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A Note from Ann:

Property Exemptions:

There are several different types of Property Exemptions available in the area that will help lower your taxes, sometimes even if you have small amounts of land. The rules and regulations are many, so the best idea is to talk to the entity that you would like to gain an exemption from.

First, there is the Ag Exemption. This is the one most people are familiar with. Basically the magic number for this one is 10 acres. However, if you have leased your land or it is run as part of a larger operation you can get it on smaller parcels (ie: a neighboring property - but you must file it with BCAD). You must have 7 animal units (see website for description of a unit) for AG or it could be considered Open Space and be used for an Orchard, Row Crop, Pasture, Native Pasture, even Timber (to name a few). The property must have had this use for 5 years before the Ag Exemption is given (unless it is your primary business, then it's 3 years). A new buyer must submit a new application to keep an Ag Exemption in place.

Then there is the Wildlife Exemption. To get a Wildlife Exemption the property must already have an Ag Exemption in place. The requirements and land minimums vary per exemption. You can have Beekeeping on as small as 5 acres. These are often easier to maintain than animals or crops as you are protecting a species of indigenous wild animal (including birds) by providing water, food, and shelter, among others. Again the rules and regulations vary. Talk to the Bastrop County Appraisal District for more information.

Lastly our Houston Toad Endangered Species provides an Exemption of it's own. If you live in the Toad area you can get an exemption on as little as 3 acres of land. You will need to talk to the Lost Pines Habitat Conservation Plan Coordinator for your specific situation

This is just a very small snippet of what is available. Please make sure do your research and talk to the appropriate entity.

Links for more info:

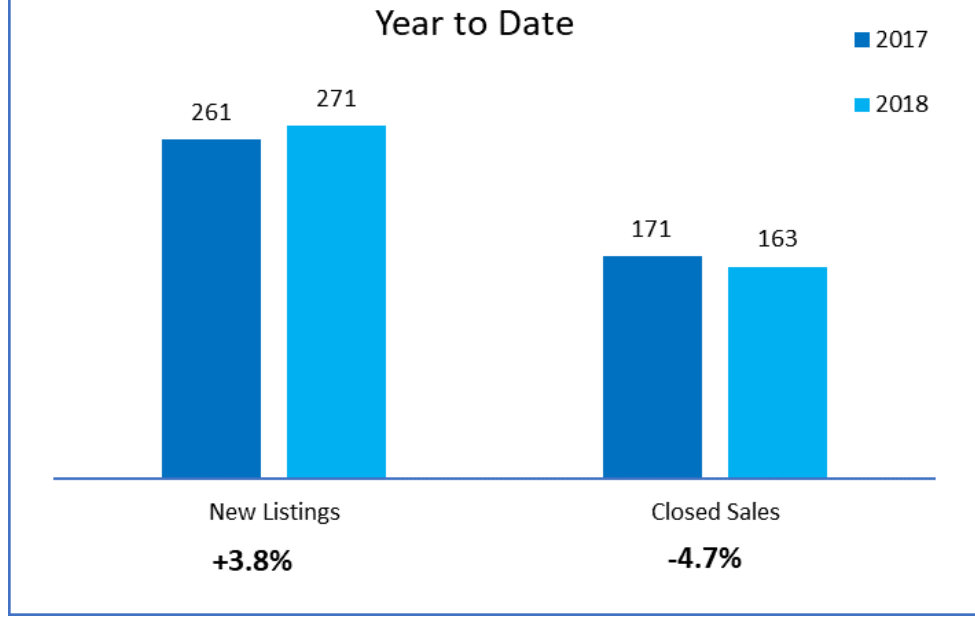
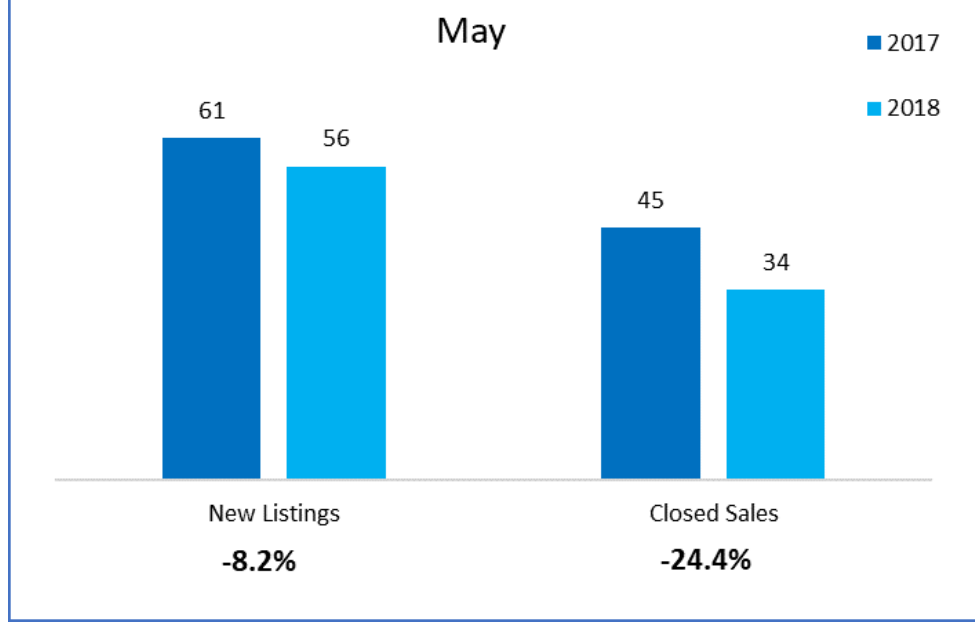
BCAD (Covers both AG and Wildlife): <https://www.bastropcad.org/guidelines/>

