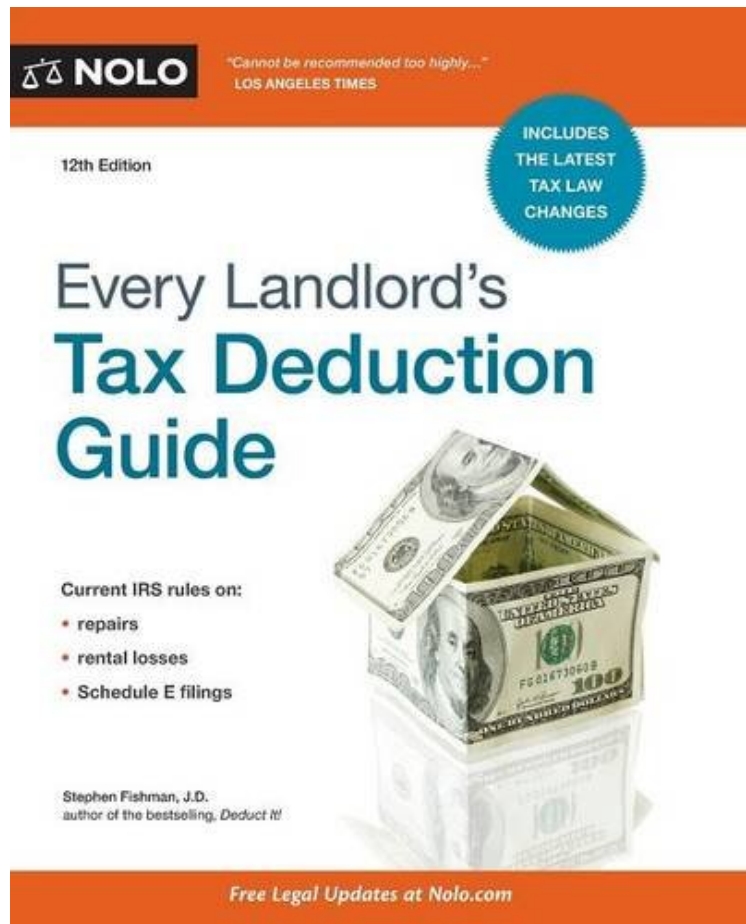


# Every Landlord's Tax Deduction Guide

Stephen Fishman J.D.

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**Stephen Fishman J.D. : Every Landlord's Tax Deduction Guide** before purchasing it in order to gage whether or not it would be worth my time, and all praised Every Landlord's Tax Deduction Guide:

35 of 35 people found the following review helpful. IndispensableBy Joe SolorzanoBought my first rental this year and was dreading taxes. I anticipated adding a rental into the mix would be a challenge, which made me apprehensive. I thought about having a pro do my taxes this year, but didn't want to spend the \$300-\$400 to have someone else do what I should and, hopefully, couldbe doing myself. Since I decided to take a stab at doing my taxes this year, I decided I would buy this book to aid me in what I thought was a nightmare.Long story short, this is the best book I've ever purchased. This is the only book I've bought that has paid for itself several times over. The information in here has given me so much insight on what I can deduct and how to do it.I did my taxes using TurboTax, which is pretty decent software. However, TurboTax is like a cake without frosting and this book is the frosting that makes it so much better. The book explains things in good detail that TurboTax summarizes. TurboTax tries to make things easy and simple, while this book explains why easy and simple isn't always the best or beneficial. Here's an example: TurboTax

says you should use your property tax bill to determine your basis for depreciation. Property tax bills are notorious for lowballing values. The book says this and goes on to explain that there are several ways of determining your basis. I happened to use my own calculation, which nets me more depreciation. I used swiftestimator to calc my replacement value/basis. Costs \$12, but very much worth it. I couldn't be more pleased with this book. I think you'll feel the same. Don't hesitate on this one. 9 of 9 people found the following review helpful. Good book, with lot of great info. By DjP Great book, learned lot of things about tax deductions, main issue is trying to implement them in the Turbo tax or HR Block software. Although book tells you what to do and what's possible in tax code and tax forms, consumer tax software is often lacking and you might still have to ask CPA to do it for you. Well worth time and money. It would be nice if there was Appendix how to implement certain deductions in most popular tax software. 1 of 1 people found the following review helpful. A Must Have for Rental Property Owners. By ian I bought my first rental house in 2012 and have continuing buying until it is now a fantastic business. I knew nothing about rental property, taxes, rules or even where to start looking. I found this book a few years ago and have just ordered the newest edition. It is my real estate bible. The information has proved invaluable. If you aren't using graduated depreciation, you probably aren't maximizing depreciation benefits available. How to know what can be deducted, what has to be depreciated, and what are and are not qualified deductions? It is all here. If you depend on a tax preparer to know, you probably aren't getting your maximum benefit. I cannot recommend this book strongly enough if you have rental property of any kind. A must read, over and over again as it is impossible to absorb it all at once. I refer to it continually and share information from it with other landlords. It is written in plain English, not legal jargon by an attorney who is willing to demystify real estate law and IRS rules for the rest of us. Thank you Stephen Fishman!

Maximize your tax deductions. Named a "Top 10 Real Estate Book" by Robert Bruss, syndicated real estate columnist. If you own residential rental properties, you will want to know about all the valuable deductions you are entitled to take as a landlord. Every Landlords Tax Deduction Guide is the only book that focuses exclusively on tax deductions for landlords. Find out how to: deduct casualty and theft losses deduct rental losses deduct home office, car, travel and meals keep proper tax records -- and much more The book also explains in detail the complicated final IRS rules on repairs and improvements. It also covers new IRS deductions for business property. Filled with practical advice and real-world examples, Every Landlords Tax Deduction Guide will save you money by making sure you owe less to the IRS at tax time.

This unusual book makes tax tactics actually interesting, whether you are a novice or a serious full-time investor. -The Washington Post The best of the best...heavily emphasizes maximizing depreciation deductions. -Chicago Tribune About the Author Stephen Fishman is the author of many Nolo books, including Deduct It! Lower Your Small Business Taxes, Every Landlord's Tax Deduction Guide and Home Business Tax Deductions: Keep What You Earn plus many other legal and business books. He received his law degree from the University of Southern California and after time in government and private practice, became a full-time legal writer.