



Property Tax Calculator for Landlords

Two simple screens yet powerful screens to capture your property data:

Property Details Screen

The screenshot shows a software window titled 'Property Capital Gains Tax Calculator - 1 - Simple Scenario.cgc'. It has a menu bar with 'File', 'Tools', and 'Help'. The main interface is divided into several sections:

- Property Details:** Includes 'Purchase' (Date: 06/09/1987, Price: 30000) and 'Selling' (Date: 12/09/2003, Price: 320000).
- Cost Details:** Includes 'Other Details' (CGT Allowance: 7900), 'Total Ownership: 5850', 'Total Residential: 2586', 'Total Letting: 3264', and 'Period Prior to Entry: 0'.
- Residential Periods:** A table with columns 'Start' and 'End'. One entry shows '06/09/1987' to '05/10/1994'. Below are 'Start' and 'End' input fields and 'Delete', 'Edit', 'Save' buttons.
- Letting Periods:** A table with columns 'Start' and 'End'. One entry shows '05/10/1994' to '12/09/2003'. Below are 'Start' and 'End' input fields and 'Delete', 'Edit', 'Save' buttons.
- Property Address:** Fields for 'Line 1' (10 Silver Down Close), 'Line 2', 'City', 'County', and 'Post Code'.
- Owner Information:** A table with columns 'Name', '%', 'Income', and 'Losses'. One entry shows 'Peter Smith', '100', '0', and '0'. Below is a 'Total' row showing '100.00%'. To the right are 'Owner Name', 'Ownership %' (0), 'Capital Losses' (0), and 'Other Income' (0) fields, each with 'Save', 'Edit', or 'Delete' buttons.
- Help:** A scrollable text area containing information about CGT Allowance: 'Every individual has an annual CGT allowance. If all or part of the allowance has not been claimed then it can be claimed when you sell the property.'
- Generate Report:** A button located at the bottom right of the window.

This screen allows you to capture all your property details. These include:

- Purchasing Details
- Selling Details
- Property address details
- Ownership Details
- Residential periods
- Letting periods

You also have interactive help to help you throughout the application.

Cost Details

Property Capital Gains Tax Calculator - 1 - Simple Scenario.cgc

File Tools Help

Property Details **Cost Details**

Purchase Costs

Description	Cost
Solicitors fees	1000
Surveyor costs	300

Description: Save Edit Delete

Cost:

Selling Costs

Description	Cost
Solicitors fees	1000
Estate Agency Fees	2500

Description: Save Edit Delete

Cost:

Capital Costs

Description	Date	Ix Relief	Cost
Conservatory added	04/04/1991	1332	6000
New Bathroom Extension	03/07/1995	728	8000

Desc: Save Edit Delete

Date:

Cost: Indexation:

Total Costs

Purchase: 1300
Selling: 3500
Capital: 14000

Help

CGT Allowance -
Every individual has an annual CGT allowance.
If all or part of the allowance has not been claimed then it can be claimed when you sell the property.

Generate Report

This screen allows you to capture all the capital costs associated with the property. These include:

- Purchase Costs
- Selling Costs
- Capital Costs

Don't forget you also have interactive help right throughout the application.

The last step is to click the 'Generate Report' button to produce a detailed breakdown of how your tax liability has been calculated.

[Click here to view the sample report.](#)