

## ***What does an executor need to know about real property? Securing the Home***

One of the most important assets in an estate is the real property. How much is the home worth? It would be wonderful if everyone involved agreed on a value. But I am afraid this seldom happens and in the end someone will always wonder was value correct? Was home worth more?

Know for sure. Be confident that you have priced the home correctly and everyone involved is satisfied. My name is Terre Armstrong, I am an unbiased professional appraiser that can answer your questions. Before filling out any appraisal order forms please give me a call. Your questions are important to me and I want you to know I am here to help you.

We can work together to determine the type of appraisal report you need. If you live out of town I can assist you in contacting your tenants (if rented) or I can view the home with your permission.

Your lawyer has give you a list of "things to do" but for now please read the list below. You want to keep the home and it's contents safe.

- If the home is vacant be sure it is secure. Depending on where the home is located it might be necessary to install an alarm and you may need to secure the windows and doors.
- Cancel the paper, have mail forwarded to your mail box. This will keep things from building up and looking vacant.
- If electrical is still on consider using timer on lights.
- Change the locks, turn off the automatic garage door opener and secure the sliding glass door.
- Keep up the yard – mowed. If this is not possible then mow the brown grass and things tidy. Hire a gardener that also will maintain the sprinkler system.
- If you have good neighbors keep them updated. They can help to keep an eye of the home.
- Turn off the cable TV, computer etc. No use paying for something not being used.
- Keep the property taxes paid. The last thing you want is have a lien on the property.
- Take pictures of all the outside, all rooms, closets and contents. Contact the insurance company to determine if the home is still covered. I
- Do not hide a key – someone may find it.
- If the home is to remain vacant for any length of time it is advisable to winterize, drain lines if necessary and follow steps to insure your home will be safe from freezing.
- When paying any bills for the home use the estate checking account and keep records.

**Fresno Appraisal Service #559 – 761 – 2370**  
**If you have any questions please give me a call: Terre Armstrong, Appraiser**