

Computing a House's Cost Basis

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Cost basis of house

Year purchased/built	
Cost of lot/land	
Cost of home structure	
Legal and other closing costs (Registration fees, title insurance, recording fees stamps, etc.)	

Items necessary to report the sale of a personal residence

- Original cost including the closing costs when house was purchased.
- All special assessments paid on the property.
- List of all improvements made to the property, using checklist below.
- Closing statement from sale of house.
- Closing statement from purchase of new residence.
- List of improvements made or planned to be made on new house within two years after sale of old house.

Cancelled checks and other verification of improvements and expenses should be retained for no less than seven years after house is sold.

Checklist of items that could be added to the cost basis of a house.

Special Assessments

Sewer, storm sewer
Water/well
Street, sidewalks, alleys
Parks, lighting
Other

Outside Improvements

Add'l acreage/lots, surveying
Additions to buildings
Porch, breezeway, wings
Siding, flashing
Garage, workshed, storage
Roof replacement, repair
Windows, screens, screen doors
Gutters, leaders, drains
Pipes, dry wells

Kitchen & Laundry

Counters, sinks, drainboards
Range, oven, hood, ventilators
Dishwasher, refrigerator
Disposal, freezer
Washer, dryer, mangle, hotplate
Hamper, chutes, tables, racks
Cabinets, tops, built-ins
Other

Hardware, Fixtures & Locks

For cabinets, closets
For doors, windows
For curtains, drapes
Lighting fixtures
Other

Termite proofing
Swimming pool
Other

Lawn, Garden & Grounds

Terraces, patios, retaining wall
Cement, asphalt
Steps, walks, driveway
Bird bath
Fences, gates, play yard
Kennel
Water well, pump, sprinkler
Rototill, grading, fill, topsoil
Sod, fertilizer, seed, plants
Trees, shrubs, bushes, vines
Clothes dryers, lines
Waste collecting, burning
Mail box, trellis
Other

Inside Additions & Improvements

Conversion, attics and basement
Inside walls altering, plastering
Wood paneling, wood tile
Room dividers, partitions
Ceiling, lighting
Replace and add stairs
Wood flooring, tile, linoleum
Carpeting
Cabinets, cupboards
Closets, shelves
Bookcases, other built-ins
Installed furniture, booths
Bars and counters
Fireplace, equipment
Radiator covers, ventilators
Windows, window seats, storms
Other

Bathroom

Medicine cabinet, mirrors
Shower cabinet, controls
Tub, towel racks, hangers
Sliding doors, heater
Other

Mechanical Equipment

Soft water system
Hot water heater
Furnace & space heaters
Fans, duct work, louvers
Air conditioning, cooling
Radiators, valves, grills
Humidifier, dehumidifier
Other

Electricity & Lighting

Fixtures, switches, cover plates
Conduit, fuses, junction boxes
Wiring system, circuit breakers
Lightning rods
TV antenna, cable TV
Satellite dish, rotor
Other

Plumbing & sanitation

Pipes, tubing, drains, traps
Pumps, septic, sump pumps
Fixtures, controls
Caulking, tiling, waterproofing
Other

Communication

Call bells or chimes
Intercom system
Fire or burglar alarms
Other

Insulation

Ceiling, floors, walls
Roof, attic, basement
Pipes, ducts, weatherstripping
Other