CF **Clearfork Appraisals**
FORT WORTH · DFW

Terrence Bilodeau
Texas Certified Residential Appraiser
TALCB #1360232

Residential Appraisal for Family Law, Probate & Tax Matters

One-to-four unit residential valuations for Tarrant County attorneys and CPAs whose reports get read by an opposing expert, a judge, or an examiner.

What I do for your practice

- **Marital property division and buyouts** — values supporting a just and right division under Tex. Fam. Code § 7.001, including date-of-marriage and date-of-filing values for characterization and reimbursement.
- **Retrospective date-of-death valuation** — probate inventory, basis under IRC § 1014, the § 2032 alternate valuation date if elected. Texas community property can take a basis adjustment on both halves under § 1014(b)(6).
- **Gift and charitable contribution reporting** — Form 709 and the appraisal route to adequate disclosure under Treas. Reg. § 301.6501(c)-1(f)(3), Form 706, Form 8283 Section B, Schedule A of Form 8971.
- **Appraisal review** of the other side's report under the USPAP review standards: methodology and support, not a competing number. Partition suits: value of the whole and of undivided interests.
- **Deposition and trial testimony** in the Tarrant County family district courts (231st, 233rd, 322nd, 324th, 325th, 360th) and Probate Courts 1 and 2.
- **Joint and stipulated engagements** — one agreed appraiser instead of two, one fee, no battle of experts to referee. Either side may still depose me.

Why the report holds up

- **Adjustments are supported, not asserted** — paired sales, market-derived rates, documented sources. It answers “where did that come from?” before anyone asks.
- **Impartial by rule.** The USPAP Ethics Rule forbids advocating any party's cause, including the party paying. That constraint is the point: under Tex. R. Evid. 702 and the *Robinson* factors, an advocate's opinion is the first thing a challenge attacks.

Deadlines and engagement

- **Standard turnaround is five to seven business days** from inspection. **Rush is two business days** when the calendar allows, at an additional **$200**. Retrospective work takes longer — send the effective date early.
- **To start:** address, effective date(s), intended use and users, and an access contact.
- **The client is the firm** unless you name the individual, and I discuss the assignment only with the client and those it authorizes.
- **Flat fee, quoted in advance** — never contingent on value, outcome, or any later event. Testimony bills separately at **$350 per hour** against a **refundable retainer**: a set number of hours up front, replenished as drawn, with the unused balance returned.

> **Conflict checks are same day.** Written fee quote typically within one business hour. I invoice the firm or the client, whichever your engagement letter specifies.

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Texas Certified Residential Appraiser TALCB #1360232 · 15 years · $4B+ appraised
$1M errors and omissions coverage · USPAP-compliant reports

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Appraisal services are limited to one-to-four unit residential properties and to vacant or unimproved land whose highest and best use is one-to-four family residential, consistent with 22 TAC §153.8. Fees are fixed per assignment, quoted in advance, and are never contingent on the value reported, on a predetermined result, on the direction of value, or on the occurrence of any subsequent event. No representation is made as to what any property will appraise for. An appraisal is not legal, tax or accounting advice.