

[Broker Name]
[Brokerage Firm]
[Phone Number]
[Email Address]

[Date]

[Recipient Name]
[Law Firm or Client Address]
[City, State, Zip Code]

Re: Broker Price Opinion for [Property Address]

Dear [Recipient Name],

Enclosed please find the Broker Price Opinion (BPO) for the property located at [Property Address]. This assessment was conducted specifically for use in legal proceedings regarding a marital dissolution/divorce settlement.

The purpose of this report is to provide an objective estimate of the current fair market value of the subject property. This valuation is based on a comprehensive analysis of the property's condition, unique features, and a comparison of recent sales and active listings of similar properties within the local market.

In performing this assessment, I have utilized the following criteria:

- Inspection of the property exterior (and interior if applicable).
- Analysis of local market trends and neighborhood data.
- Review of comparable properties sold within the last [Number] months.
- Adjustments for differences in square footage, condition, and amenities.

Please note that this BPO is a professional opinion of value and is not a formal appraisal conducted by a state-certified appraiser. However, it provides a reliable benchmark for equitable distribution of assets.

If you have any questions regarding the methodology or the conclusions presented in this report, please feel free to contact me directly.

Sincerely,

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