

Charlotte, NC Cost Segregation Benchmarks

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Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$30,055	\$18,114–\$41,151
Reclassification ratio (5/7/15yr ÷ basis)	16.4%	12.3%–19.9%
Land allocation	18.8%	17.6%–19.7%

Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
Plaza Midwood Bungalow	SFR	\$625,000	16.0%	\$30,055
Dilworth Historic SFR	SFR	\$825,000	16.4%	\$41,151
South End Condo Investor	CONDO	\$485,000	12.3%	\$18,114
Ballantyne SFR Rental	SFR	\$425,000	16.6%	\$21,179
Concord BRRRR Fourplex	FOURPLEX	\$685,000	19.9%	\$40,541

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/charlotte.json fixtures.