

# Tahoe, CA/NV Cost Segregation Benchmarks

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## Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$55,694	\$42,804–\$174,150
Reclassification ratio (5/7/15yr ÷ basis)	25.9%	17.4%–27.5%
Land allocation	36.3%	22.1%–37.3%

## Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
South Lake A-Frame STR	SFR	\$850,000	24.8%	\$48,955
Tahoe City Lakefront	SFR	\$1,450,000	26.2%	\$89,673
Incline Village Luxury SFR	SFR	\$2,200,000	27.5%	\$174,150
Stateline Condo STR	CONDO	\$750,000	25.9%	\$55,694
Truckee Mountain SFR LTR	SFR	\$1,050,000	17.4%	\$42,804

## Methodology

Figures generated by the Cost Seg Smart engine using RSMeans 2024 base costs, BLS PPI for time-of-acquisition adjustment, county assessor land allocations where available (statistical fallback otherwise), and IRS Rev. Proc. 87-56 / Pub. 946 for MACRS class life assignment. OBBBA (2025) permanently restored 100% bonus depreciation. Federal savings illustrated at 37% top marginal rate; actual savings vary by taxpayer.

Source: costsegsmart.com — engine version of 2026-05-15. Reproducible from cities/tahoe.json fixtures.