



ENGELMANN APPRAISAL SERVICES

Quality Exceeding Industry Standards

How I can Provide **the Most** for your clients

With 15 years of experience in residential real estate appraisal, I am fully knowledgeable in the industry. I have completed work for single family residential, condominium, multi-family, vacant land, and high-end custom properties.

- Certified residential appraiser
- 4 year Arizona State of University B.S. degree
- Local knowledge: Resident of Phoenix/Scottsdale metro area for 15 years

Why **choose me**

- ✓ Fair Market Value Appraisal
- ✓ Comparative Market Analysis
- ✓ Retrospective Analysis
- ✓ Dividing Home Equity

"My Communications degree and my prior experience in the I.T. sales industry have contributed to my ability to effectively communicate appraisal results. Proper communication of the estimate of value is essential when dealing with disinterested or opposing parties, and I take pride in my ability to properly convey this information in an impartial manner.."



Bill Engelmann



Estate & Probate

Appraisals



Estate Tax

Required by the Internal Revenue Service and many states. If the total estate is over a certain value threshold, then everything needs to be appraised and valued as of the date of death (or alternate date).



Equitable Distribution

To divide up items from the estate equally among the heirs. This may require an appraisal of the total contents or a specific list of items, depending on the needs of the estate and the heirs.



Trust Inventory

An inventory and appraisal establishes the value of the property at the time it became subject to the trust.



Probate

The probate court will require an inventory and appraisal of the estate assets.



Establish a Basis

Valuing assets or a collection at a specific point in time can provide a benchmark so that the basis can be stepped up to the current value as of the date of death. It can provide a comparison at a later time to illustrate growth or decline in value.



Estate Planning

Planning for the future of an estate or collection is also important. An appraisal can provide a valuable tool so that owners can plan in advance for tax, distribution or donation. It can provide peace of mind for collectors to know how their treasured objects will be handled after they are gone.

Available for court and other legal proceedings for an hourly fee. Two hours minimum.

Appraisal fees based on scope of work.





GET IN TOUCH

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