Estate Services Firm Highlights Contents Appraisals for Executors

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San Diego Liquidation and Estate Services Inc. is drawing attention to a situation it meets regularly in San Diego: executors settling an estate through probate who find they need documented values for the contents of a home and do not know where to begin. The company's written estate appraisals are intended to give those executors, along with trustees and estate attorneys, a record of personal property values they can work from.

San Diego Liquidation and Estate Services Inc. provides estate appraisals for executors, trustees, and estate attorneys across San Diego, covering estates throughout San Diego County. The appraisals are written to the Uniform Standards of Professional Appraisal Practice (USPAP), producing documentation written for executors, attorneys, insurers, and tax advisors. The work includes date-of-death valuations, fair market value assessments, asset distribution valuations, and tax deduction documentation, with the inspection carried out at the home by appointment.

The situation usually surfaces soon after an executor has been issued letters testamentary and begins gathering information about the estate. Real property and financial accounts tend to come with statements and records, but the furniture, jewelry, silver, artwork, and collections in a family home rarely do. The difficulty is sharper for executors who live outside San Diego County and are handling the estate from a distance, since they cannot walk through the house to take stock themselves. Without a documented value, an executor has little to go on when deciding what to sell, what to distribute among beneficiaries, or how to account for the household's contents.

Two measures sit at the center of this work. A date-of-death valuation records what the contents were worth when the owner died, while a fair market value assessment reflects what items would reasonably sell for on the open market. Appraisals are led by Carol, the company's certified personal property appraiser, who examines each item in place, noting its condition and characteristics, and sets out the resulting values in a written document that the executor can share with the estate attorney. More detail on the documentation provided is available on the service page.

"We regularly sit down with executors who hadn't realized the contents of the house would need a documented value until someone asked them for one," said Yahnn Kraveichvili, Owner and President of San Diego Liquidation and Estate Services Inc. "The best time to arrange the appraisal is early, before anything is sold, donated, or divided within the family, because once things leave the house it becomes much harder to put a value on them. Our appraisals follow USPAP, so executors and their attorneys are working from a document written to a recognized standard."

An estate's contents rarely stay in place for long. Relatives take keepsakes, charities collect furniture, and a pending house sale can bring a cleanout date forward, each of which removes items before anyone has recorded what they were. A written record of the whole household also gives the executor a common reference when dividing items among beneficiaries, which is the purpose of the asset distribution valuations included in the work.

The same written documentation serves trustees administering a family trust, who face the same question of what a household's contents are worth, and it can support a charitable donation assessment where an executor decides to give items away. Estate attorneys and professional fiduciaries who refer executors to the company tend to judge an appraisal on the clarity of its documentation, which is why each one sets out its items and values in writing.

For executors in San Diego, the practical point is that a home's contents are part of the picture from the first weeks of administration, and a written value is far easier to establish before the house begins to empty. With

written, standards-based appraisals available across San Diego County, the company's aim is that the contents of a family home are documented as carefully as the estate's other assets. Further information about the company's work with executors and families is available on its Facebook page.

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San Diego Liquidation and Estate Services Inc.

Estate sales, liquidation, buyouts, and appraisals across San Diego County. Bonded and insured, serving San Diego families since 2005. Free home consultations.

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