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# September 2019

## A Note from Ann:

### New Floodplain in Our Area

We have recently had issues with Bastrop County not issuing permits for homes/land due to flood plain issues (requiring them to build up out of the floodplain). As Realtors, we use the FEMA Maps and Bastrop County Appraisal District Maps. I've had 2 instances recently where the land showed no, or very little floodplain on the land when the buyers purchased it. I had a survey done on one of these properties and it showed the same thing, as the surveyor's use the FEMA maps.

However, what the County is using is what FEMA "may" approve in their more elaborate maps in the future - they are called BLE (Base Level Elevation Maps. These maps are putting

floodplain in areas that had NO flood risk in the past. This particular parcel (40 acres) was now completely in the 100 year floodplain!

Nonetheless, the County is enforcing these rules as of January 1, 2019. I'm not sure that they are correct in doing this, and the Board of Realtors will be digging into the situation further. Be that as it may, you need to be aware of this. This will affect value dramatically. It's a conundrum for the time being - so arm yourself with knowledge - as this will most likely end up being the "Official" maps from FEMA. There is a link below to check your property. It's scary, the map shows LOTS of 100 year flood plain in our County now, much, much more than previously believed.

Check your property here: <https://webapps.usgs.gov/infrm/estBFE/> Click OK to the disclaimer and click on the bottom right box "Property Look Up"

September is picking up after a traditionally slow August (school and last minute vacations). As you can see, listings are down and sales are up - Great time to list your property!

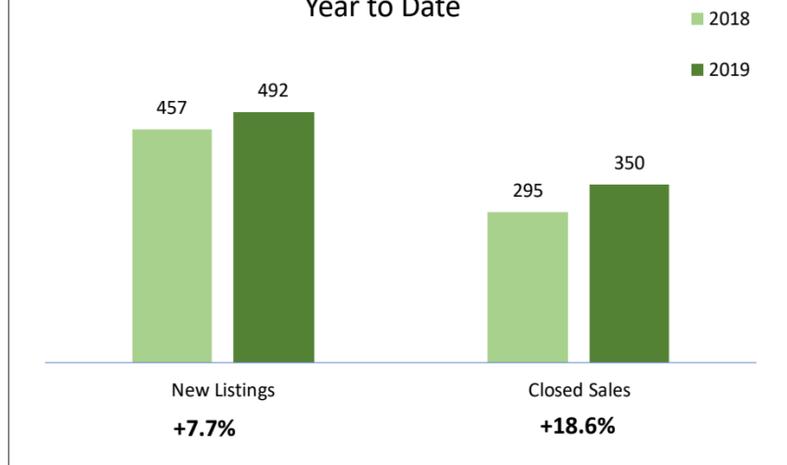
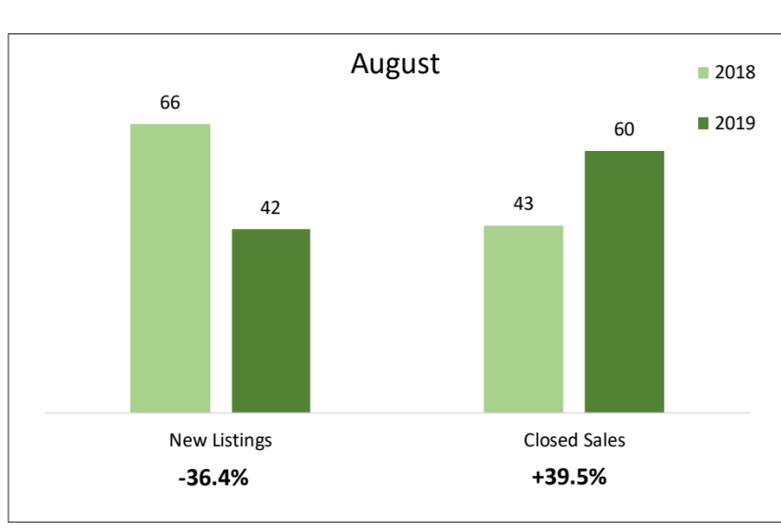
"If you quit now ... you'll end up right where you first began and where you first began ... you were desperate to be where you are right now ... so keep going."

