

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Happy Spring!

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of February and March, 2005.

Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this chart.

If you are considering selling your home, please let us help you. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sales price that might realistically be expected in today's market.

| <u>Address</u> | <u>Bdrms/Baths</u> | <u>Style</u> | <u>Sales Price</u> | <u>Address</u> | <u>Bdrms/Baths</u> | <u>Style</u> | <u>Sales Price</u> |
|----------------------|--------------------|-----------------|--------------------|-----------------------------------|--------------------|------------------|--------------------|
| 936 N 80th St | 3/1.5 | 1½ Story w/bsmt | \$297,000 | 511 NE 81st St | 4/1.5 | 1½ Story w/bsmt | \$450,000 |
| 8501 Interlake Ave N | 3/2.5 | Townhouse | \$320,000 | 7706 2nd Ave NE | 4/1.5 | 1½ Story w/bsmt | \$455,000 |
| 7728 1st Ave NE | 3/1.5 | 1 Story w/bsmt | \$320,500 | 734 N 82nd St | 2/2 | 1½ Story | \$482,000 |
| 713 N 83rd | 2/1 | 1½ Story w/bsmt | \$352,000 | 607 NE 63rd St | 4/2.5 | 2 Story w/bsmt | \$490,000 |
| 747 N 74th St | 3/1.5 | 2 Story w/bsmt | \$360,000 | 532 N 75th St | 2/2 | 1 Story w/bsmt | \$495,000 |
| 738 N 71st St | 2/2 | 2 Story | \$362,000 | 6411 Fremont Ave N | 2/2 | 1 Story w/bsmt | \$499,950 |
| 721 N 76th St | 2/1 | 1 Story w/bsmt | \$362,000 | 7444 Latona Ave NE | 2/4 | Multi Level | \$625,000 |
| 529 N 82nd St | 2/1 | 1½ Story | \$367,000 | 7446 Latona Ave NE | 3/4 | Multi Level | \$644,000 |
| 8237 4th Ave NE | 3/2 | 1 Story | \$369,000 | 7450 Latona Ave NE | 3/3 | Multi Level | \$699,000 |
| 537 N 75th St | 4/2 | 1 Story w/bsmt | \$400,000 | 6530 Greenwood Ave N | 3/3.25 | 2 Story w/bsmt | \$735,000 |
| 7907 Greenwood Ave N | 3/1 | 1½ Story w/bsmt | \$402,500 | | | | |
| 745 N 82nd St | 3/1 | 1 Story | \$405,000 | Average List Price: | | \$472,806 | |
| 708 N 63rd St | 2/1 | 1 Story w/bsmt | \$406,000 | Average Sales Price: | | \$452,194 | |
| 337 N 82nd St | 2/1 | 1 Story w/bsmt | \$409,750 | Average Days on Market: | | 62 Days | |
| 7406 Latona Ave NE | 3/3 | Townhouse | \$435,000 | Average Price Per Sq. Ft.: | | \$227.72 | |
| 735 N 77th St | 3/1 | 1 Story w/bsmt | \$438,000 | | | | |
| 515 N 81st St | 4/1.75 | 1½ Story w/bsmt | \$440,000 | | | | |
| 608 NE 78th St | 3/1.5 | 1 Story w/bsmt | \$450,000 | | | | |

Information courtesy of NWMLS & is subject to change without notice

TAX TIPS FOR HOMEOWNERS

In addition to being a strong investment, owning real estate can really pay off at tax time. And since tax time is right around the corner, here are some tips to help maximize your tax advantages for your real estate holdings. Check with your tax advisor on which deductions apply to you.

Capital Gains

If you sold your home last year, you can exempt the first \$250,000 of profit (\$500,000 for married taxpayers filing a joint return).

Capital Improvements

The cost of major improvements can be deducted from the taxable gain when you sell your home.

Repairs to Rental Property

General repairs may qualify as deductions in the year they are paid for. Also, keep track of major improvements as they are deductible when you sell or through depreciation.

Points

Points paid at the time of a purchase are fully deductible in that year. The point you pay when you refinance are deductible over the life of the loan, and any remaining unamortized points from the previous loan are able to be written off in that year.

Moving Expenses

If you moved because of a change in your employer's location or because you started a new job, you may be able to deduct some of your moving expenses.

Mortgage Interest

And of course, you can deduct the interest you paid on your mortgage during the year.

Now is a great time to maximize your tax benefits by adding to your real estate investments. Call us with any questions you may have about expanding your real estate portfolio. Also, check out www.windermere.com where you can search for properties, estimate mortgage loan payments, and sign up for automatic e-mail notification of new listings.

April & May Events

Skagit Valley Tulip Festival April 1- 30
The 22nd Annual Skagit Valley Tulip fair. Skagit Valley is a beautiful area between the mountains, the river, the farmlands and the salt water. Please explore all the options in addition to the tulips! For more info visit www.tulipfestival.org

Puyallup Spring Fair April 14-17th
Enjoy fun food & Events at the Puyallup Spring Fair. Fair includes concerts, rides, Food & of course petting farms, Visit www.thefair.com for more information.

File Your Taxes! April 15th

Star Party at Greenlake April 16th
Held by the Seattle Astronomical Society, Green Lake star parties are on the north shore at a grassy area west of the Bathhouse Theater, near the fishing piers on the lake. Everyone is welcome to look through any of the instruments at whatever is in the sky that night. Wear warm clothes. Bring a friend!
www.seattleastro.org

Cherry Blossom Festival April 24th
The oldest cultural festival at Seattle Center, the Cherry Blossom & Cultural Festival includes dance, music, colorful costumes, martial arts, tea ceremonies and entertaining educational activities. Kids will have their own fun with toys, games, kite making and kimono dress-up. www.seattlecenter.com

Mothers Day May 8th

Memorial Day May 30th

Folk Life Festival
Northwest Folklife, founded in 1972, is an independent, nonprofit organization that promotes the cultural heritage of Pacific Northwest communities. Supported through individual donations, grants and sponsorships, Northwest Folklife is the most visible advocate of the traditional arts in the Northwest region.
www.nwfolklife.org