

PROBATE, PRE-PROBATE, AND DIVORCE DATA



Probate, pre-probate, and divorce real estate data offers valuable insights and opportunities for real estate professionals to identify and pursue potential leads. These datasets provide information about properties involved in probate, pre-probate, and divorce cases, enabling professionals to target motivated sellers and navigate specialized market niches. In this brief, we will explore the concept of probate, pre-probate, and divorce data, and discuss their applications across various industries.

What is Probate, Pre-Probate, and Divorce Data?

Probate Data refers to the legal process of settling the estate of a deceased person. Probate data includes information about properties owned by individuals who have passed away and are being transferred to their heirs or beneficiaries through a court-supervised process. This dataset contains details about properties that may be sold to distribute the deceased person's assets or resolve any outstanding debts.

Pre-Probate Data includes properties owned by individuals who are alive but have designated their assets to be transferred to their heirs upon their passing. This dataset allows real estate professionals to identify potential sellers who may be interested in selling their properties before going through the probate process.

Divorce Data pertains to properties involved in divorce proceedings. When couples go through a divorce, the division of assets often includes the sale or transfer of properties. This dataset provides information on properties that may become available for sale due to a divorce settlement, providing real estate professionals with opportunities to target motivated sellers.

Probate, Pre-Probate and Divorce Data Details

Gain an in-depth view of probate, pre-probate and divorce characteristics for more than 155 million properties across the country (or at the state- and country-level), including:

- ☑ Property Address
- ☑ Owner First & Last Name
- ☑ Mailing Address
- ☑ Legal Description
- ☑ Property Value
- ☑ Property Use
- ☑ Parcel ID
- ☑ Year Built
- ☑ Date Of Death (Probate & Pre-Probate)
- ☑ Defendent Information (Divorce)
- ☑ Plaintiff Information (Divorce)
- ☑ Defendent Attorney Information (Divorce)
- ☑ Plaintiff Attorney Information (Divorce)

Use Cases

Our Probate, Pre-Probate and Divorce Data is fully customizable, allowing you to license the entire database or data sets based on specific geographies. It can be used by various industries, including:



Real Estate Agents and Brokers can leverage probate, pre-probate, and divorce data to identify motivated sellers and expand their client base. By accessing these datasets, professionals can reach out to potential sellers, offering their services to facilitate property sales and assist in the legal aspects involved. This niche market allows agents to differentiate themselves and build a reputation for handling sensitive transactions.



Real Estate Investors can benefit significantly from probate, pre-probate, and divorce data. These datasets provide opportunities to find properties that may be available at below-market prices, as sellers in these situations often prioritize a quick sale. Investors can use this data to identify distressed properties, negotiate favorable deals, and potentially generate higher returns on investment.



Probate and Divorce Attorneys can utilize these datasets to locate properties relevant to their clients' cases. This information allows them to better understand the asset distribution process and advise their clients accordingly. By having access to probate, pre-probate, and divorce data, legal professionals can provide more comprehensive guidance and enhance their overall service offerings.



Banks and Mortgage Lenders can utilize this data to identify properties that may be subject to probate or divorce-related sales. This information helps them assess the potential risks associated with loans and mortgages tied to these properties. Financial institutions can also use this data to identify potential customers who may require their services during these unique circumstances.

Coverage

Our probate, pre-probate, and divorce data covers the majority of the United States. It's important to note that all three data types aren't always available in some areas.

Delivery

Our probate, pre-probate, and divorce data can be delivered at the county, state, or national level with weekly updates every Wednesday.

Bulk Data Licensing

We deliver the most accurate and detailed data available, designed to support a vast array of applications and industries. These millions of data points are compiled from thousands of sources, and we make them easy to dissect and utilize while providing the best customer service available.

Contact us Today!

Contact John Bottini at **617.896.5331** or email jbottini@thewarrengroup.com.

Visit www.thewarrengroup.com to learn more.