

# Should You Do a Cost Segregation Study?

Answer 5 questions. Takes 60 seconds.

QUESTION 1

Is your property worth \$200K+?

YES

QUESTION 2

Do you plan to hold it for 3+ years?

YES

QUESTION 3

Is the property generating rental income (or will it soon)?

YES

QUESTION 4

Are you in a 24%+ tax bracket?

YES

QUESTION 5

Have you already done a cost seg study on this property?

NO

NO

Study probably won't pay for itself. Standard depreciation is fine.

MAYBE

Cost seg still works for short holds, but recapture on sale reduces the benefit. Run the calculator to check your ROI.

NO

You need rental income or business use to claim depreciation deductions.

MAYBE

Lower brackets still benefit, but the dollar savings are smaller. Worth it above \$300K property value.

YES

You're already set. Consider a study on your next property.

**Yes — a cost segregation study almost certainly makes sense.**

Estimated Year 1 savings: \$15,000–\$50,000+ depending on property value and type. With 100% bonus depreciation restored for 2025+, you can accelerate the full benefit into Year 1.

Get your exact number → [costsegsmart.com](https://costsegsmart.com)

See your exact savings in 60 seconds

costsegsmart.com — no email or signup required

Free Estimate