

# Seattle, WA Cost Segregation Benchmarks

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## Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$31,514	\$23,477–\$35,003
Reclassification ratio (5/7/15yr ÷ basis)	16.2%	11.4%–19.5%
Land allocation	39.4%	29.1%–53.1%

## Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
Capitol Hill Craftsman Flip	SFR	\$925,000	16.3%	\$33,808
Ballard SFR + Detached ADU	SFR	\$875,000	16.2%	\$31,514
West Seattle SFR Rental	SFR	\$785,000	15.8%	\$27,828
Bellevue Eastside Condo	CONDO	\$1,185,000	11.4%	\$23,477
Renton Suburban Fourplex	FOURPLEX	\$685,000	19.5%	\$35,003

## 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/seattle.json fixtures.