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THE GRAPEVINE

OFFICIAL NEWSLETTER OF THE FRESNO
ASSOCIATION OF REALTORS®



REALTOR SAFETY

HOW TO PROTECT YOURSELF
DURING THE HOLIDAYS

Realtor safety is always a top priority especially, during the holidays. Inside are some tips on how to stay safe.

**Information on the tax
initiative inside.**

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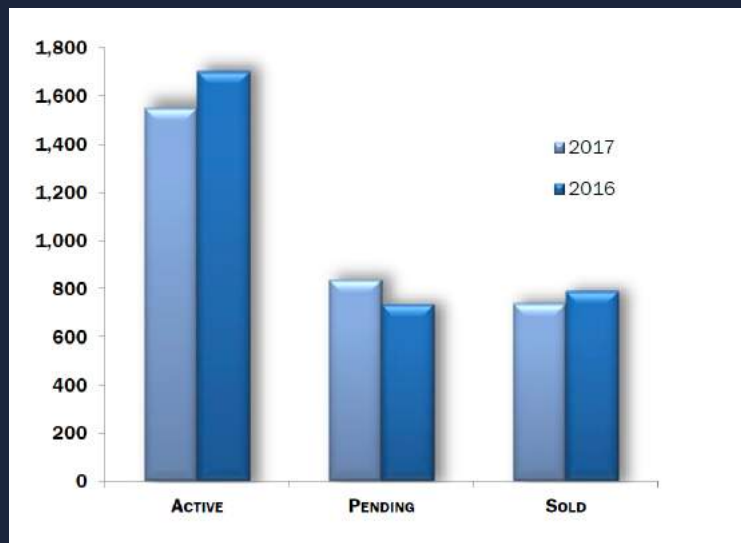
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Market Stats

Fresno city and county Market trends for
September 2016/2017



Fresno/Clovis

September	2017	2016	% Year over Year Change
Sold	606	660	-8.2%
Total Volume Closed	\$180,388,346	\$170,753,215	5.6%
Median Sales Price *	\$268,000	\$242,000	10.7%
Average DOM *	27	35	-22.9%

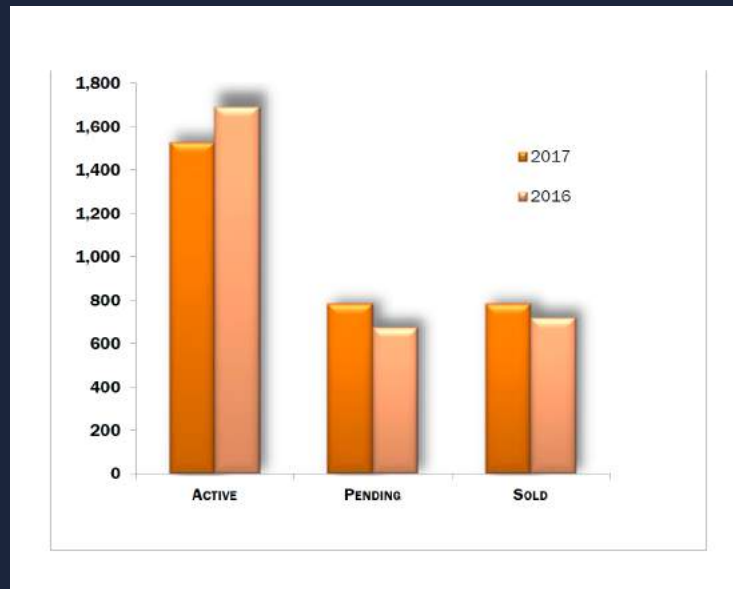
September

Fresno County

September	2017	2016	% Year over Year Change
Active	1,551	1,702	-8.9%
Pending	837	734	14.0%
Sold	738	788	-6.3%
Total Volume Closed	\$215,603,226	\$201,648,376	6.9%
Median Sales Price *	\$265,000	\$240,000	10.4%
Average DOM *	31	39	-20.5%

