



Arizona Real Estate

By Aaron & Anna Shephard

480-980-2893 • aaronsellsaz@gmail.com



Aaron & Anna Shephard
RE/MAX Fine Properties

21000 N Pima Road
Suite 100
Scottsdale AZ 85255

480-980-2893 Cell
480-443-7400 Office
602-503-4424 Fax

www.AaronSellsAZ.com

aaronsellsaz@gmail.com



Thinking of Buying a Home? Get My Free Guide

Buying a home is a complex process with many factors to consider.

Prepare for the decisions

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School Districts Matter to Buyers and Sellers

It's axiomatic in the real estate industry that homes in good school districts are more desirable and fetch higher prices than similar homes in lower-tiered school districts. Indeed, buyers are willing to sacrifice or compromise on many attributes and amenities to own a property in a good school district.

It does matter

These findings in a recent Realtor.com survey of nearly 1,000 prospective home buyers bear this out:

- More than 90 percent of respondents said school district boundaries were important in their search for a new home.
- One out of five stated that they would give up a bedroom or a garage to live in a better school district.
- One out of three said they would downsize to a smaller home if the schools were better.
- Twenty percent of respondents said they would pay 6-10 percent above their budget for a better school district.
- Ten percent would pay up to 20 percent over budget based on school quality.

Solid investments: The buying process should definitely include an analysis of the school district, whether you have kids or not. In addition to providing educational advantages, buying a home in a good school district is a sound financial investment. For families, buying into a good school district can save the cost of private school tuition. But for empty-nesters, homes in top school

Prepare for the decisions you'll need to make along the way by requesting my free report, "10 Easy Steps to Buying a Home."

Just reply to this email and I'll send it right out to you.

Quick Quiz

Each month I'll give you a new question.

Just reply to this email for the answer.

What is a year in Jupiter-time?

Why Not Pass Me to a Friend?

If you've enjoyed this newsletter and found its information useful, please forward it to a neighbor, friend or co-worker by [clicking this link](#).

Recipe: Leftover Turkey and Cranberry Sauce Sandwich

Serves 4

Need some new ideas for post-Thanksgiving leftovers? This sandwich is easy and delicious.

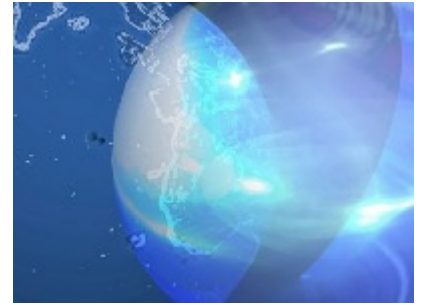
- 12 ounces leftover turkey slices (breast or dark meat)
- 1 cup leftover turkey or other stock
- 4 sweet bread rolls
- 4 heaping tablespoons cream cheese
- 4 tablespoons leftover

districts tend to hold their re-sale value through market fluctuations, and school excellence is often a good indicator of community safety, stability, and overall quality.

Interestingly, some people without children would prefer not to live near a school but, of course, will still want to know where schools are in their preferred neighborhood. You can obtain information about test scores, excellence awards, teacher-student ratios, and other school quality factors online at sites such as schooldigger.com or greatschools.org. In addition, many state websites post school district report cards that enable you to compare and rank them.

Your City at Night: Beautiful...But Scary

You could think of it as an astronaut's guide to correcting light pollution - as compiled by non-astronauts.



Since 2003, International Space Station crews have been taking photographs of the earth at night giving us a glimpse of our cities from space. Until now, these images have been scattered around the Internet. But according to a recent article in the *Atlantic*, a group of volunteers has now put many of them together on a searchable database.

At Cities at Night (www.citiesatnight.org), users can click on a map to find images of different cityscapes, as viewed from space. Envision your hometown beaming light into the universe (not a good thing). Many of the pictures are still unclassified, and viewers are asked to get involved by helping identify the cities in the photographs.