Houston Toad: <http://www.co.bastrop.tx.us/page/lphcp.main>

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Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for May was \$205,928, which is down -6.5% from the previous year. The average home sale price for 2018, so far, is \$222,129 which is up +7.5% from 2017.



Around Town

Upcoming Events



June 19th–23rd - Elgin Western Days Festival

The 49th Annual Western Days Festival hits historic Elgin, Texas the week of June 18 - June 23, 2018. The week is packed full with fun activities for all ages, culminating on the grand finale day of Saturday, June 23rd. ! For more information, [click here](#).

June 29th - Run, White, & Blue 5K

Come get your glow on at Bastrop's 2nd Red, White & Blue Glow Run 5k!!! Work off all that yummy holiday food - bring the family, this is an all ages event! You can run, walk or skip and as you cross the finish line enter a huge 80's themed dance party! Be sure you wear your best glow attire and come ready for fun! This is a Family Fun Run & Walk! Register by June 18th to be guaranteed this year's original race shirt! For more information and to register, [click here](#).

June 30th - Bastrop Patriotic Festival

Bastrop's Annual Patriotic Festival is filled with family friendly fun! Situated in beautiful Fisherman's Park beside the Colorado River along the June Hill Pape Riverwalk, there will be games and contests, as well as food and music – and maybe a few surprises as well. The festivities will come to a spectacular end with a dazzling fireworks display on Saturday evening (at dusk). For more information and to buy tickets, [click here](#).

Small Flaws Can be a Big Deal

What may seem like small problems in your home can be a big deal to prospective buyers who will want to discount the price. Realtor.com names six of the minuscule things that could be big hurdles to closing:



An old electrical panel. Buyers will want it "up to code." Get bids from multiple electricians to try and get a reduced repair quote, or offer that amount as a credit in lieu of repair at closing.

Ripped window screens. Window screens will wear out over time, but tears should be taken seriously. Either replace them before listing or offer credit at closing.

The location of the laundry room. The laundry on the 'wrong' level can be a big negative, especially in a three-level house or townhouse. Offer to move the washer and dryer to a new location if possible.

The bathtub or shower. Some people prefer showers, others want bathtubs, especially parents with small children. A bathtub with a showerhead above is the best option.

Kitchen walls. Many people prefer open kitchens. If you think your kitchen's walls make it feel cramped and that's stalling your sale, consider opening it up yourself.

Small closets. There isn't much you can do to ease these concerns, but try to make your closets look roomier by de-cluttering. Hiring a contractor to build or extend closets where needed—or pointing out to buyers that they can do this themselves—is another fix.

You are receiving this email because, as a valued previous or current client, we'd like to keep you up to date on current housing and real estate news. To remove your name from our mailing list, please [click here](#).