



REAL ESTATE REPORT

REAL ESTATE NEWS YOU CAN USE • APRIL 2015

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REPRESENTATION PAYS OFF

According to the National Association of Realtors, sellers who use a real estate professional make 16% more on the sale of their home, than do sellers who go it alone.

REALTORS® can help a seller determine the optimal asking price and are experts in marketing and negotiating. The paperwork involved in selling and buying a home has increased dramatically, as more industry disclosures and regulations are now mandatory. Your agent can ensure the proper paperwork and various disclosures and inspections are handled correctly.

Agents guide sellers in preparing their home to maximize value, provide broader exposure to the market, and are more likely to generate multiple offers than a seller on their own, all which maximize sellers' bottom line.

A professional can show a home more objectively than can a seller who is emotionally attached to the home, and who might become unnerved by prospective buyers' critical comments.

REALTORS® are experienced problem-solvers when unexpected challenges arise. Unrepresented sellers often do not understand the legal complexities, customary and acceptable contract terms and practices, and the range and timing of obligations they will have to meet, along with the consequences of failing to do so.

If you are contemplating selling in the future, please call me for a personal consultation.

FEATURED PROPERTIES



6301 Duffield
Offered at \$480,000



16915 Brushfield
Coming Soon



SPRING FLING

It's that special time of year when every weekend is filled with a variety of festivals offering fun for the whole family. Here are some of my favorites in the DFW area:

Cool Thursdays Concert Series | April 16-July 2 | Dallas Arboretum
Bring a picnic dinner and enjoy the beautiful sunset over White Rock Lake! Performances are Thursday nights from 7:30 to 9:30, featuring a great line-up of entertainment on the Martin Rutchik Concert Lawn.
www.dallasarboretum.org

Mayfest | April 30-May 3 | Trinity Park, Fort Worth
Featuring 3 music stages, 4 performing arts stages, paddleboats and over 60 art and gift market booths - all situated along the banks of the Trinity River near Downtown Fort Worth. www.mayfest.org

Cottonwood Art Festival | May 2-3 | Cottonwood Park, Richardson
Browse the works of 240+ artists while the kids visit the ArtStop Children's Area. Enjoy live music by local favorites. www.cottonwoodartfestival.com

Soluna Festival | May 4-24 | All Venues of the Dallas Arts District
Don't miss the first annual international music and arts festival, hosted by The Dallas Symphony Orchestra, showcasing world class talents such as composers, musicians, and both visual and performing artists from the Americas, Europe and Asia. www.mydso.com

Main Street Fest | May 15-17 | Downtown Grapevine
Head to this fabulous Texas Main Street to sample regional craft beer and wine, with lots of great live music, and a midway carnival to boot.
www.grapevinetexasusa.com

PROPERTY TAX TIPS

If you bought a home in 2014, **it is best to file for your homestead exemption by April 30th**. You can go to dallascad.org or collincad.org and click on "Search Appraisals", then click on "By Address", enter your address and click on your highlighted address at the bottom of the page. In the center of the screen, click on "Print Homestead Exemption Form." Or you can call the Dallas Central Appraisal District at 214.631.0910 or 214.631.1342 or Collin Central Appraisal District 469.742.9200. If your county elects to change your assessed value for this year, you will receive a 2014 Property tax Appraisal late in April. **The deadline to submit notice of intent to protest your assessment is May 31, 2015.**