

Valuation for Probate

September 17th 2020

Dear

In accordance with your instructions, we submit herewith the Valuation Schedule for the Purpose of Probate, Ref:

A confidential copy of your GuildPro valuation has been registered on the intrinsically secure e-register database. Please note that your name and address are not held on e-register database. We advise that this report should be kept in a safe place.

The values applied are based upon the most appropriate markets relative to the individual items, likely to be realised by sale of the goods at the date of death. This valuation satisfies the requirements of Section 160 of the Inheritance Taxes Act, 1984.

These markets will vary according to the age, style, nature and construction of each piece. As diamonds and precious metals are generally traded in dollars the rates used were gold 1961.8 per ounce and the dollar price at 1.2983. The values represent the appraisers' opinion of the approximate value within these stated markets and are valid only for the purpose specified.

The Notes to the Schedule are an explanation of the procedures employed in preparing your valuation, its limitations and the abbreviations used. It is important that these notes are read in conjunction with the main schedule text so that the terminology is clearly understood. Any further notes relating to a specific item will be found either within the main description of the piece or on a separate sheet within this report. These notes should be read and understood.

All the items have been examined with great care so that we may present a fully researched report. We hope that you will find this both interesting and informative.

Should there be any areas that need clarification, it is important that you do not hesitate to contact us, as we will be delighted to assist further.

Yours sincerely,

Leona Fish FIRV 93209, FJVA 20178, PJ Val Dip, PJ Gem Dip, BA(Hons), PJ Dip.



Autumn and May

Valuation for Probate

*Carried out on behalf of
A May*

*Carried out by
Leona Fish FIRV 93209, FJVA 20178, PJ Val Dip, PJ Gem Dip, BA(Hons), PJ Dip.
For the estate of: Mrs Maureen Jones Date of Death: September 3rd 2020*

*Dated
September 17th 2020*



Autumn and May

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Contents

This report is valid only in its entirety and for its stated purpose and intended use. It has been prepared in accordance with the standards laid down by the National Association of Jewellers and contains the following elements.

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Schedule

1 Ring	Platinum Modern Diamond Solitaire Ring
Diamond	1 Stone, shape: Emerald , Colour: G/H, Clarity: VS1/VS2. (Assessed) Length: 4.69mm, Width: 3.51mm, Depth: 2.70mm Girdle: Thick polished Weight of each stone:0.40ct (Estimated)
Setting	Colour: White, Type: Four Claw
Shoulders	Tapering, Metal Colour: White/Polished, Finish: Concave
Shank	Concave, Colour: White/Polished
General	Gross Weight: 5.88 grams Manufacture:Assembled cast & hand finished, Period: Modern, Marks: United Kingdom CCM, Metal Type: Platinum, Assay Office: London, Maker or Sponsor: B&N
Condition	Good
Schedule Notes	See Notes to the Schedule
Valuation	£325.00
2 Ring	9ct Gold Modern Emerald and Diamond Dress Ring
Emerald	3 Stones, shape: Marquise cut Quality System: The Guide, 2/3 (Mid Commercial) , Colour: Light Green, Clarity: Slightly included. (Assessed) Length: 5.00mm, Width: 2.50mm, Depth: 1.90mm Weight of each stone:0.12ct (Calculated), Total Weight: 0.36ct
Setting	Colour: Yellow, Type: Claw
Diamond	6 Stones, shape: Eight Length: 1.00mm, Width: 1.00mm Weight of each stone:0.005ct (Estimated), Total Weight: 0.03ct
Setting	Colour: White, Type: Claw
Shoulders	Slight tapering, Metal Colour: Yellow / Polished
Shank	D shaped, Colour: Yellow / Polished
Ring Size	O 1/2
General	Gross Weight: 1.93 grams Manufacture:Cast, Period: Modern, Marks: United Kingdom CCM, Metal Type: 9ct Gold, Assay Office: Birmingham, Maker or Sponsor: Go, Other Marks: 375
Condition	Good
Schedule Notes	See Notes to the Schedule
Valuation	£50.00



