

Inventory & Appraisement (I&A) Prep Checklist

Texas Divorce Property Division

This checklist is designed to help you organize key information and documents before completing an Inventory and Appraisement in a Texas divorce. Careful preparation can save time, reduce stress, and help ensure your financial picture is accurately presented.

Real Property (Real Estate)

- Property address and legal description
- Estimated fair market value
 - Appraisal district value
 - Recent appraisal or market comparison (if available)
- Current mortgage balance and lender
- Estimated equity
- Date and method of acquisition (before marriage, during marriage, gift, inheritance)

Mineral Interests

- Description of interest (royalty, working interest, lease, well)
- Ownership percentage
- Property location and operator name
- Most recent royalty or revenue statements

Cash & Financial Accounts

Include all accounts, regardless of whose name they are in.

- Checking and savings accounts
- Certificates of deposit (CDs)
- Brokerage and investment accounts, stocks
- Cash on hand
- Online payment accounts (PayPal, Venmo, Cash App)

Completing an Inventory and Appraisement accurately is essential to protecting your financial interests in a Texas divorce. If questions arise about valuation, characterization, or separate property, a knowledgeable family law attorney can help you evaluate your options and move forward with confidence.

Gather:

- Most recent statements showing balances, account numbers, names on accounts
- Stock certificates or grant letters showing date of issuance, vesting schedule, number of shares and/or options, current price

Retirement Accounts

- 401(k) plans
- IRAs and Roth IRAs
- Pensions or defined benefit plans
- Deferred compensation plans
- Government or military benefits

Gather:

- Most recent statements
- Plan name and administrator
- Current balance or estimated benefit

Businesses, Cryptocurrency & Other Assets

- Business ownership interests or professional practices
- Cryptocurrency accounts or wallets
- Intellectual property (patents, royalties, licensing rights)
- Life insurance policies, annuities, health savings accounts

Helpful documents:

- Financial statements
- Tax returns
- Wallet or exchange screenshots
- Partnership, shareholder, or operating agreements
- Life insurance policy statements, summary of benefits

Personal Property

- Vehicles (cars, boats, motorcycles, RVs)

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- Furniture and household goods (grouped)
- Electronics
- Jewelry, art, collectibles
- Firearms
- Animals, livestock
- Lottery tickets
- Travel award and club memberships
- Storage facilities

Valuation note:

Use reasonable resale or “garage sale” value—not replacement cost.

Debts & Liabilities

Include all debts, even if they are in only one spouse’s name.

- Mortgages
- Credit cards
- Personal or business loans
- Student loans
- Tax liabilities

Gather:

- Most recent statements showing balances

Separate Property

Identify assets that may qualify as separate property.

- Property owned before marriage
- Gifts or inheritances
- Certain personal injury recoveries

Important:

- Gather documents showing when and how the property was acquired

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- Deeds, bank records, inheritance documents, or gift letters

Valuation Quick Guide

Asset Type	Suggested Value Source
Real estate	Appraisal, market comparison
Vehicles	Kelley Blue Book or NADA
Household goods	Resale or garage sale value
Businesses	Financial statements or valuation
Retirement accounts	Most recent statement

Common Mistakes to Avoid

- Leaving sections blank
- Guessing values without noting the source
- Forgetting debts or digital assets
- Using replacement value instead of resale value
- Omitting assets because they seem “small”

Final Reminder

Your Inventory and Appraisement is signed under oath. If you do not know an answer, it is better to state that clearly and explain why than to guess.

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