Choosing the Right Property Valuation in Divorce Cases

A practical guide for family law attorneys

Appraisal vs. Market Valuation

Appraisals reflect where the market has been. They rely on historical comparable sales.

Market valuations reflect where the market is today. They incorporate current competition and buyer behavior.

What a CDRE Provides

- **Court-Ready FMV** prepared for mediation and potential court use
- **FMRV** for occupancy and reimbursement scenarios
- **Most Probable Value** based on real-world behavior
- Prepared by a **Certified Divorce Real Estate Expert (CDRE)**, not an untrained Realtor

Court-Ready Analysis & Testimony

Reports are designed to be defensible with the ability to testify to valuation and methodology if needed.

Use a CDRE When:	Use an Appraisal When:
Mediation / Settlement	Refinance
Value Disputes	Buyout
Market conditions matter	Lender requires appraisal
Real-world analysis	Court orders appraisal

"Appraisers calculate value. The market determines value."



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