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3 Ring	Platinum Modern Wedding Ring	
Shank	Concave, Colour: White/Polished, Width: 4.00mm	
Ring Size	N	
General	Gross Weight: 7.00 grams Manufacture: Hand Finished, Period: Modern, Marks: Hallmarked, Metal Type: Platinum, Assay Office: London, Metal Colour: White, Maker or Sponsor: B&N	
Condition	Good.	
Schedule Notes	See Notes to the Schedule	
Valuation		£110.00
4 Earrings	Modern Emerald and Diamond Two Stone Earrings	
Emerald	2 Stones, shape: Oval cut Quality System: The Guide, 3 (Mid Commercial) , Colour: Medium green, Clarity: Included 1. (Assessed) Length: 4.80mm, Width: 3.90mm, Depth: 2.55mm Bulge: Slight (+5%) Weight of each stone: 0.28ct (Calculated), Total Weight: 0.56ct	
Setting	Colour: Yellow, Type: Claw	
Diamond	2 Stones, shape: Round Brilliant , Colour: H/I, Clarity: VS2/SI1. (Assessed) Length: 2.15mm, Width: 2.15mm Weight of each stone: 0.035ct (Estimated), Total Weight: 0.07ct Colour: Yellow, Type: Claw	
Setting	Two stone, Metal Colour: Yellow, Section 1: Solid, Finish: Polished	
Design	Butterfly & Post	
Fittings	Length: 9.30mm	
Dimensions	Gross Weight: 1.12 grams Manufacture: Cast, Period: Modern, Marks: Tested, Metal Type: 9ct Gold, Metal Colour: Yellow, Other Marks: 375	
General	Good	
Condition	See Notes to the Schedule	
Schedule Notes		
Valuation		£69.00



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5 Pendant	Modern Emerald and Diamond Two Stone Pendant
<i>Emerald</i>	<i>1 Stone, shape: Oval cut</i>
	<i>Quality System: The Guide, 2 (Commercial) , Colour: Medium green, Clarity: Included 2. (Assessed)</i>
	<i>Length: 6.00mm, Width: 3.90mm, Depth: 2.87mm</i>
	<i>Bulge: Slight (+5%)</i>
	<i>Weight of each stone:0.40ct (Calculated)</i>
<i>Setting</i>	<i>Colour: Yellow, Type: Claw</i>
<i>Diamond</i>	<i>2 Stones, shape: Round Brilliant, Colour: H/I, Clarity: VS2/SI1. (Assessed)</i>
	<i>Dimensions: From 2.00mm to 2.30mm</i>
	<i>Average weight of each stone:0.035ct (Estimated), Total Weight: 0.07ct</i>
<i>Setting</i>	<i>Colour: Yellow, Type: Claw</i>
<i>Design</i>	<i>Two Stone, Metal Colour: Yellow, Section 1: Solid, Finish: Polished</i>
<i>Fittings</i>	<i>Diamond set bail</i>
<i>Dimensions</i>	<i>Length: 13.00mm</i>
<i>Chain</i>	<i>Design: Curb, Metal Type: Tested as 9ct yellow gold, Weight: 0.92grams</i>
<i>General</i>	<i>Gross Weight: 1.42 grams Manufacture:Cast, Period: Modern, Marks: Tested, Metal Type: 9ct Gold, Metal Colour: Yellow, Other Marks: 375</i>
<i>Condition</i>	<i>Good</i>
<i>Schedule Notes</i>	<i>See Notes to the Schedule</i>
<i>Valuation</i>	£48.00
6 Necklet	Modern Stylised Leaf Link Necklet
<i>Design</i>	<i>Stylised Leaf Link, Metal Colour: White, Section 1: Solid, Section 2: Uniform, Finish: Textured</i>
<i>Fittings</i>	<i>Lobster claw clasp</i>
<i>Dimensions</i>	<i>Length: 490.00mm, Width From: 1.00mm To: 13.20mm</i>
<i>General</i>	<i>Gross Weight: 33.81 grams Manufacture:Assembled Casting, Period: Modern, Marks: Tested, Metal Type: Silver, 925 Sterling, Metal Colour: White, Other Marks: 925</i>
<i>Condition</i>	<i>Poor: The chain is broken in two pieces</i>
<i>Schedule Notes</i>	<i>See Notes to the Schedule</i>
<i>Valuation</i>	£15.00

