Best Home Value
Certified Residential Appraisals
Toronto, the GTA and Ontario

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Ontario · Reviewed November 2026

THE EXECUTOR'S HOME CHECKLIST

The Ontario Executor's Home Guide

6 simple steps for the family home

One step per page. Tick each box when it's done.

> **For Ontario executors** and the family helping them.

1 Keep the home safe

IN THE FIRST WEEK

- [ ] **Collect every key.**
  Change the locks if you're not sure who has one.
- [ ] **Call the home insurance company.**
  Ask about their rules for an empty home.
- [ ] **Check the home every week or two**
  for leaks, break-ins and damage.
- [ ] **Keep the heat, hydro and water on.**
  Empty homes can have frozen pipes.
- [ ] **Forward the mail** through Canada Post.
- [ ] **Take photos of every room** before anything is moved.
- [ ] **Don't sell, give away or rent the home yet.**
  First check you have the legal right (step 4).

2 Find the papers

IN THE FIRST MONTH

- [ ] **The original will** and the **death certificate**.
- [ ] **Who is on the title?**
  A home owned as “joint tenants” usually goes straight to the other owner. Ask your lawyer.
- [ ] **Mortgage statement.**
  Keep making the payments.
- [ ] **Property tax bill**, and **condo papers** if it’s a condo.
- [ ] **Purchase and renovation receipts.**
- [ ] **Any rental lease.**

Why the home’s value matters

1. **Probate tax.** No tax on the first $50,000. Then $15 for every $1,000 (or part). *An estate worth $900,000 pays about $12,750.*
2. **The final tax return.** The home is treated as sold just before the owner passed away. If it was always their main home, there is usually no tax, but it is still reported.
3. **A later sale.** Any gain is measured from this value.
4. **Fairness.** One independent value helps the heirs agree.

3 Get the home's value

IN THE FIRST 1–3 MONTHS

- [ ] **Order a date-of-death appraisal.**
  It values the home on the day the owner passed away. It can be done years later.
- [ ] **Use a designated appraiser.**
  Not an online estimate or an agent's opinion.
- [ ] **Tell the appraiser what has changed**
  since that day.
- [ ] **Give the report** to your lawyer and accountant.

A designated appraisal gives you

- An **independent** value
- Based on **real sales** from that time
- As of the **date of passing**
- A **signed report** lawyers and the Canada Revenue Agency accept

EXAMPLE



Date of passing
$1,000,000

2 years later



Sold
$1,100,000

Sale price	$1,100,000
– Selling costs (agent, lawyer)	$50,000
– Value on the date of passing	$1,000,000
= Gain	**$50,000**

5 costly mistakes

1. **Waiting too long to get the value.** Get it before probate.
2. **Using an online estimate.** It can’t see the home.
3. **Paying out the estate too early.** You could owe the tax yourself.
4. **Mixing up the two values.** The date of passing and today are different.
5. **Losing receipts.** Give them all to your accountant.

4 Probate

WITH YOUR LAWYER

- [ ] **Ask if probate is needed.**
  A buyer’s lawyer will usually ask for it.
- [ ] **Pay the probate tax**
  when you apply.
- [ ] **File the Estate Information Return**
  within 180 days. Ontario can check the values later.

5 Taxes

WITH YOUR ACCOUNTANT

- [ ] **File the final tax return.**
  The home's value goes here.
- [ ] **Ask about an estate tax return**
  if there is rent, or a gain when the home sells.
- [ ] **Get a clearance certificate** (form TX19)
  before paying out the estate.
- [ ] **Keep every receipt.**
  Selling costs and big improvements can lower the tax. Bills usually don't.

Key date	When
Final tax return	Passed away January–October: April 30 next year. November–December: 6 months later. If they ran a business: usually June 15.
Estate Information Return	Within 180 days of probate.
Date-of-death appraisal	Any time. Early is easiest.

6 Before you sell

- [ ] **Check the will and the heirs' wishes.**

- [ ] **Selling to family?**
  Get a second appraisal of today's value, so the price is fair.

- [ ] **Selling on the market?**
  An appraisal helps set the asking price.

Need the home's value?

Date-of-death appraisals across Toronto, the GTA and Ontario, even years later. Your fee in writing within one business day.

Request a Quote

Call or text 647-886-8384

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Scan to request a quote

YOUR APPRAISER

Jacklin Park, P.App., CRA, MBA

P.App.	Professional Appraiser
CRA	Canadian Residential Appraiser
MBA	Master of Business Administration
10+ years	Appraisal experience

Designated by the Appraisal Institute of Canada. Verify: **aicanada.ca/appraisers/909346**

Your estate team

Fill this in and keep it with the estate papers.

Property address	
Date of passing	
Where the will is	
Estate lawyer	
Accountant	
Home insurance	
Insurance phone	
Mortgage lender	
Probate filed	
Final tax return due	
Appraiser	Best Home Value · 647-886-8384

General information for Ontario, not legal, tax or financial advice. Please speak with your lawyer and accountant.
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