

Address of Property: _____

Date property originally purchase (or date received inherited property): _____

Date property sold: _____

Gross (Contract) sales price: \$ -

Expense of Sale

a) Broker (commission) Fees	\$ -
b) Title Charges	\$ -
c) Attorney Fees	\$ -
d) Government Fees	\$ -
e) Other Charges, Fees	\$ -
f) Buyer Fees	\$ -
g) Fixing up Expenses(not listed elsewhere)	\$ -
h) Other (explain)	\$ -

Total Selling Expenses \$ -

Subtract selling expenses from gross sale and enter here: \$ - **NET SALE PRICE**

Basis

1 a) Enter the original purchase price of the home or the FMV of the inherited property when received \$ -

Increases to Basis

2 Original settlement fees or closing costs.

a) Abstract and recording fees	\$ -
b) Legal fees (including title search/preparing documents)	\$ -
c) Surveys	\$ -
d) Title insurance	\$ -
e) Transfer or stamp taxes	\$ -
f) Any amounts the previous seller owed that you agreed to pay, such as back taxes or interest, recording or mortgage fees, and sales commissions	\$ -
g) Other fees	\$ -

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a) Repairs to property damaged by casualty or theft	\$ -
b) Insurance reimbursement for casualty or theft losses	\$ -
c) Deductible casualty losses not covered by insurance	\$ -
d) Net increase or decrease to basis due to casualties or thefts	\$ -
(subtract lines 3b and 3c from line 3a)	\$ -

4 Cost of capital improvements \$ -

5 Additions, including costs of materials and labor. \$ -

6 Special tax assessments paid for local improvements \$ -
7 Other increases to basis \$ -

8 Total increases to basis (lines 2a through 2g and 3d through 7) \$ - **Total Increases to Basis**

Decreases to Basis

9 Seller-paid points \$ -
10 Depreciation claimed (or allowable) on prior tax returns \$ -
11 Payments received for easement or right-of-way granted \$ -
12 Residential energy credits claimed in prior years \$ -
13 Energy conservation subsidy excluded from income \$ -
14 Other decreases to basis \$ -

15 Total decreases to basis (add lines 9 through 14) \$ -

16 Adjusted basis of property. Subtract line 15 from the sum of lines 1c and 8. \$ - **Adjusted Basis of Property**

Subtract Adjusted Basis of Property from Net Sale Price \$ - **NET GAIN**