



## Welcome to the Historic Properties/Fine Homes & Land On-line Newsletter.

Historical notes, the Real Estate Market, the Real Estate Process, Featured Listings - Old & New, Income and Real Estate Tax Information, Websites to look into, and some editorial comments on it all.

Adobe Acrobat Reader is needed to open articles referenced in this section. If you do not have it, free downloads are available at:



Spring is upon us and both the flowers and real estate market are ready to leap into full bloom. The local market and the weather are tracking together - some warm days, then a slight turn around, but ever upward. The news media needs something to talk about on slow news day so they go looking for someone with a crystal ball actually plugged into the future. I have not found that person - neither has the media. I just admit it! Always remember - Real Estate is local. What is happening 500 hundred miles away may be drastically different. Washington DC and surrounding counties are driving this end of the Shenandoah Valley due to demand. The feeding frenzy may be over, but the surrounding area is still seeing consistent activity and Days on Market (DOM) are normalizing.

**History in the Shenandoah Valley** - We had the opportunity to visit the Old County Court House Civil War Museum this past month. It has been set up in the Old Court House in downtown Winchester. Grants were obtained to renovate the building and thanks to the vast efforts of Harry and Trish Ridgeway hundreds of artifacts has been placed on display. Repair workers discovered numerous signatures of both prisoners and patients who had carved them into the walls. I have included a web address that highlights several Civil War sites as well as the Museum. [Old County Court House Civil War Museum](#).

**The Marketplace** - Lest I repeat myself - Rates and Bubbles are still in the news. Just not so feverishly! The Labor Department reported that the inflation rate slowed in February to an almost unreadable bleep - 1/10 of one percent. (Hopefully that's not just because February only has 28 days!)

The Commerce Department reported that new housing starts declined 7.9 percent - it's only at an annual rate of 2.12 million! That rate and quantity are declines in comparison to their January numbers. (January had "the fastest rates in three decades.") I think that we need to sit back sometimes and let the full scenario play out over time. Unfortunately, if the rumor is repeated often enough, a great many people begin to believe it is true. Not that the numbers are not true. I just don't think the analysis is always valid.

It may not be origianl, but here is my view: If all the World's economists were laid end to end - they would never reach a conclusion.

**The Real Estate Process** - Each month I will try to cover some area of the real estate process - buying, selling, financing, etc. Sometimes I will point to a good article, but I like to visit topics from my own perspective - jaded as that may be - because I see too much material that is either too "national" in nature or written for shock value rather than information. To take up on our historic side, I include a two-pager about the [Old vs. New](#) as it relates to situations that a buyer may encounter. This is inspired by an article where I took umbrage with the author's inflated use of "Hazards".

For those of you with property that your neighbors may covet, I inject some Real Estate 101 classroom information into your already overloaded day. What is a [First Right of Refusal](#) and why do I care? Please, no angry letters from lawyers about me practicing law. Your client may actually talk to you before creating a problem if he or she understands a bit of this.

**New Topics** If you have questions about particular topics, let me know. As I say to the students in my real estate classes, "If you have a question ask it. There are at least four others who have the same question, but were afraid to ask!"

### Listings, Etc. -

#### Some "new" old places on our site.

A great 1897 house just down the street from our office has been remodeled by one of our clients. It is just outside of the City limits on Senseny Road (Cork Street when it enters the City) On our site at [Just Renovated](#) Just listed - a great, early 1900's farmhouse on wonderfully landscaped 3.4 acres - all renovations done, two zone heat & cool, just north of Woodstock. [A Place to Enjoy....](#)

and two other older properties [Victorian Farmhouse](#) and [Brookside](#)

**Looking for a Farm property?** Take a look at our listing for a 65-acre piece south of Winchester. The house needs a lot of work along with the board fencing, but you can eventually relax and enjoy the mountain view and sunsets on this property. It has a half-mile of creek running through it. [Lots of Views](#)

**What's New in Taxes?** It's tax time, but income tax is not the big issue in Virginia this season. It's the Grantor Tax. That is

effectively another word for Sales Tax since you (the Grantor) pay this when you sell your house. The Virginia Senate included a measure in its Transportation Plan that would **triple** the Grantor Tax rate. That is a 200% increase. The Virginia Association of Realtors has launched a major campaign against the increase. If you are interested in this issue you can obtain more information and email your representatives from the [VAR Website](#).

---

#### **Where we are going with our newsletter?**

For our history buffs, we will be bring you information about specific historic properties, new listings, stories about the Valley, about old styles, interesting architectural features, and people who work on historic homes. If you have specific interests, let us know. We will try to run articles or point you in the right direction.

We will be including helpful information about real estate in general - the market place, financing news, tips and hints for buying and selling, and even some income tax-related information.

Our site already carries a large supply of information and links, but we will bring you fresh data and news in a format that you can get through easily without having to log on and search our site. We will include direct links to make it easy for you.

Another new area that we will be exploring is the B&B - Bed and Breakfast trade. Since I have been reaching out into other states - now West Virginia and North Carolina - the opportunities have begun to open up to our firm. With my 30 years of public accounting background combined with real estate, especially the historic area, and my wife Mary's experience in the Historic Inn business, we think we can be of great help to those of you who may be looking toward that type of endeavor.

---

You are receiving this email from Historic Properties/Fine Homes & Land because you purchased a product/service, or requested information directly or through our website. If you no longer desire to receive our emails, [Click Here](#) and type in **Unsubscribe** as the subject. If you are in the system with more than one email address, please help us. If you want to drop one of the addresses or have the newsletter sent to a different address - let us know. We want you be informed - not inundated! If you have friends who you think will enjoy the newsletter, let them know and have them contact us to be placed on our email list. Thank you.

For more details about us and our properties, visit our website or contact:

William (Bill) Nordman [billnordman@historicpropertiesva.com](mailto:billnordman@historicpropertiesva.com)

Broker - Licensed in Virginia, West Virginia and North Carolina

**Historic Properties, Inc./Fine Homes & Land**

**115 South Kent Street**

**Winchester, VA 22601**

**Tel: 540.678.1788 Tollfree: 888.830.2678**

Visit us at [www.historicpropertiesva.com](http://www.historicpropertiesva.com)

or at: [www.finehomesandlandva.com](http://www.finehomesandlandva.com)