



VALUE SYSTEM

For many home buyers, understanding what makes one home more valuable than another seems a bit arbitrary. But the reality is that various features can add thousands of dollars to the value of a home. Some of these include:

- Square footage: How big is the house?
- Design: Is it a colonial or ranch?
- Floor plan: How well do the rooms "flow"?
- Quality of the neighborhood: Is it a highly desirable locale?
- Quality of the public school system: Whether or not you have children who will attend the schools is irrelevant.
- Proximity to public transportation, religious centers, shopping and schools.
- Quality of construction: Was it built by a reputable builder?
- Lot size, view and quality of landscaping.
- How busy the street is. Houses located on "double-yellow line" streets are less valuable than those on streets less-traveled.

Your CRS agent can help you understand why these factors are important and how best to gauge your home's true value. Your agent can also perform a comparative market analysis - an informal analysis of comparable homes in the neighborhood - and recommend a certified appraiser, who can calculate the value of a home at any given time.



SPRING INTO ACTION

For so many homeowners, spring is the time to plant gardens, pack away the woolens & generally breathe in some fresh warm air. It is also time to catch up on all of the little maintenance work around the house that might not be so enjoyable. But keep your house in top shape- inside & out- keeping your investment healthy.

Interior:

1. Check all window & door screens for holes, repair if needed.
2. On wood burning fireplaces, have flue checked for buildup, have a professional clean it.
3. Check filters on microwaves, range hoods, clean as needed.
4. Clean or replace the filter on your furnace.
5. Clean the filter on your air to air exchanger

Exterior:

1. Have your air conditioner professionally checked
2. Look closely at your roof shingles for worn or missing shingles.
3. Check for any loose siding or trim, repair if needed.
4. Check decks and porches for loose railings, balisters, or posts.
5. Check the grade (slope of land) for settling around the foundation.

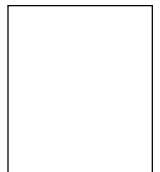
Call for your next **NEW HOME** or **REMODELING**

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Do you know someone who is thinking about buying or selling a home? **Please mention my name.**

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