

## Residential Appraisal for Family Law, Probate & Tax Matters

**Clearfork Appraisals** · Fort Worth ·

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 **[X] BUSINESS DAYS** from inspection; rush **[X] BUSINESS DAYS** at **[RUSH FEE TERMS]**. 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 hourly at **[RATE]**, separately, on **[RETAINER TERMS]**.

**[NAME]**, Texas Certified Residential Appraiser **[LICENSE NO.]** · **[X]** years in Tarrant County · **[PHONE]** · **[EMAIL]**