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Schedule

*Total Schedule Value £617.00
(Six Hundred and Seventeen Pounds and Zero Pence)*

Appraiser's Declaration

I hereby certify that the above items, as seen on the date shown, have been valued at a total of £617.00 and have been personally examined and valued by me for the purposes of Probate.

This valuation was produced for A May by Leona Fish FIRV 93209, FJVA 20178, PJ Val Dip, PJ Gem Dip, BA(Hons), PJ Dip. on September 17th 2020.

Authorised Signature:





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Glossary

Diamond

GIA: Gemological Institute of America. An organisation in the forefront of gemmological research, education and gemstone analysis.

IGI: International Gemological Institute – one of the world's largest independent gem certification institutes for diamonds and coloured gemstones.

HRD: The HRD Antwerp diamond laboratory has established itself as one of the global laboratories in diamond certification.

The 4 C's: A diamonds value, rarity and beauty are determined by factors that are commonly known as the 4 C's. These are colour, clarity, carat and cut.

Colour grade: The classification of body colour of cut diamonds. There are several colour grades used throughout the World, the scale used in this report is that of the GIA. The range is from colourless ("D") to yellow, brown or grey ("Z"), beyond is termed "Fancy".

Clarity: In gemstones, the incidence of inclusions and surface blemishes. There are several clarity grading scales throughout the world. The clarity grading scale used in this report is that of the G.I.A. Some of the grades are split (e.g. VVS1 and VVS2). Size, position and number of inclusions determine the distinction between the split grades. The descriptions below assume an expert eye using a 10X loupe corrected for spherical aberration.

FL: Totally free of any internal or external blemishes.

IF: Free of any internal blemishes.

VVS: Extremely small internal blemishes that are difficult to find to extremely hard to find.

VS: Very small internal blemishes that range from not too difficult to detect to easy to detect.

SI: Small internal inclusions that are very easy to find.

I1-I2: Internal characteristics that are visible to the trained, but unaided eye. May diminish the brilliance.

I3: Large and/or numerous internal blemishes that are easily visible to the naked eye. Brilliance is diminished.

Carat: Diamonds are measured in carats taking into account the weight rather than the size. Carats are split into points where 100 points is equal to one carat. For example:

$\frac{1}{2}$ carat diamond – 50 points or 0.50 carat diamond

$\frac{1}{4}$ carat diamond – 25 points or 0.25 carat diamond

Cut: The cut of a diamond refers to their proportion and finish. A rough diamond can be transformed into a gleaming diamond by polishing tiny facets into the rough stone. Facets are flat, polished surfaces on a diamond and a well cut and proportioned facet will make good use of light releasing the diamond's brilliance. A diamond can be cut in various ways; to be heavier, gaining more value, or to hide or minimise inclusions. Symmetry, proportion, and how polished a diamond is will determine the quality of the cut. These can vary from diamond to diamond, so the shape and the quality are important factors when choosing a diamond.

Hallmark: A series of marks stamped on gold, silver and platinum articles. It means that the item has been independently tested and guarantees that it conforms to all legal standards of fineness. These tests are carried out by the four Assay Offices currently operated in the UK – London, Birmingham, Sheffield and Edinburgh.

Natural: Generally taken as substance that has formed without intervention from man.

Synthetic: An artificially produced gem material having the physical, chemical and optical properties of a natural counterpart.

Simulated: A material designed to mimic the characteristics of its natural counterpart.

