Property Depreciation Pro

Sample CPA Review Package

ANONYMIZED SAMPLE - Identifying details removed from actual product output. Figures are example inputs, not verified costs or promised tax results.

Property Classification and Depreciation Package

Property	Sample Rental Property - address withheld
Taxpayer	Sample Property Owner - Multi-member LLC
Tax year / placed in service	2025 / November 1, 2024
Original report / version	16 / 3
Methodology / ruleset	PDP-INTEGRATED-4.0 / 2026.09.28-review-1
Scenario	Not selected - CPA review required

Prepared from taxpayer-supplied information for tax-professional review. This report is not a tax return, appraisal, legal opinion or guarantee of tax treatment.

Basis reconciliation

Purchase price	$500,000.00
Land allocation (planning estimate)	($80,000.00)
Original depreciable building basis	$420,000.00
Later capital improvements	$0.00
Identified assets	$22,987.50
Residual building	$397,012.50
Schedule total	$420,000.00

Professional review required

No evidence files are included. Eight asset values are taxpayer estimates. The land allocation is a planning estimate; bonus treatment requires a professional decision.

Complete asset classification schedule

This sample reproduces classifications and amounts from the supplied product output. It does not independently validate them.

Asset / room	Classification	Recovery	Basis
Refrigerator / Appliances & equipment	§1245 personal property	5-year	$3,175.00
Range / oven / Appliances & equipment	§1245 personal property	5-year	$2,750.00
Dishwasher / Appliances & equipment	§1245 personal property	5-year	$1,450.00
Washing machine / Appliances & equipment	§1245 personal property	5-year	$1,462.50
Dryer / Appliances & equipment	§1245 personal property	5-year	$1,462.50
Carpeting / Flooring & finishes	§1245 rental-property carpeting — CPA review	5-year	$6,675.00
Removable rugs / Flooring & finishes	§1245 personal property	5-year	$1,387.50
Blinds / curtains / Flooring & finishes	§1245 personal property	5-year	$4,625.00
Residential building and structural components — residual basis / Whole property	§1250 residential real property	27.5-year	$397,012.50

Supporting records and review questions

Land allocation is a planning estimate

Confirm the land allocation using an assessment ratio, appraisal, closing allocation or tax-professional determination before filing.

No supporting evidence is included

The schedule is based on taxpayer-provided information. Add available receipts, closing documents, photos, appraisals or other support.

8 asset values are taxpayer estimates

Replace estimates with actual cost records when available or retain the estimation method and taxpayer attestation.

Bonus-depreciation treatment requires a tax-professional decision

Confirm eligibility, the tax-year percentage and any election to opt out before calculating the filed deduction.

Tax-return preparation handoff

The source package states return destination 1040-Schedule E and depreciation system GDS, while its taxpayer facts identify a multi-member LLC. The tax professional must reconcile the taxpayer and return destination. Potential bonus treatment is requested for CPA review.
The ZIP supplies a blank official 2025 Form 4562 template and preparation workpapers. It does not contain a populated official form or an electronically filed return.