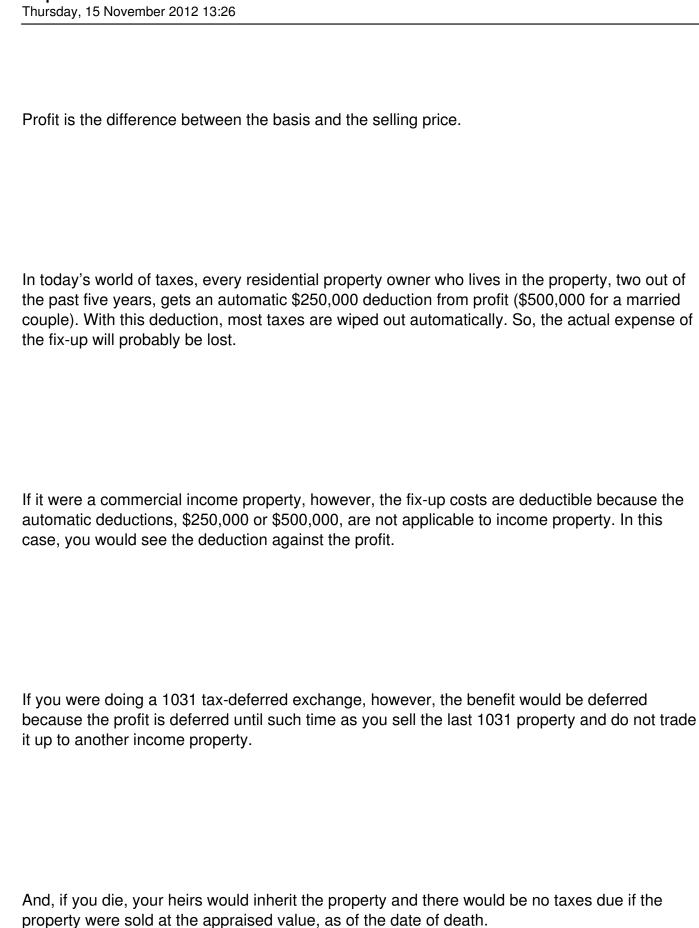
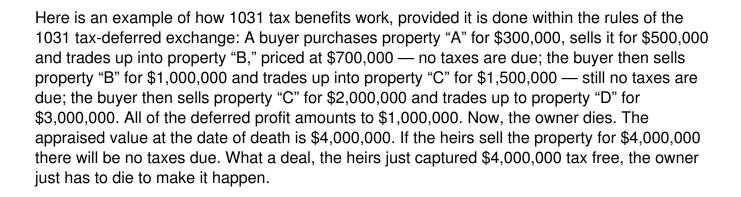
By Phil Hunt
Special to the Times
Q: We are preparing our property for sale, and there is a lot of work to do to get it ready. It needs carpet, paint, roof, yard work and lots more. I am wondering if any of the fix-up expenses are deductible from our taxes.
<b>A:</b> I am neither an accountant, nor a tax preparer and can not give tax advice. But I have learned a few details about taxes over the years. Taxes are not only a necessity, they are a privilege, or so I have been told by my "bean counter" (accountant).
It has always been an assumption that fix-up expenses involved in the preparation of a property for market are deductible in the form of raising the basis of the property. Basis is the price paid for the property at time of purchase plus all major improvement expenses during the period of ownership.





There are other deferrals available, but those should be discussed with a tax accountant. Thanks for the question.

Phil Hunt is a real estate broker in Castro Valley. Fax questions to 583-5480.