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# Home Appraisals

## Why do you need a home appraisal for a divorce?



A home appraisal is often needed during a divorce to determine the value of a shared property, such as a home or piece of land. This value is then used to divide the assets of the marriage fairly between the two parties. You want an unbiased appraisal. If either side of the divorcing parties tries to influence the appraisal, The judge can consider this and negatively impact the settlement of the offending party.

1. **Determining the fair market value of the property:** An accurate appraisal is necessary to ensure that the property is divided fairly and that each party receives their fair share of the assets.
2. **Equitable distribution:** An appraisal helps the court to make an informed decision on how the assets of the marriage should be distributed equitably between the parties.
3. **Tax Issues:** An appraisal is important in divorce cases to avoid any tax issues that may arise in case of property transfer.
4. **Specialty Purpose property:** In case the property is used for a special purpose like farming, religious or industrial, the appraiser with that expertise would be needed to evaluate it.
5. **Bank Financing:** In case one party wish to keep the property and the other wants a buyout, the appraisal value would be the base value for the buyout amount. Also in case of refinancing, the bank would need an updated appraisal.

Having an independent and unbiased third party conduct the appraisal can help ensure that the value determined is fair and accurate, and can prevent any disputes between the parties involved.

For a professional, unbiased home appraisal in the DFW area, contact Home Appraisal Solutions.