West Valley Appraisal Services
Residential real estate appraisals · Phoenix & Maricopa County, Arizona

(602) 717-8450
Call or text
www.wvas.biz · appraisals@wvas.email

Divorce and buyout appraisals: a one-page summary for your attorney or mediator

Jason Clow, State Certified Residential Appraiser, Arizona No. 21559 · Rated 5.0 on Google · Disabled Veteran & Woman-Owned

This page is for the family-law attorney, mediator or CPA working with spouses or co-owners who need a value for a home. It explains what our appraisal covers, so you can confirm the scope before it is ordered.

WHAT THE REPORT GIVES YOU

- An independent, neutral opinion of the market value of the residential real estate, prepared under USPAP.
- The effective date you need: today, or a past date such as the date of separation or filing.
- Comparable sales that closed around the effective date, with the adjustments shown.
- Intended users named at the start. Both spouses or all co-owners can be named, along with their attorneys.
- A signed written report delivered as a PDF.

NEUTRAL BY DESIGN

- We don't advocate for either side.
- Who orders or pays never changes the value, and our fee never depends on the result.
- Jason Clow inspects the home in person.

WHAT WE NEED TO START

- The property address.
- The effective date you want used.
- Who will rely on the report.
- Who can provide access to the home.
- Any instructions you want followed in the report.

WHEN ACCESS IS A PROBLEM

- If one party won't allow entry, an exterior-only appraisal is often possible. The report states exactly what was and was not seen.
- If access opens up later, the appraisal can be updated with an interior inspection.

TIMING AND FEE

- Most reports are delivered within 2 to 3 business days after the inspection.
- Every home is different, so we quote each one. The exact fee comes in writing within one business day, before any work begins.

What we don't do: we appraise residential real estate only, not furniture, vehicles, a business or a professional practice. We don't give legal or tax advice, and we don't decide how the value is divided. You and your clients do.

Attorneys and mediators can order directly.
Or one or both spouses order and name you as an intended user.

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