tax protests (assessment reviews and appeal preparation), negotiation support, litigation assistance, valuation services, and compliance reviews.

By leveraging the expertise and resources of our professionals, businesses can navigate property tax challenges more effectively and achieve more favorable outcomes in assessment disputes.

Case study

Comcast changes the channel on property tax management

TAX CHALLENGES

Comcast property assets sprawl across jurisdictional boundaries, making property tax compliance a complex puzzle. “We’ve got cables and all sorts of other electronic infrastructure that doesn’t really recognize jurisdictional boundaries,” says Allyssa DeCenzo, a property tax manager at Comcast. “We were doing all allocations manually, and then printing and mailing the returns for each jurisdiction.”

Property tax returns were due every two weeks of the first six months of each year. The manual effort to process and file thousands of them was a severe drain on the team.

Adding to the concern, the entire process was largely undocumented – it lived in the brain of a single compliance manager – creating another layer of risk. **“We needed a consistent, centralized process that was accessible for everyone on the team,”** says Allyssa.

PRODUCT USED | AVALARA PROPERTY TAX

Improved management of personal property and real property tax for business of all sizes.

BENEFITS

- Single, accessible solution for complex property tax management
- Significant reduction in time needed to process property tax returns
- Enhanced process for managing data sharing during tax audits

TAX CHALLENGES

- Process inefficiency
- Tax complexity
- Employee burnout
- Compliance risk

Why Avalara

Avalara Property Tax is a secure hub for real property and business personal property tax information and tax-related activities. It automates data entry for critical assessment notices and tax bill document management, deadline management, asset categorization, and depreciation schedules.

It also offers return form generation, assessment notices, appeals, and tax bills in one system. In doing so, it significantly streamlines Comcast's compliance processes.

“Based on certain metrics that we provide, Avalara Property Tax distributes the costs at the asset-class level; this gets allocated down to the individual jurisdictions and locations that our assets are located in,” says Allyssa.

“With Avalara’s help we can do more tasks in less time, which provides a better work-life balance.”

– Allyssa DeCenzo,
Property Tax Manager, Comcast



Achieving more with Avalara Property Tax and Avalara Property Tax Pro

Avalara Property Tax offers flexibility for all property tax compliance activities across real and personal property managed in one secure, central hub. It provides users immediate access to forms across all assessing jurisdictions, facilitating the management of deadlines, asset categorization, depreciation schedules, return form generation, assessment notices, appeals, and tax bills in one system.

Key reports provide users with instant visibility of the complete property tax management cycle, including due dates, values, and more – this approach quickly identifies missing notices or bills with system-maintained jurisdictional deadlines.

The Avalara Property Tax Documents module rapidly extracts all essential property tax data from scanned notices and tax bills from hundreds of documents while standardizing the data and appending it to the correct accounts. These solutions provide more time to determine and challenge property value assessments.

Ready to connect? Talk to one of our property tax experts to see how we can help your business reduce operating costs and tax liabilities. [Get started.](#)





Go beyond property tax

Avalara's international tax solutions make it easier to sell anywhere in the world. In addition to automating the process of identifying and mapping tariff codes to goods, Avalara can help you with registration, calculating customs duties and import taxes, e-invoicing and live reporting, VAT returns and reporting, and fiscal representation.

Disclaimer: Tax rates, rules, and regulations change frequently. Although we hope you'll find this information helpful, this report is for informational purposes only and does not provide legal or tax advice.