Fluorescence: Refers to the emission of visible light from a diamond when subjected to ultraviolet radiation. The terms for describing the strength of fluorescence are: none, faint, medium, strong, and very strong.



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Notes to the Schedule

A valuation schedule can be quite a complex document, so to help you better understand what it contains and why, as well as a few of the limitations that are applicable to the valuation process itself, the following explanatory notes have been compiled for your information. **These should be read in conjunction with the attached schedule and the transmittal letter, and should you like any further assistance or have any queries please feel free to discuss these with the valuer.**

General Matters

1. In accordance with the NAJ Principles of Good Practice for Valuers, the utmost care and precaution has been taken to present an honest and unbiased report on the quality and value of the goods contained in this schedule. File copies of all pertinent information are maintained for a period of six years for updating and/or future reference.
2. The value(s) of the article(s) specified in this schedule may reasonably vary from the value(s) assigned to the same article(s) by other valuers. Such variances do not necessarily constitute error on the part of any valuer concerned. In the event of serious dispute, the valuer agrees to abide by the Resolution of Disputes Procedure specified by the NAJ Principles of Good Practice for Valuers. Should any detail and/or value stated within this schedule become the subject of dispute and it subsequently transpires that material information relating to that detail and/or value was withheld, the valuer reserves the right to recall this schedule and make any amendments as may be necessary. In this event, the valuer shall be entitled to levy reasonable additional fees for the extra work incurred.
3. The values stated in the schedule do not constitute an offer to purchase nor are they intended to suggest figures likely to be raised in the event of a sale (unless the valuation is specifically for that purpose).
4. Where it is applicable and unless otherwise stated, the values given in the schedule include Value Added Tax (VAT) at whatever rate is in force at the date of the schedule.
5. Articles are valued only with regard to materials, workmanship, scarcity and relevant market forces and no account is taken of any sentimental value.
6. It is recommended that a valuation for insurance be updated regularly. This provides an opportunity to check and clean the articles thoroughly, and in such cases a reduced fee may be applicable. Customers are reminded that values do not necessarily correspond to the prevailing rate of inflation, and the practice of index-linking used by some insurers may prove to be misleading and inaccurate, and may result in either overpayment of premiums or underinsurance in the event of a claim.
7. All unhallmarked articles contained in this schedule are valued as specified.
8. Any items detailed in this valuation which, to the best of the valuer's knowledge and belief, have either been sold, restored or repaired by this establishment have been endorsed accordingly. Notwithstanding this, the valuer has faithfully complied with due diligence and employed the NAJ's Institute of Registered Valuers' recommended impartial methodology in determining all the values expressed in this valuation. For the avoidance of doubt, no values have been influenced by, or take into account, the sums paid in relation to those items.
9. The valuer has not investigated title to the property detailed in this valuation and the inclusion of any one person's details does not convey any inference, indication or verification of that person's ownership and/or title to the property specified herein.
10. Colour reproduction in digital images may not be the true colours of the component parts of the jewellery items illustrated. More accurate colour assessments of diamonds and/or gemstones may be referenced in the narrative section of this document. Furthermore, invariably the overall dimensions of the digital images do not replicate the actual size of the pieces illustrated; neither do they necessarily bear any correlation to each other in this respect. The actual dimensions of the items may be referenced in the narrative section of this document. Accordingly, any images contained in this report are for guidance only.

Gemstone Matters

11. Unless otherwise stated, all dimensions and estimated weights of gemstones in this schedule have been determined without unsetting the stones and are, therefore, only approximate because of limitations imposed by the mount. Estimated weights are normally calculated by applying standard formulae to the measurements taken.
12. Unless otherwise stated, any quality assessments attributed to diamonds in this schedule have been determined without unsetting the stones and are, therefore, to be considered only as estimated because of limitations imposed by the mount. Where stated, colour assessment has been undertaken against certificated comparison stones. The quality assessment system adopted in this schedule has been based on the diamond grading scale recommended by the GIA (Gemological Institute of America). In the event of serious doubt, it is recommended that a report be obtained from a recognised independent gem testing laboratory.



