ASCEND
CPA and Advisors, LLC

2025 Real Estate Tax Checklist

Please complete a separate copy of this checklist for each property you owned in 2025.

Please provide the following information for each property.

Please include the **Settlement Statement** for the purchase and/or sale along with any 1099's (1099-A, C, or S)

Did you have a Cost Segregation Study performed for your property(s)? ☐ Yes ☐ No
If yes, please provide a copy of the documents.

GENERAL INFORMATION - ACQUISITION

Property address: _____

Description of property (condo/house/duplex/vacation) _____

Did you or your spouse spend 750 hours or more managing rental activity in 2025? ☐ Yes ☐ No

Purchase price $ _____ Date of Purchase _____

Closing Costs paid at purchase $ _____

Amount Spent on Landscaping/Pool $ _____

Amount Spent on Interior Improvements $ _____

RENTAL INCOME

Rental Income from records and/or 1099-Misc $ _____

Number of months or days rented in 2025 _____

RENTAL EXPENSES

Advertising	$	Permits/Licenses	$
Automobile Expense	$	Pest Control	$
Cleaning/Janitorial	$	Plumbing	$
Commissions - Realtor	$	Prop. Management	$
Homeowners' Association Dues	$	Real Estate Taxes	$
Insurance - Landlord's	$	Repairs	$
Insurance - Home Warranty	$	SID/LID Fees	$
Landscaping/Lawn Service	$	Supplies	$
Legal and Professional Fees	$	Telephone	$
Maintenance (Pool, HVAC, Other)	$	Travel	$
Mortgage Interest (Form 1098)	$	Utilities	$
Other Interest	$	Other Costs	$

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2025 Real Estate Tax Checklist - Continued

PLEASE LIST FURNITURE, FIXTURES, IMPROVEMENTS PURCHASED FOR THE RENTAL PROPERTY

Date Purchased	Description	Amount
		$
		$
		$
		$
		$
		$
		$

REAL ESTATE SALE - (Please check one)

☐ Yes ☐ No Did you sell this property in 2025? (If yes, please list sales price below and attach 1099-S)

Sales Price $ _____

☐ Yes ☐ No Did you sell or purchase property via a 1031 Exchange? *(If yes, please provide documents.)*

☐ Yes ☐ No Do you have a settlement statement relating to the sale of the property? *(Please attach)*

☐ Yes ☐ No Did you dispose of property in 2025 via short sale or foreclosure? If so, please attach Form 1099-C and/or Form 1099-A.

☐ Yes ☐ No Did you file for bankruptcy or become insolvent at the time the property was disposed?

☐ Yes ☐ No Did you purchase solar panels in 2025?*(If yes, please provide purchase documents.)*

☐ Yes ☐ No Did you purchase property in an economically distressed area (Opportunity Zone)?

☐ Yes ☐ No Did you make any renovations to accommodate any disabled tenants?

☐ Yes ☐ No Did you participate in developing, building, renovating or acquisition of affordable rental housing for low-income households? If so, you may be entitled for a credit administered at the state and federal levels. For more information, and to see if you qualify, we are providing the following link and contact information:

https://housing.nv.gov/Programs/LIHTC_Program/

Agency Contact: LIHTC Administration Officer: (702) 486-5980