

Savannah, GA Cost Segregation Benchmarks

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Headline figures

Metric	Median	Range
Year-1 federal savings (100% bonus)	\$47,117	\$24,980–\$70,504
Reclassification ratio (5/7/15yr ÷ basis)	22.6%	15.5%–24.7%
Land allocation	17.6%	17.0%–20.0%

Per-fixture results

Property	Type	Price	Reclass %	Y1 savings @ 37%
Historic District Townhome STR	SFR	\$985,000	23.3%	\$70,504
Victorian District Renovated SFR	SFR	\$685,000	22.6%	\$47,117
Starland District SFR STR	SFR	\$585,000	22.3%	\$39,374
Ardsley Park Bungalow	SFR	\$525,000	15.5%	\$24,980
Tybee Island Beach Cottage STR	SFR	\$685,000	24.7%	\$50,167

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/savannah.json fixtures.