

Sedona, AZ Cost Segregation Benchmarks

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Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$66,993	\$52,995–\$116,566
Reclassification ratio (5/7/15yr ÷ basis)	26.3%	17.7%–26.9%
Land allocation	21.6%	21.2%–22.7%

Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
Uptown Sedona Casita STR	SFR	\$1,185,000	25.5%	\$87,050
West Sedona Family STR	SFR	\$825,000	26.3%	\$62,856
Village of Oak Creek Vacation Rental	SFR	\$685,000	26.6%	\$52,995
Chapel Area Luxury Casita	SFR	\$1,485,000	26.9%	\$116,566
Oak Creek Canyon LTR	SFR	\$1,325,000	17.7%	\$66,993

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/sedona.json fixtures.