



BROUGHT TO YOU BY:
Ann Van Zandt, Broker, ABR, CRS, GRI, SRS, Green
(512) 629-3081
ann@bastrophomes.com bastrophomes.com



April 2019

A Note from Ann:

Tax time is upon us! (I hear a collective groan!). The good news is you have deductions you can take from your home. Here's a few of the items that may be deductible*. Please make sure to always consult an accountant before taking any deductions, as there are rules for some of these.

Ask your tax preparer about claiming a deduction for:

- Mortgage Interest: This can be a big one as early on in your home ownership your monthly payments are mostly interest.
- If you have taken a Home Equity Loan you may be able to deduct some of that as well
- Property Taxes are deductible
- PMI (mortgage insurance) may be deductible
- On the HUD or CD document you received at close (and I should have mailed you yours at the beginning of the year if we closed last year) - you should be able to deduct
- Loan Origination Fees
- Any Points (or Loan Discounts) Paid (rules apply)
- Any Pre-Paid Interest

I want to pay more taxes, said nobody EVER! Don't let these get by you, as they could save you money. I hope this finds you all well! Please let me know if you have friends or family in need of Real Estate services. I would be honored to assist them.

*Always consult an accountant or tax professional before taking any deductions. Article is for informational purposes only.

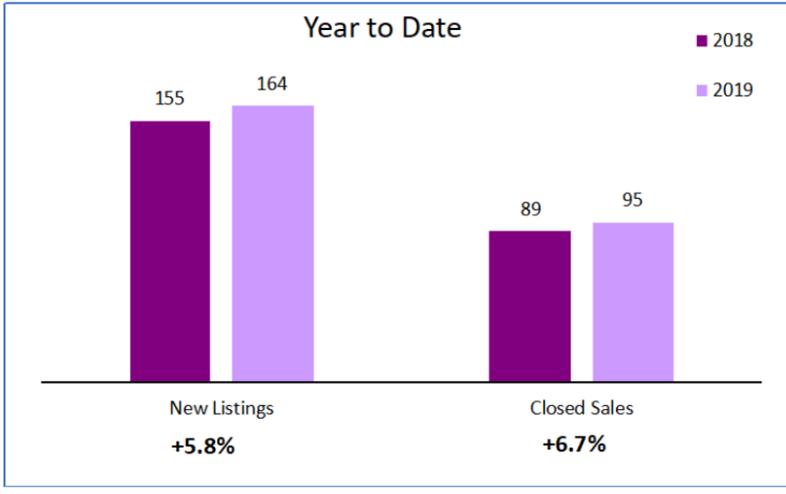
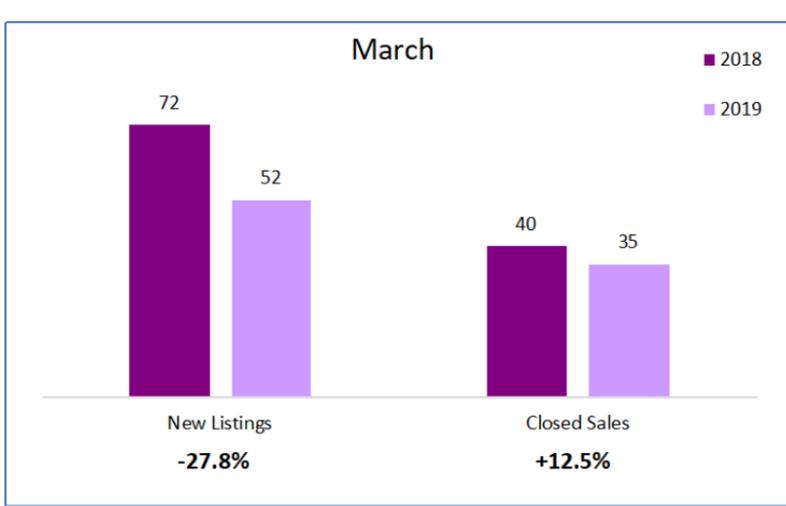
In This Issue

- A Note from Ann
- Bastrop Area Monthly Statistics
- Around Town/Upcoming Events
- The Home of Tomorrow



Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for March was \$240,403, which is up 9.6% from the previous year. The average home sale price for 2019, so far, is \$224,589 which is down -1.8% from 2018.



Around Town



Upcoming Events

Now—April 21st - Sherwood Forest Faire

Sherwood Forest Faire is a locally owned medieval -style village nestled in the Lost Pines section of Central Texas. Over 100 permanent buildings on 25 acres, including stages, pubs, merchant shoppes, wedding venues, a complete castle, and more. To purchase tickets and for more information, [click here](#).

April 13th - Local Lore—Elgin's History Adventure

Celebrate Historic Preservation with an architectural scavenger hunt, walking tours, farm equipment and vintage cars, interactive displays, games of the past, youth art show and more! Sponsored by the City of Elgin and the Elgin Main Street Board. For more information, [click here](#).

April 25th-27th - Smithville Jamboree

Fun days of live music, dancing, carnival rides, tournaments, a livestock show, and plenty of fun for kids and adults alike in this annual celebration at Riverbend Park, just north of Hwy 71 in Smithville, Texas. The Saturday parade, from marching bands to elaborate floats, moves through the town for all to see. The Critter says, "Y'all Come!" For more information, [click here](#).

The Home of Tomorrow

The future is now for homeowners, as more and more people are looking to smart devices to improve their everyday living. From thermostats, to fire and carbon monoxide detectors, technology and automation is getting more sophisticated. What's the current state of smart technology, and where is it going? Here are a few new devices that can make your home a touch smarter:



Laundry folding robot—The Laundroid from Seven Dreamers uses AI to sort and fold your clothes. Place clothes into a drawer at the bottom of the machine, and watch as it folds your wardrobe, along with being able to separate clothes for each family member.

Smart refrigerator—LG's InstaView ThinQ has a touchscreen on the front of the fridge that keeps track of what food or drink you put in and take out. When you're running low on a certain item, it even reminds you that it's time to restock.

Interactive mirror—Kohler's Vedera Voice Lighted Mirror has a built-in version of Amazon's Alexa voice assistant, so you can access important information while getting ready in the morning or preparing to go to bed.

Intelligent security light—A floodlight with a two-way speaker and motion activated camera, Maximus is perfect for monitoring activity outside of your house. It detects movement up to 70 feet away and relays a message to your smartphone for instant alerts about potential visitors or trespassers.

Smart plumbing—Flo is a smart plumbing monitoring system that can tell a homeowner not only about leaks, but also water pressure, temperature and flow rate.