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## Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for August was \$251,170, which is up 9.9% from the previous year. The average home sale price for 2019, so far, is \$240,695, which is up 6.2% from 2018.



## Around Town



### Upcoming Events

#### September 13th-November 2nd - Scream Hollow

Featured on Travel Channel and rated No. 1 Haunted House in the Nation by Lionsgate, this 20-acre Central Texas attraction can't be missed by those adults who love to be scared. Check out the four haunted houses and trails, enjoy dinner at the restaurant and drinks at the Vampire Bar. Open every weekend through Halloween. For more information or to purchase tickets, [click here](#).

#### September 14th - 3rd Annual End of Summer Car Show

Come on out and enjoy the 3rd Annual End of Summer Car Show in rural Rockne, Texas! Our event this year is hosted by Toxic CTC out of Austin TX, and will include awesome vehicles, food trucks, live DJ, and raffles. Great event for the entire family. Free admission. For more information, [click here](#).

#### September 14th - Fall 2019 Full Moon Paddle

There is nothing like being on the river under the light of a full moon! Our experienced guides will take you on an enchanting night time floating/paddling tour of the Colorado River in central Texas. The 2.5 hour ride will end at the Colorado River Nature Refuge. For more information, [click here](#).

#### September 21st - 2019 Redneck Games

Get yer Redneck gear out and get ready for a down right good ol time. This will be a day full of fun and some friendly competition. Teams will be participating in a series of fun, dirty, wet and crazy redneck games throughout the day for points. There will be plungers, toilets, beer, chickens, mud pits, water slides and more! The Top 3 teams will receive CASH prizes and the very prestigious Redneck Games Trophy. For more information or to register, [click here](#).

#### September 28th - Smithville Wingfest & Chili Cook A Roo 2019

Celebrate in historic downtown Smithville, Texas for competitions in wings, chili, beer and cornhole. Event also includes tastings, live music, Chicken Poo Bingo, and more. Teams are invited to cook up wings, chili or homebrew beer in different categories. Prizes and trophies awarded. Registration is \$50. For more information or to register, [click here](#).

#### September 28th-November 3rd - Barton Hill Fall Festival & Pumpkin Patch 2019

Barton Hills Farm in Central Texas is famous for its family-friendly venue and good old-fashioned fun. Make memories with your children and friends with fun activities for all ages. Pick out your pumpkin and get those pumpkin patch photos, get lost in the corn maze, pay games and human fooseball, pet the farm animals and have a great time. Food and drink available. Open every fall weekend through Halloween. For more information or to purchase tickets, [click here](#).

## The Bigger Picture

While the price of a home might seem to be in your budget at face value, forgotten costs of the buying and moving process could potentially put you over budget in the long run. Here are six costs that are often overlooked, courtesy of Redfin:



**Improvements.** Even if the home you buy isn't a fixer-upper, there may be things you want to change or add to make it your own, such as new flooring, paint or countertops, which can add up to be a large expense. Moving. Moving costs money, and the price goes up the more stuff you have and the farther you're moving.

**Furnishings.** You may want to buy furnishings for your new home, since the furniture and accessories you own now may not be enough or fit in with a new aesthetic.

**Maintenance.** This is an expense that catches renters especially off guard, because maintenance is usually taken care of by the building owners. You can expect to repair or replace a variety of things during the life of a home, so be sure to include maintenance costs in your budget.

**Utilities.** While you may already be paying for utilities at your current residence, the costs could be higher in your new home depending on the size and area. There are also some utilities that are included in rent that homeowners have to pay for, like garbage collection.

**Time.** You will meet with several people to sign documents, set up utilities and prepare your move—time you might take off from work. This is fine if you're able to use vacation days, but if not, you may need to take unpaid leave.

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