



Judi Wright
make the "Wright" choice

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"Best Realtor in Dallas", D Magazine—
2006,2008,2009,2010, 2011, 2012, 2013 & 2014!
Five Star Realtor 2012, 2013 -- Texas Monthly

Make the "Wright" choice...
...for all the Right reasons!



BEST BEST BEST BEST BEST BEST BEST BEST
DDDDDDDD
2006 2008 2009 2010 2011 2012 2013 2014

Just Listed - 4BR/STUDY/4.5BTH/2GAR w/Pool & Spa!



6033 Arrowhead - \$800,000

4BR | 4.5BTH | 2LA + Study | 2CAR | Pool & Spa | 4651 SF | Game/Media Combo

STARWOOD BEAUTY— Lovely Steve Roberts built home on an oversized .33 acre corner cul-de-sac lot featuring 4BR + Study, 4.5BTHS, 2LA, 2GAR with a Pool & Spa. Wonderful floor plan features an oversized kitchen which is open to the breakfast nook & family room with a wall of windows viewing the pool & back yard. Master & Guest bedroom are down with 2 bedrooms & a Game/Media Room up. All bedrooms feature full bath access. Lots of upgrades, Robertson's pool added in 2010, new carpet, granite, covered patio w/built-in grill! For a private showing, call Judi Wright @ 214-597-2985.



Happy New Year—Welcome to 2015!!!

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BEST D 2014

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Happy New Year!!! Welcome to 2015, I hope 2014 and your holiday were wonderful. We had many things to celebrate. First Jimmy turned 33 on 12/13 and then Jasmin (Shane's girlfriend) graduated from college with a BA in Psychology on 12/14. She turned 27 on 12/18, Chase turned 27 on 12/21 and we had our Annual Family Christmas Pub Crawl on 12/20, then we had our Annual Christmas Eve gathering at Scruffy Duffies on 12/24 and our Holiday dinner on 12/25. Basically we rolled, drank and ate our way right into Christmas. It was quite a whirlwind but so much fun getting to spend extra time with the whole family. I hope your holidays were special and you found time to relax and enjoy them!

I was so busy I missed sending a November newsletter and in December only the email variety went out but I hope to send a hard copy and smaller, condensed email version every month. After all, how could you keep up with me and my crazy life otherwise? Ha Ha! I tried a new Christmas card this year, and I sincerely hope your Cheryl's Iced Cookie Christmas

card made it's way to your door. Many people called, texted and emailed about the cookies, so I think they were a hit. I still haven't sent myself any yet but I want too!

Obviously since you didn't get a newsletter from me in November and December, I was busy. I've been trying to find houses to sell and houses for my buyers to buy. You may have received letters from me, I have many buyers looking for homes. I also closed 2 properties that were not on MLS. That's right, I sold them without them ever making it to the market. Both of them were in Stonebriar Village, 3 Saint Andrews Court (BUYER) and 5652 Southern Hills Drive (BUYER & SELLER). Both closed in December.

In 2014 I sold 40% of the homes sold in Stonebriar Village. As a result of this I have started a new blog about all things Stonebriar. You can see it in two places at www.facebook.com/ILoveStonebriar.com or at www.ilovestonebriar.com. I will try to keep blogging and posting interesting

information regarding this vibrant area of Frisco, so make sure to like and follow the page on Facebook for the most up to date information, this is about the whole Stonebriar area of Frisco, not one particular neighborhood. If you have interesting information or events that I should share, please email me at judiwright@ebby.com. I am also starting a general real estate blog. After almost 13 years in real estate I guess I have a lot of information to share. More will be forthcoming on that later.

January 1st is an important date for property owners in Texas. It is the date you have to be living in a home to declare it your homestead. For those of you who closed on homes with me this year, you will soon be receiving an email with the form you need to file and a reminder to file! All customers will receive a copy of your Executed HUD closing statement for tax purposes. We try hard to make sure you are well taken care of! In ending, I wish you peace, love and happiness for 2015!

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Texas Homestead Exemption

In the state of Texas, you are entitled to receive a property tax reduction on one piece of real estate which you declare to be your "homestead". If you purchased your home last year, or if you do not have a homestead exemption presently, it will be necessary to file for this exemption, a SIMPLE & FREE procedure. Applying for the exemption is your responsibility; however, you may receive an application directly from your county appraisal district. You may apply online, by telephone, by mail or in person. The exemption amount may vary by Appraisal district. You must own the property which you wish to have receive the exemption as of January 1 of the year in which you are applying, and your application must be received prior to April 30 of that year. There is no fee to apply. If you receive a letter offering to file for you for a fee, don't be fooled. Applying is as simple as a phone call or the click of your mouse.

Collin County Appraisal District:
469-742-9200 or www.collincad.org

Dallas County Appraisal District:
214-631-0910 or www.dallascad.org

Denton County Appraisal District:
940-349-3800 or www.dentoncad.com

If you have questions concerning your Homestead Exemption, or any other Real Estate need, please call me. I am delighted to be of service to you!

Who Do You Know that Needs a Reputable

According to a recent study from Realtor.com, experts forecast that DFW will be a top 10 housing market in 2015. The 2015 Housing Forecast suggests that the areas increasing inventory, high employment growth & relative affordability makes it the number 1 market for forecasted household growth over the next five years.

Luxury home sales are up all over Texas. According to the Texas Association of Realtors, Dallas-Fort Worth saw the 2nd largest increase in sales volume in the state, compared to 2013 for homes priced \$1 million & up.

From January to October of last year, North Texans purchased 926 luxury homes, which was a 15 percent increase over 2013, when sales were relatively placid.

In fact, homes in all price ranges, if they are in good condition & priced right, are selling quickly, for top dollar & multiple offers are not uncommon.

Additionally, the area rental prices have spiked. Area news stations have reported that rental rates are up 26% & a recent real estate report reveals it costs Dallasites twice as much to rent than buy.

All of this, in addition to the relocation of multiple large corporations to our area, indicates that our real estate market is, and will remain, **STRONG!**

If you know anyone that needs a reputable Realtor, help them make the "Wright" choice, I would love to put my experience to work for them! In this market, your choice in agents matters! Call me, I'd love to help!

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SOLD



3 SAINT ANDREWS, Frisco
Stonebriar Village
The Blais Family

PENDING



2933 SHENANDOAH, Frisco
5BR | 4.2BA | 3LA | 3CAR | Pool & Spa
Stonebriar Park — \$1,700,000

SOLD



5717 STERLING, McKinney
Cambridge @ Stonebridge
The Davis Family

SOLD



5652 Southern Hills, Frisco
Stonebriar Village
Sold by The Goldman Family

PENDING



1701 CATHEDRAL, Plano
4BR/2.5BTH/2GAR
Cross Bend

SOLD



5652 SOUTHERN HILLS, Frisco
Stonebriar Village
Bought by The Stang Family

PENDING



8012 HERITAGE PALMS, McKinney
3BR/2BTH/2GAR—Craig Ranch
\$230,000

SOLD



9985 AMBERWOODS, Frisco
NEW CONSTRUCTION
The Fragapane Family

PENDING



800 HAYDEN, Savannah
NEW CONSTRUCTION
The Grauff Family