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Notes to the Schedule

13. Unless otherwise stated, any colour assessments attributed to coloured gemstones in this schedule have been determined without unsetting the stones and are, therefore, to be considered only as probable because of limitations imposed by the mount. Where stated, colour assessment has been undertaken utilising the GemDialogue™ system and/or other internationally recognised and accepted grading systems.

Whilst the valuer is reasonably satisfied that all such descriptions are correct, no responsibility can be assumed if subsequent unsetting and testing disproves these opinions. In the event of serious doubt, it is recommended that a report be obtained from a recognised independent gem testing laboratory.

14. Unless otherwise stated, any article which incorporates pearls has been valued according to the opinion expressed, i.e. cultured, natural. Unless otherwise stated, none has been subjected to testing by X-ray to confirm this opinion.

15. The valuer makes use of the guidelines concerning gemstone nomenclature recommended by the international governing body, CIBJO.

16. With the increase in production of synthetic diamonds, particularly in small melee sizes, it has become increasingly difficult to detect and/or identify whether all diamond melee in an item of jewellery are natural, treated or synthetic. Currently, few valuers or retailers have the necessary equipment to screen out diamonds which might potentially have issues of treatments or origin. The small number that can be successfully screened out still need to be submitted to a laboratory for definitive scientific examination which can be an expensive process. Therefore, valuers may make certain assumptions as to the identity of small melee diamonds. Due to the relatively small size of these stones the valuation is unlikely to be significantly affected by a more accurate identification.

Insurance Matters

17. The following abbreviations are used to explain the categories of replacement values for the purpose of insurance replacement.

NRV New Replacement Value. This category of value represents the average current UK retail replacement price of a visually similar new item of equivalent quality. Convention dictates that this category of value is usually ascribed to items which, in the valuer's opinion, are of recent manufacture. It does not, however, allow for recreating a handmade facsimile of the original.

NFOV New For Old Value. This category of value embraces the same parameters as new replacement value but is ascribed to second-hand items when the owner discloses to the valuer that, in the event of a loss, the basis of settlement specified in their insurance policy is 'new for old'. Many obsolete wristwatches are very often placed into this category of value and the ascribed value reflects the current new replacement price of a similar model of equivalent quality which may, or may not, be the same brand name.

SHRV Second-hand Replacement Value. This category of value represents the average current UK retail replacement price of a visually similar second-hand comparable item of equivalent quality and in like condition. The value expressed makes no allowance whatsoever for the current cost of individual replacement component parts in the event of a partial loss; neither does it take into account the cost of restoring or recreating the article in question in the event of major accidental damage. Convention dictates that this value is usually ascribed to items which, in the valuer's opinion, have been manufactured less than 100 years ago, but where NRV/NFOV is not appropriate.

ARV Antique Replacement Value. This category of value represents the average current UK retail replacement price of a visually similar antique comparable item of equivalent quality and in like condition. The value stated makes no allowance whatsoever for the current cost of individual replacement component parts in the event of a partial loss; neither does it take into account the cost of restoring or recreating the article in question in the event of major accidental damage. Convention dictates that this value is usually ascribed to items which, in the valuer's opinion, have been manufactured over 100 years ago.

FV Facsimile Value. This value reflects the likely average current replacement price of creating a facsimile of the original utilising the same quality materials and processes. It should be noted that this is a type of valuation rarely used and the vast majority of modern jewellery will, even if handmade, be adequately covered by the standard new replacement qualification.

Nominal Values. Convention dictates that this category of value is usually ascribed to items that are below the insured's single item limit and, as such, are not required to be specified on their policy. Nominal values are based primarily upon the valuer's knowledge and experience of visually similar comparable pieces of equivalent quality and all such values are to be considered as approximate only because the pieces have not been appraised in any great detail.



