

Nuts v. Bolts

Draft - For Mediation Purposes Only

Coverture Calculation of Wife's Pre-marital Home

7/1/2024 DOF
1/1/2008 DOM

Property Address **1600 NE 15 Ave, Fort Lauderdale, FL**
Purchase Date 1/1/2005
Purchase Price \$ 500,000

Mortgage

30 year mortgage
Mortgage at DOM \$ 475,000
Mortgage at DOF \$ 220,000

Value @ Date of Marriage - Per Appraisal

Principal Reduction from Marital Funds for Mortgage
Approx. paydown of Mortgage (DOM (01/01/2008) through DOF (07/05/2024))

Total Principal Reduction During the Marriage

Improvements during the marriage - Est. per Wife

Coverture Fraction:

Principal Reduction from Marital Funds

Value of Property @ Date of Marriage

COVERTURE CALC	
\$ 255,000	<i>a</i>
\$ 255,000	
150,000	
\$ 255,000	
\$ 525,000	

<u>Marital</u>	<u>Non-marital</u>
	\$ 525,000
\$ 255,000	\$ (255,000)
\$ 255,000	\$ (255,000)
150,000	
\$ 157,857	\$ 167,143
\$ 562,857	\$ 437,143
56.29%	43.71%

Coverture Fraction 48.57%

Passive Appreciation:

Current Value per Appraisal \$ 1,000,000
Less: Improvements (150,000)
Less: Value at DOM \$ (525,000)
Passive Appreciation \$ 325,000

Total Marital & Non-Marital Value:

FOOTNOTES:

(a) (\$475,000 - \$220,000 = \$255,000); Outstanding Principal as of DOM was \$475,000 and Outstanding Principal as of DOF was \$220,000