Market Stats

Fresno City and County Market trends for
October 2016/2017



Fresno/Clovis

October	2017	2016	% Year over Year Change
Sold	620	594	4.4%
Total Volume Closed	\$184,795,209	\$158,793,814	16.4%
Median Sales Price *	\$262,000	\$245,000	6.9%
Average DOM *	32	40	-20.0%

Fresno/Clovis

October	2017	2016	% Year over Year Change
Sold	620	594	4.4%
Total Volume Closed	\$184,795,209	\$158,793,814	16.4%
Median Sales Price *	\$262,000	\$245,000	6.9%
Average DOM *	32	40	-20.0%

REALTOR SAFETY

- ☀ All Valuables and Prescriptions drugs should be put away in a secure location. The FAR office has received calls regarding this issue.
- ☀ Stop working at the first sign of suspicious behavior
- ☀ Always be aware of your surroundings

[Click Here to view
The 10 Commandments of Real Estate Agent Safety](#)

Reminders

MLS Bills are due December 15th, 2017

Website billing are due December 29th, 2017

**F.A.R. Association dues will be coming out in
mid December**



REALTORS® Gathering Signatures for Tax Portability Initiative

The Fresno Association of REALTORS® and the California Association of REALTORS® are embarking on an historic effort to increase homeownership opportunities, one that we know REALTORS® can feel good about supporting. C.A.R. is going to qualify an initiative for the November 2018 ballot which will allow senior homeowners (55 years of age and older) to keep all or most of their Proposition 13 property tax savings when they move. Every REALTOR®, Affiliate, their clients, and families are urged to sign the petition.

Why does this matter?

This is important because seniors, who are often on a fixed income, fear they will not be able to afford a big property tax increase if they sell their existing home and buy another one, discouraging them from ever moving. As a result of this “moving penalty” almost three-quarters of homeowners 55 and older haven’t moved since 2000.

C.A.R.’s portability initiative will allow senior homeowners to transfer their property tax base from their current residence to a replacement residence located anywhere in California.

What will the Tax Portability Initiative do?

The measure, if approved by voters, will let thousands of seniors, currently “locked into” their homes by low property tax rates purchase a home that will better suit their needs freeing up housing inventory for young families seeking to buy a home. According to the California Legislative Analyst’s Office, tens of thousands additional homeownership opportunities will occur annually.

Doesn’t current law protect homeowners?

California homeowners are currently protected by Proposition 13 from rapidly increasing property taxes. However, seniors often fear they will not be able to afford a big property tax increase if they sell their existing home and buy another one, which keeps them from ever moving. As a result of this “moving penalty,” almost three-quarters of homeowners 55 and older haven’t moved since 2000. C.A.R. is promoting a new initiative that will allow seniors to sell their home while keeping some property tax protections, and therefore create homeownership opportunities for young families.

The amount any homeowner pays in property taxes is based on the assessed value of their home at the time of purchase. Generally, Proposition 13 limits property taxes to 1 percent of the assessed value at the time of purchase even if the value of the property subsequently increases.

Unfortunately, homeowners lose their Proposition 13 property tax savings when they move to another home. Under another law, Proposition 60, senior homeowners – defined as 55 years of age or older – are allowed to transfer their property tax base to another home in the same county so long as the purchase price of the replacement home is equal to, or less than, the sale price of the original residence.

Under Proposition 60, a senior homeowner is limited to making only one such transfer over the course of his or her lifetime. And, if the spouse of a senior homeowner has already transferred a property tax base, that senior homeowner is disqualified from making another transfer of the tax base.

Proposition 90 is an extension of the original Proposition 60 program. Proposition 90 allows senior homeowners to transfer their property tax base to a home in a different county so long as that county accepts such transfers. (At last count, only 11 counties are accepting transfers from other counties.)

How can I help?

Every California REALTOR® has been mailed a copy of the petition. The best way to help promote the initiative right now is to sign it, collect 4 additional signatures from family, friends, and clients, and return the petition to the Fresno Association of REALTORS®. More petitions are available at the Fresno Association of REALTORS® office and REALTORS® are encouraged to gather signatures from their clients.