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Agreed Value. An agreed value is a contractual obligation by the insurer, who in return for a premium from the insured will, in the event of loss, pay the insured a pre-determined agreed (or declared) sum of money. This type of insurance is designed for property that is 'irreplaceable' (e.g. very rare or unique items having no real comparables) whereby the insured can only be compensated for the loss by being paid a declared monetary sum which the insured perhaps may/may not use to replace the property in a market of choice.

18. *Partial loss/damage.* Regardless of the type of value ascribed to an article, it should be noted that the value makes no pro rata allowance for the current cost of individual component parts in the event of a partial loss, nor does it take into account the cost of restoring or recreating the article in question in the event of major accidental damage. It is accepted by insurers that the costs of selecting replacement gems and repair work to settings etc. generally cannot be directly related to the value of an article in its entirety. This is particularly relevant to pairs and/or sets or articles valued as either SHR or ARV.

19. All values given represent average approximate retail replacement prices within the various categories specified - i.e. NRV/NFOV, SHR, ARV and FV. These values do not necessarily reflect the price at which the valued item(s) may be purchased from any particular retailer but attempt to reflect an average of a broad range of current prices of such items available from retailers offering similar goods in the appropriate market.

20. All values given for articles of foreign manufacture represent approximate retail replacement prices (as defined above) which attempt to reflect an average of a broad range of current prices of such articles available from retailers offering goods of comparable quality to consumers in the UK.

21. *Obsolete watches:* the stated value for any obsolete watch given a NRV/NFOV figure represents the current new replacement price for the nearest model of equivalent quality, which may, or may not, be of the same brand. Watches valued for second-hand replacement (SHR) are generally (but not necessarily) likely to be more than 30 years old, and will be so valued because they are of a brand/style/type no longer available, or will be in a condition that reflects the age and wear provided by the passing years. Insurers normally accept the distinctions, and will normally take the stance that replacement will be on the basis of 'equivalence' rather than 'betterment', and it is this principle that guides the valuer in the valuation method applied.

22. Levels of Value

It is customary that valuations for the purpose of insurance replacement ordinarily reflect likely retail values at UK 'high street' shops/outlets. However, there are alternative sources that can be used to replace items of personal property. Unless otherwise stated, the level of replacement values ascribed in this valuation is based upon UK high street shops/outlets retail prices, but for the avoidance of doubt, the most frequently accepted levels of value acceptable to insurers are usually as follows:

Retail Shops (UK High Street) –when this market is selected as entirely appropriate and/or acceptable to all interested parties as being the medium in which replacement is to take place, the replacement values ascribed to the property reflect the likely prices normally achieved at this level, notwithstanding the categories of value adopted (i.e. NRV/NFOV, SHR, ARV and FV).

Public Auction –when this market is selected as entirely appropriate and/or acceptable to all interested parties as being the medium in which replacement is to take place, the replacement values ascribed to the property reflect the likely gross pre-sale high auction estimated prices likely to be achieved at this level in the UK, notwithstanding that the only categories of value that can possibly be contemplated in this market are either second-hand replacement value or antique replacement value (i.e. SHR and ARV). Such values reflect the condition the property is in at the date of appraisal and are based upon the higher limit of estimated gross auction prices, taking into account all commissions and/or premiums payable plus Value Added Tax (VAT) at the appropriate rate.

Internet – when this market is selected as entirely appropriate and/or acceptable to all parties as being the medium in which replacement is to take place, the replacement values ascribed to the property reflect the likely prices normally achieved at this level by UK based traders. The normal categories of value adopted within this market are usually NRV/NFOV, SHR and ARV.

Television Shopping Channels – when this market is selected as entirely appropriate and/or acceptable to all parties as being the medium in which replacement is to take place, the replacement values ascribed to the property reflect the likely prices normally achieved at this level by UK based traders. The normal categories of value adopted within this market are usually NRV and NFOV.



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23. References to condition are as follows (please note this only affects values ascribed as SHR_V and AR_V):-

EXCELLENT- in the valuer's opinion, the article is in 'as new' condition.

