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

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

Estate home appraisal checklist

For homeowners, heirs, executors and trustees getting ready for an appraisal of a home in an estate or trust. You don't need everything on this list to get started. Just call or text, and we'll work through the rest together.

BEFORE YOU CALL

- [ ] The address of each home in the estate or trust
- [ ] The value date you need: today, or the date of death. Your attorney or CPA can tell you which.
- [ ] The name of the person who can act for the estate or trust (executor, personal representative or trustee)
- [ ] Who should be named on the report, such as your attorney or CPA
- [ ] Any deadline you're working toward

ABOUT THE HOME

- [ ] Has anything changed since the date of death? It may have been cleaned out, repaired, updated or sold. Note what changed and roughly when.
- [ ] Any photos of the rooms from around that date. Phone photos and old listing photos both help.
- [ ] Receipts or notes for repairs or updates
- [ ] The HOA name, if there is one
- [ ] Solar panels: owned or leased

GETTING US INSIDE

- [ ] Who will let us in: you, a neighbor, a relative, the listing agent or a lockbox code
- [ ] The gate code, if the community has one
- [ ] Whether the utilities are on (if they're off, just tell us)
- [ ] Pets, tenants or anyone living in the home

YOU DON'T NEED TO

- Clean out, repair or stage the home. Belongings left in place or an empty house are both fine.
- Be there in person, or fly in from out of state.
- Have court papers before you call.

YOUR NOTES

Property address _____

Value date needed _____

Attorney or CPA _____

Access contact _____

What happens next: we confirm the fee in writing within one business day, before any work begins. Jason Clow, State Certified Residential Appraiser, Arizona No. 21559, inspects the home in person. Most reports are delivered within 2 to 3 business days after the inspection, by email as a PDF.

Ready when you are.
Prefer to text? Send the address and what it's for.

Request online: wvas.biz/start
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We appraise residential real estate only. We don't give legal or tax advice; your attorney or CPA advises on the estate. West Valley Appraisal Services · www.wvas.biz · November 2026