Don't Forget to Register

Class are filling up fast



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**Tuesday, December 5th
10:30 - 12pm @ FAR
& 2:30 - 4pm @ FAR**

**Wednesday, December 6th
10:30 - 12pm @ YG Branch
& 2:30 - 4pm @ FAR**

**CALL FAR TO REGISTER
(559) 490-6400**



Wrapped!

HOLIDAY GIFTS

Gift Includes

Woodwick Miniature Candle
House Key Chain
Magnet Calendar

Calendar

Upcoming Training and Events

- Held at FAR Office
- Held at Yosemite Branch Office

Fri.
01 8:30am – Investors/Exchangers

Tues.
05 8:30am – MLS Home Tour Meeting
10:30am – CRS Data Class
2:30pm – CRS Data Class

Tues.
12 8:30am – MLS Home Tour Meeting

Wed.
06 10:30am – CRS Data Class
2:30pm – CRS Data Class

Wed.
13 6:00pm – YPN Mixer at LUXE

Thurs.
07 8:30am – Home Tour Meeting
10:30am – Websites Class
1:00pm – New Member Orientation

Thurs.
14 8:30am – Yosemite Gateway Holiday Party
10:30am – RPR Training

Fri.
08 8:30am – Investors/Exchangers
11:00am – 2018 Installation Lunch at Pardini's

Fri.
15 8:30am – Investors/ Exchangers

Thank you to all those who attended the Shop Local event





YPN's

End of the Year Mixer
Wednesday, December 13

from 6 - 8 pm at **LUXS**
1144 E. Champlain Drive

*Free for Fresno REALTOR® &
Affiliate members, \$15 for guest*

*Must R.S.V.P.
in advance to attend
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-Dan Hawkins, Broker Associate | Realty Concepts

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-Gail Hewett, Sales Agent | Wilson Homes

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-Scott Tafoya, Broker | Better Homes & Garden, Gold Leaf



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Meet our team



Lu Beltran

Branch Manager
NMLS #244787
M: 559.260.9057
lbeltran@guildmortgage.net



Chuck Bangerter

Sales Manager
NMLS #725494
M: 559.940.3444
cbangerter@guildmortgage.net



Patty Grissom

Loan Officer
NMLS #350159
M: 559.307.7611
pgrissom@guildmortgage.net



Michelle Walker

Loan Officer
NMLS #247479
M: 559.803.8818
mwalker@guildmortgage.net



Judy Neisler

Loan Officer
NMLS ID #251130
M: 559.970.3281
jneisler@guildmortgage.net

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NMLS #234739

Manager/ Loan Officer

559-281-0311

Michael.Gilmore@loanpaific.com



Linda Holman

NMLS #235137

Loan Officer

559-281-5723

Linda.Holman@loanpaific.com



Bacilio Maciel

NMLS #387334

Loan Officer

559-470-5042

Bacilio.Maciel@loanpaific.com

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9/26/17

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7330 N. Palm Ave #106
Fresno, CA 93711
559.225.0500

Alma Zapata-Heflebower
alma@resource lenders.com
NMLS #287410

John Vartanian
johnv@resource lenders.com
NMLS 236760

Joy Nichols King
joy@resource lenders.com
NMLS 238933

Kathy Bron
kbron@resource lenders.com
NMLS 1514344

Laporsha Foster
laporshafoster@resource lenders.com
NMLS 1489300

Nita Carrillo
nita@resource lenders.com
NMLS 298993

Roland Isaak
roland@resource lenders.com
NMLS 232365

Susan Schweda
susan@resource lenders.com
NMLS 269908

Sylvia Plumb
sylvia@resource lenders.com
NMLS 222630

Yolanda Akers
yolanda@resource lenders.com
NMLS 251137

CHAMPLAIN OFFICE

1170 E Champlain #107
Fresno, CA 93720
559.433.0500

Kay Connell
kconnell@resource lenders.com
NMLS 309399

ALLUVIAL OFFICE

545 E. Alluvial Ste. #105
Fresno, CA 93720
559.431.0500

Dave Falke
davefalke@resource lenders.com
NMLS 246351

Guy Willis
guy@resource lenders.com
NMLS 308650

Paul Knebel
paulknebel@resource lenders.com
NMLS 320636



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