VERY GOOD- in the valuer's opinion, the article is in exceptional condition in relation to its age and does not display any obvious evidence of repairs and/or restorations.

GOOD- in the valuer's opinion, the article is in better than average condition in relation to its age and may display evidence of discreet repairs and/or sympathetic restorations.

FAIR- in the valuer's opinion, the article is in average condition in relation to its age and may display evidence of acceptable repairs and/or restorations.

POOR- in the valuer's opinion, the article is in lower than average condition in relation to its age and may either display obvious repairs and/or restorations or be in need of repairs and/or restorations.

VERY POOR- in the valuer's opinion, the article is in a dilapidated condition in relation to its age and may have missing or broken components and/or display obvious evidence of poor quality repairs and/or restorations.

SCRAP- in the valuer's opinion, this is when the article is in a decrepit condition and/or is literally falling apart with no possible and/or viable prospect of repair/restoration.

Miscellaneous Matters

24. In the event of this valuation being for the purpose of probate, the values ascribed are required to comply with Section 160 of The Inheritance Act 1984. Such values represent the estimated gross open market prices most reasonably likely to be achieved for the property at a hypothetical public auction sale at the **date of death**. If appropriate, the estimated **gross** open market prices can reflect a hypothetical auction sale taking place within a wider marketplace than the geographical area in which the deceased resided. Such values reflect the condition the property was in at the date of death and represent the likely hypothetical 'hammer prices' and do not take into account any commissions and/or premiums payable

25. In the event of this valuation being for the purpose of private sale, formal division of assets, divorce settlement and/or family division of property, in a willing buyer/willing seller situation, unless otherwise stated, the values (or value bandings) expressed are based upon the estimated open market prices most reasonably likely to be paid by prospective buyers for the property at a hypothetical public auction sale in circumstances requiring disposal **without specific time or geographical constraints**. The values expressed reflect the condition the property is in at the date of appraisal and are based upon a range of hypothetical estimated auction prices between upper and lower limits and represent the likely hypothetical 'hammer prices' less any commissions and/or premiums payable.

26. In the event of this valuation being for the purpose of forced sale, unless otherwise stated, the values (or value bandings) given represent the approximate net open market cash prices likely to be achieved by an immediate forced sale of the property, at the date of appraisal only, without the benefit of waiting for either more favourable market conditions or within another venue. **This value is adopted when the vendor is compelled to convert the property into cash immediately** and often reflects a discounted scrap/breakdown value of the property, which is usually significantly below that of its intrinsic value. Generally, it does not usually represent a willing buyer/willing seller situation and usually denotes cash offers likely to be made for the property by dealers and traders on the day and is **net of any commissions and/or premiums payable**. Forced sale value is the lowest of all the possible appraised values.

Limiting Conditions

27. No alteration to the description or value of any item contained either within this schedule, or to any copy thereof, shall be made by anyone other than the valuer and the valuer shall have no responsibility for any such unauthorised alteration.

28. The rendering of this schedule does not in itself commit the valuer to any further involvement, or involvement in any process of litigation including attendance in Court and the giving of oral testimony, unless arrangements are made at a reasonable time in advance and such involvement has been commissioned at an agreed customary rate per hour as of that date.

29. Any liability whatsoever on the part of the valuer is limited to the fee paid for this valuation schedule.

30. Citizens' Statutory Rights are in no way affected by reason of any of these notes to the schedule.



Autumn and May

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Executor Notice

This Notice is to certify that this is a GuildPro valuation and it is stored on the intrinsically secure e-register database, on behalf of the customer stated.

Valuation Date **September 17th 2020**
Number of Items: **6**
Total value: **£617.00**
 (Six Hundred and Seventeen Pounds and Zero Pence)
Executor:

Estate Of:

To view details of this valuation on-line, log onto www.insurer.e-register.net and enter the following GuildPro reference Numbers:

Licence Number: **GB00381000**
Customer Number: **26409**
Appraisal Number: **80938**
