[Date]

[Executor/Administrator Name]
[Estate of Name]
[Address]
[City, State, Zip Code]

RE: Valuation Opinion for Estate Tax Liability - [Property Address/Legal Description]

Dear [Name of Executor/Administrator],

Pursuant to your request, I have performed a valuation analysis of the real property located at [Property Address] (the "Subject Property") to determine its Fair Market Value as of [Date of Death], for the purpose of establishing estate tax liability.

Property Description:
The Subject Property consists of [Brief description: e.g., a single-family residential home, 2,500 sq ft, 4 bedrooms] situated on [Lot size].

Valuation Methodology:
In accordance with [IRS/Local Tax Authority] guidelines, Fair Market Value is defined as the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. The valuation was determined using the [Sales Comparison Approach / Income Approach / Cost Approach].

Market Analysis:
As of the date of death, the local real estate market was characterized by [Describe market conditions: e.g., steady growth, high demand]. My analysis included a review of the following comparable sales:

- [Comp 1 Address] - Sold on [Date] for $[Price]
- [Comp 2 Address] - Sold on [Date] for $[Price]
- [Comp 3 Address] - Sold on [Date] for $[Price]

Conclusion of Value:
Based on the data analyzed and the condition of the property as of the date of death, it is my professional opinion that the Fair Market Value of the Subject Property is:

$[Amount in Figures] ([Amount in Words] Dollars)

This valuation is intended for estate tax filing purposes only and is subject to the assumptions and limiting conditions attached to this report.

Sincerely,

[Signature]
[Name of Appraiser/Consultant]
[License/Certification Number]
[Company Name]