

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR FEBRUARY 2010

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
8819 Liptonshire Drive	3 / 2	1	1,269	\$174,500	\$159,000
8629 San Souci Drive	3 / 2	2	1,902	\$225,000	\$225,000
9009 Lydgate Drive	3 / 1.1	2	1,316	\$214,900	\$214,900
10107 Lanshire Drive	3 / 2	2	1,671	\$299,000	\$229,000
10204 McCree Road	3 / 2	2	1,446	\$189,900	\$189,900
10523 McCree Road	3 / 2	2	1,729	\$229,900	\$229,900
9085 Longmont Drive	3 / 2	2	1,553	\$229,500	\$229,500
10234 Linkwood Drive	4 / 3.1	2	3,524	\$539,000	\$539,000
8879 Larchwood Drive	3 / 2	2	1,414	\$235,000	\$235,000
10123 Linkwood Drive	3 / 2	2	1,624	\$249,000	\$249,000
10548 Le Mans Drive	3 / 2	2	1,823	\$250,000	\$250,000
10559 Le Mans Drive	3 / 2	2	1,608	\$180,000	\$180,000
SOLD					
9059 Longmont Drive	3 / 1.1	1	1,176	\$185,000	>\$170,000
10211 McCree Road	3 / 2	2	1,476	\$179,900	>\$179,900
10119 Lanshire Drive	3 / 2	2	1,657	\$214,900	>\$205,000
10426 Lanshire Drive	3 / 2	0	1,598	\$235,000	>\$230,000

This report covers the L Streets Neighborhood Association (Crime Watch #1089) which is bordered by McCree Road, Plano Road, Ferndale Drive and Northwest Highway.

BUYING A HOME - WHAT'S DEDUCTIBLE?

REALTORS are quick to point out that home ownership allows many tax advantages not available to someone only paying rent. A homeowner can deduct some basics, points used to obtain a mortgage when buying a home, mortgage interest paid during the year, and property taxes. But, there are rules and guidelines to these deductions. When most people buy a home, they generally obtain a mortgage with costs such as a loan origination fee, commonly expressed as a point. Points are deductible in the year they are paid, providing they meet certain conditions. The main condition is that the mortgage be secured by the home you live in most of the time and that you used this mortgage to either purchase or build your home. Another major condition is that the points be clearly stated on the HUD1 Settlement Statement. With two exceptions, other closing costs are not deductible. Those exceptions are pre-paid interest and pro-rated property taxes. Of course, there are other conditions and you should confirm those with your CPA. IRS rules and regulations can quickly become...confusing. I would happily refer you to the right professional that can help you through the process. So if you are thinking of buying or selling please consider me, your TRUSTED RESULTS REALTOR, for your next transaction.



214-497-2035
www.LStreetsRealtor.com
renebarrera@ebby.com

Rene 
 Barrera
 TRUSTED RESULTS