

[Your Company Name/Letterhead]
[Your Phone Number]
[Your Email Address]
[Date]

[Heir Name]
[Heir Address]
[City, State, Zip]

Subject: Broker Price Opinion / Market Valuation for [Property Address]

Dear [Heir Name],

I was saddened to hear about the passing of [Name of Deceased] and wish to offer my condolences to you and your family during this difficult time.

I understand that managing an estate from out of town presents unique challenges, especially regarding the valuation of local real estate. As a local real estate professional specializing in the [Neighborhood/City] market, I have prepared this Market Valuation Letter to help you understand the current value of the property located at [Property Address].

Based on a recent analysis of comparable sales and current market trends in the immediate area, it is my professional opinion that the fair market value of the property is approximately:

[\$Amount]

This valuation is based on the following factors:

- Recent sales of similar homes within a [Number]-mile radius.
- The current condition of the property (as observed or reported).
- Current buyer demand in [City].

If you intend to sell the property, I can assist with coordinating local services such as clean-outs, repairs, or yard maintenance to ensure the home is ready for the market without requiring you to travel. If you simply need this valuation for probate or tax purposes, please keep this letter for your records.

Please let me know if you have any questions or if I can be of further assistance to you and your legal counsel.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Real Estate License Number]
[Brokerage Name]