

Maryland Realtor Launches Free Probate Cost Calculator for Estate Sales

On a \$500,000 Maryland estate, the free calculator shows about \$55,755 in probate costs and \$444,245 net to the estate.

TYSONS CORNER , VA, UNITED STATES, August 11, 2026 /EINPresswire.com/ -- The Maryland [Probate Cost Calculator](#) is a free online tool that estimates executor fees, court costs, and net proceeds when selling an inherited home through probate. Marc Cormier, a Maryland real estate specialist with more than 25 years of experience in probate property sales, launched the calculator today to give personal representatives and families the real cost of an estate sale before they sign anything.

The calculator is live now at [GuideToProbate.com/probate-cost-calculator](#). A user enters the home's estimated value, picks their Maryland county, and gets an instant breakdown: personal representative commission, Register

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Marc Cormier

of Wills probate fees, notice and filing costs, closing costs, and what is left over for the estate. "Most families do not know what probate costs until they are already in the middle of it," Cormier said. "By then they have made decisions that are hard to walk back. This gives them the real number first."

The calculator runs on Maryland's own statutory formulas. Personal representative commission follows Maryland Estates and Trusts section 7-601: 9 percent of the first \$20,000 of estate value, plus 3.6 percent of everything above that. Register of Wills fees follow the current tiered schedule, from no charge for estates under \$50,000 up to \$2,000 for estates between \$1 million and \$2.5 million.

On a \$500,000 Maryland estate, with no mortgage payoff, no probate bond required, and a traditional listing at 5.5 percent commission, the calculator estimates roughly \$55,755 in total costs, personal representative commission, Register of Wills fees, notice and filing costs, appraisal, and closing costs, leaving about \$444,245 net to the estate.

What the calculator does:

- Slider input for home value, from \$100,000 to \$2,000,000
- County selection for Montgomery County, Prince George's County, and other Maryland jurisdictions

- Toggles for mortgage or lien payoff, probate bond, and listing agent commission
- A real-time estimated closing statement showing total cost and net to the estate
- A clear disclaimer that every figure is an estimate and needs to be checked against an estate attorney and, for tax questions, a CPA

"A personal representative has a fiduciary duty to the estate," Cormier added. "That starts with knowing the numbers. Whether the property sells as-is, gets fixed up first, or goes to a cash buyer, the family needs the net number for each path, not the sale price alone."

Cormier has also published a [Track Record](#) page showing four real Maryland and Virginia probate closings, each one comparing the initial cash offer against the eventual sale price. The combined gap across those four sales runs into seven figures.

Cormier holds the Seniors Real Estate Specialist (SRES) designation and specializes in probate and estate property sales across Maryland, Virginia, and Washington, DC. He is the author of "How To Sell Your Inherited Home" and runs GuideToProbate.com, a probate knowledge center built for personal representatives navigating Maryland, Virginia, and DC estates.

The Probate Cost Calculator is free at <https://guidetoprobate.huzi.site/probate-cost-calculator/>.
About Marc Cormier

Marc Cormier is a Maryland real estate professional who focuses on probate and estate property sales. He holds the Seniors Real Estate Specialist (SRES) designation and has more than 25 years of experience helping personal representatives sell estate properties across Maryland, Virginia, and Washington, DC. He is a graduate of Brown University, has completed post-graduate executive-level coursework, and is a former Army officer. He is affiliated with Berkshire Hathaway HomeServices PenFed Realty, 8075 Leesburg Pike, Suite 720, Tysons Corner, VA 22182. For more information, visit GuideToProbate.com or call (301) 660-6272.

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