5 DATES THAT DECIDE A FAMILY LAW APPRAISAL

An attorney checklist from Thomas Appraisal Company

1. Date of marriage

The baseline for Moore/Marsden and separate-property tracing. Needed when one spouse owned the property before marriage.

2. Date of acquisition

The original purchase price, deed, and financing establish the separate-property base.

3. Date of separation

Starts the Watts rental-value period and is usually a key valuation date for division.

4. Date of trial or division

Family Code §2552 values community property as near to trial as practicable. Trial date also closes the final rental period.

5. Date of refinance or major improvement

Refinances, HELOCs, additions, and major repairs can change the Moore/Marsden/Branco analysis and the condition-adjusted rent.

DOCUMENTS TO REQUEST

- Grant deed and deed of trust
- Closing statement from acquisition
- Mortgage balance at marriage and separation
- Refinance closing statements
- Post-separation mortgage, tax, insurance, and repair payments
- Leases, rent records, and condition photos

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