



# 2025 Heir Tax Checklist



## 1. Check Exemption Status

Confirm if your relationship to the decedent qualifies you for an exemption from Maryland's 10% inheritance tax.



## 2. Request Appraisal

Have the inherited property appraised to determine its fair market value.



## 3. Calculate Taxable Gain

Subtract the property's tax basis (date-of-death value) from the sale price to find the taxable capital gain.

**Only apply to selling**



## 4. Submit Inheritance Tax Return

File the return and pay any inheritance tax due to the Register of Wills within 9 months of the decedent's passing.



## 5. Report Capital Gains

Report taxable gains on your tax return. Maryland's maximum tax rate is 5.75%.

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