

Denver, CO Cost Segregation Benchmarks

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Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$32,517	\$20,653–\$35,987
Reclassification ratio (5/7/15yr ÷ basis)	16.4%	11.4%–23.5%
Land allocation	28.5%	24.0%–50.3%

Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
LoHi Bungalow Flip	SFR	\$825,000	15.6%	\$34,635
Park Hill SFR Investor	SFR	\$685,000	16.4%	\$29,759
Berkeley SFR + Detached ADU	SFR	\$745,000	16.6%	\$32,517
Cherry Creek Condo	CONDO	\$985,000	11.4%	\$20,653
Lakewood Jeff County STR	SFR	\$545,000	23.5%	\$35,987

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/denver.json fixtures.