

Sale Of Main Home & Other Assets Capital Gains Worksheet

Name _____

Sale of Main Home

Address of Home _____

Days Taxpayer Lived in Home last 5 years _____ (at least 2 years out of last 5 years)

Days Spouse Lived in Home last 5 years _____ (at least 2 years out of last 5 years)

Date Home Sold _____ Date Home Purchased _____

Selling Price of Home _____ Purchase Price of Home _____

Subtract Closing Costs _____ Add Closing Costs _____

Subtract Selling Costs _____ Cost of Improvements _____

****If possible, please review Closing/HUD Documents****

Net Selling Price of Main Home _____ Net Cost of Main Home _____

Other Asset Capital Gains

Description/Type Asset _____

Date Asset Sold _____ Date Asset Purchased _____

Selling Price of Asset _____ Purchase Price of Asset _____

Subtract Closing Costs _____ Add Closing Cost _____

Subtract Selling Cost _____ Cost of Improvements _____

Net Selling Price of Other Asset _____ Net Cost of Other Asset _____

Other Asset Capital Gains

Description/Type Asset _____

Date Asset Sold _____ Date Asset Purchased _____

Selling Price of Asset _____ Purchase Price of Asset _____

Subtract Closing Costs _____ Add Closing Cost _____

Subtract Selling Cost _____ Cost of Improvements _____

Net Selling Price of Other Asset _____ Net Cost of Other Asset _____

This form is used to collect information on selling of main home or other non-listed assets. All securities will still be reported using the 1099 Combined statements. Other assets follow the normal capital gain rules. Short Term gains (items held less than 366 days) are ordinary income items and subject to the tax rate of the client. Long Term gains (items held for longer than 366 days) are capital gain items that may qualify for beneficial tax treatment. Please see next page for rates.

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2025 and 2026 Long Term Capital Gains and Dividends Tax Rates

Filing Status	2025 Income	2026 Income	Long-Term
Single	\$0 - \$48,350	\$0 - \$49,450	0%
	\$48,351 - \$533,400	\$49,451 - \$545,500	15%
	\$533,401 or more	\$545,501 or more	20%
MFJ & SS	\$0 - \$96,700	\$0 - \$98,900	0%
	\$96,701 - \$600,050	\$98,901 - \$613,700	15%
	\$600,051 or more	\$613,701 or more	20%
HH	\$0 - \$64,750	\$0 - \$66,200	0%
	\$64,751 - \$566,700	\$66,201 - \$579,600	15%
	\$566,701 or more	\$579,601 or more	20%
MFS	\$0 - \$48,350	\$0 - \$49,450	0%
	\$48,351 - \$300,000	\$49,451 - \$306,350	15%
	\$300,001 or more	\$306,351 or more	20%
Recaptured Sec 1250 Gain			25%
Collectibles			28%