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

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

Date of death and estate appraisals: a one-page summary for your attorney or CPA

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

This page is for the attorney, CPA, trustee or fiduciary helping with an estate or trust. It explains what our appraisal of the home covers, so you can confirm the scope before it is ordered.

WHAT THE REPORT GIVES YOU

- An independent opinion of the market value of the residential real estate, prepared under USPAP.
- The effective date you need: the date of death (a retrospective appraisal) or a current date.
- Comparable sales that closed around the effective date, and how the market was moving then.
- The home valued as it was on that date, even if it has since been cleaned out, repaired, remodeled or sold.
- Intended users named at the start, such as the personal representative, trustee, attorney or CPA.
- A signed written report delivered as a PDF.

INDEPENDENCE

- No connection to any buyer, agent or heir.
- Our fee never depends on the value or on who orders.
- Jason Clow inspects the home in person.

WHAT WE NEED TO START

- The property address (and any other homes in the estate).
- The effective date you want used.
- Who will rely on the report.
- Who can provide access. No one needs to be there in person.
- Any instructions you want followed in the report.

ACCESS AND SPECIAL CASES

- If no one can get inside, an exterior-only appraisal is often possible. The report states exactly what was and was not seen.
- Heirs who live out of state can handle everything by phone, text and email.

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 other personal property. We don't give legal or tax advice. You decide how the report is used.

Attorneys, CPAs and fiduciaries can order directly.
Or your client orders and names you as an intended user.

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