Cities at Night isn't just about viewing your home from space. It's about showing and learning about the effects of light pollution, which can cause health problems, disrupt ecosystems, and interfere with research into the hows and whys of our galaxy, among other things. Organizers hope to identify patterns in light pollution to motivate change.

This Month's Smile: Burning Questions

Have you ever had a burning question and needed it answered now? It's usually a simple question that few people want - or need - answered. Except you.



Take, for example, the pronunciation of the condiment, Worcestershire sauce.

Do you pronounce all the syllables, or is there another way? A right one? That's easy: According to the Oxford Dictionary, it's pronounced "wooster-sheer" sauce.

But what about all those other burning questions, such as: "Is there a foolproof way to cure hiccups?"

Fortunately, some of these hot queries can be answered by experts, providing

cranberry sauce (or more to taste)

Directions

Place the stock and turkey slices in a shallow pan and heat on low to warm through, turning once. Meanwhile, cut rolls in half and warm in a toaster oven. Once warm, spread a heaping tablespoon of cream cheese on one side of the bread, followed by a tablespoon (or more to taste) of the cranberry sauce on the other half of the roll. Lift the turkey slices out of the simmering stock and let excess liquid drip off, then add to the sandwich. Enjoy!

Ask the Agent: This Month's Question

How can I tell what the next hot neighborhood will be?

You want to move into an up-and-coming neighborhood, but aren't sure what's a diamond in the rough and what's a headache waiting to happen?

A good local real estate agent will know all the up-and-coming areas. But you can also watch for these signs:

Business is booming. If on-trend restaurants, coffee houses, and high-end retailers are moving in, this area may be changing for the better.

Major economic developments. A neighborhood that boasts a

you're a curious pre-teen. In Big Questions from Little People, children from four to 12 have some of their burning questions answered by a team of famous scientists. We all should be so lucky!

Wondering How Much Your Home Is Worth?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

If you're wondering what's happening to prices in your area, or you're thinking about selling your house, I'll be able to help.

Just give my office a call for a no-fuss, professional evaluation.

I won't try to push you into listing with me or waste your time.

I'll just give you the honest facts about your home and its value.

And maybe I'll also give you the "inside scoop" on what's happening in the housing market near where you live!

Just give my office a call or reply to this email to arrange an appointment. Alternatively, stop by at the office.

Three Easy Ways to Create Great Winter Curb Appeal

Selling a home during winter can be difficult. Wherever you live, the usual curb appeal tactics - a lush garden and water features - may not feel right as the holiday season approaches. But there still are ways to spruce up your exterior with seasonal flair. Here are a few:

Work with the green around you: Thanks to evergreens, your front yard can look beautiful no matter what the season. These versatile plants come in a range of sizes, shapes, and colors, and complement every exterior house style.

For example, plant mature cedar hedges or boxwood around the perimeter, and add porch appeal with potted evergreens beside your front door. Stick in branches of berries or artificial fruit for color, and, in southern climes, "borrow" some tropicals from the garden for a splash of color against the green in your pots.

Take inspiration from holiday décor. Buy a mini-Christmas tree and pot, and decorate it. Cover the pot with burlap, and put it by your front door.

Brighten those dark days: Days are shorter in winter, so keep things bright. Employ clear floodlights to showcase your home's architecture, or install driveway and walkway lights leading prospective buyers directly up the path to their new home.

Add some bling: Sparkle is always in style! Buy a silver, copper, or gold wreath to match your exterior, and add shiny garden globes to a lackluster garden. Keep it simple and elegant. And, oh yes, please hold the inflatable Santa and prancing reindeer until after the house is sold.

remodel until after the house is sold.

new major employer is sending out good signals.

Renovations. If homes in a run-down area are being remodeled, it's likely the area has a bright future.

Convenient location. Areas within easy commuting distance of a main center are often targeted by buyers who are priced out of hot downtown neighborhoods.



Each Office Independently Owned And Operated .

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RE/MAX Fine Properties
21000 N Pima Rd. #100
Scottsdale, Arizona 85255
US