

# ASSET DEFINITIONS

---

**Assets:** Real and personal property owned wholly or in part by the client.

**Encumbrance:** A legal claim against real or personal property payable when the property is sold.

**Equity Value:** The fair market value of real or personal property minus any encumbrances.

**Estimated Market Value (EMV):** The value assigned to real estate by the county assessor for the purpose of levying property taxes. EMV is found on the annual property tax assessment statement.

**Fair Market Value (FMV):** The price an item would sell for on the open market in a local geographic area.

**Joint Ownership:** An ownership agreement in which two or more people own the same piece of property. Different types of joint ownership include but are not limited to joint tenancy and tenants-in-common.

**Liquid Assets:** Assets easily converted to cash such as savings and checking accounts, stocks, bonds, certificates of deposit, retirement accounts, and money market accounts.

**Non-Liquid Assets:** Property that has a cash value only when sold, or is not easily converted to cash, such as a home, a vehicle or a piece of property.

**Personal Property:** Personal property is any asset that is not real property. Some personal property is counted toward the asset total, such as accounts, stocks and bonds, vehicles, or items, such as collections, acquired for their monetary value or as investments; while other personal property, such as household goods, is not counted, reported or recorded.

**Real Property:** Land, which includes all buildings, structures, improvements, or other fixtures on the land, belonging or pertaining to the land, and all mines, minerals, fossils, and trees on or under the land. Life estates are real property, as is a mobile home if it is attached to a foundation on land owned by the unit.