
Solutions to Chapter 7 Problem Assignments

Check Your Understanding

1. *Asset Classification*

How are assets classified to determine their tax treatment on disposition? What are other ways to classify assets? What events qualify as asset dispositions?

Solution: Assets are first classified as business, personal-use, or investment assets; then they are classified as capital assets, Section 1231 assets, and ordinary income assets to determine their tax treatment. Assets may also be classified as realty or personalty and tangible or intangible. Sales, exchanges, involuntary conversions, and abandonments all qualify as asset dispositions.

2. *Amount Realized*

How is the amount realized on a sale or exchange determined?

Solution: The amount realized on a sale or exchange is the sum of the cash received, the fair market value of property received, and the liabilities assumed by the buyer less the sum of the seller's selling expenses and the liabilities of the buyer assumed by the seller.

3. *Realized vs. Recognized Gain*

Explain the difference between a realized gain and a recognized gain?

Solution: A realized gain is the excess of the amount realized on a sale or exchange over the basis of the property sold or exchanged. The recognized gain is the amount of this realized gain that will be treated as income and subject to tax on the seller's income tax return.

4. *Asset Classification*

What type of assets are Section 1231 assets? What type of assets are capital assets? What type of assets are ordinary income assets? Give several examples of each type of asset.

Solution: Section 1231 assets are depreciable realty and personalty used in a trade or business, nondepreciable trade or business realty (and long-term capital gain property held for the production of income that is involuntarily converted). These assets must have been held for more than one year, however. Section 1231 assets include machinery and equipment, office furniture and fixtures, and rental real estate.

Capital assets include most investment properties and personal-use assets. They exclude inventory, real and depreciable property used in a trade or business, and accounts and notes receivable from the sale of inventory in the ordinary course of business. Capital assets include investment stocks and bonds and other investment property, personal residences, and personal property items such as furs, jewelry, autos, and clothing.

Ordinary assets include inventory, stock in trade, and accounts and notes receivable from inventory sales in the ordinary course of business. In addition, any asset that cannot be classified as a capital or Section 1231 asset must be an ordinary asset. Also assets used in a business but held for one year or less are ordinary income assets.

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