

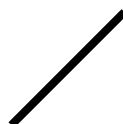
2nd Edition

The North Texas Team Magazine



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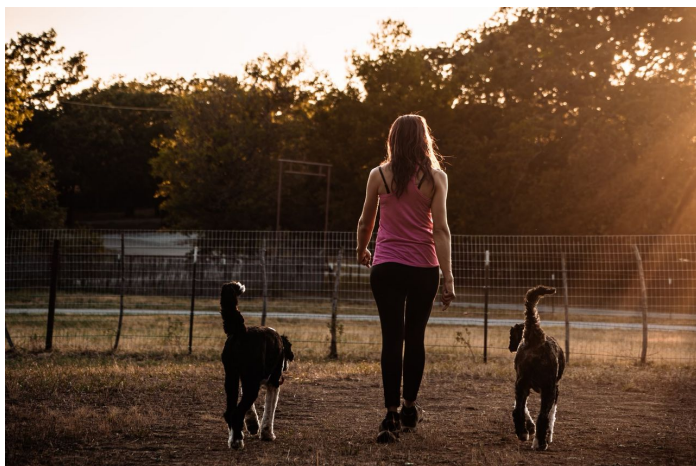
THE ———
NORTH TEXAS
——— TEAM
JOLLETE RYON

FALL'ing Into Sweater Weather..Hopefully.

The Temperature is finally dropping along with the autumn colored leaves... The Second Edition touches on owning a home vs renting and a couple updates on property tax relief. As well as covering local events happening near you to keep you busy this fall. PLUS, we ask you send pics of your furbabies for a chance to win some MONEYY!

The Cont. Adventures of Benny & Bosco

We took some time over the Labor Day weekend to head to Port Aransas and visit family in Corpus and Rockport while sneaking in a little golf & beach time at The Palmilla Beach Resort & Golf Community. We've not been to our townhome all summer as guests/renters have been there since June. Usually the boys, being local celebrities, enjoy the trip as much as we do. But this time we sent them off to stay with their trainer who boards them along with her other "students" when we travel. So there is lots of play and socialization time with other dogs.



Sierra Hartman, a former vet-tech started and runs the business, and she is wonderful with them. She sent this edition's photos while they were off at camp. Previous skills are always reviewed with an emphasis on off-leash walks. She is in Weatherford but is extremely helpful, flexible, and accommodating in handling them off and/or when our plans change. She's worth an **interview** if training is something you are considering.

Area News



Courtesy of CultureMap Dallas

Dallas to Get \$11.5 Billion in Roadway Projects in TxDOT's New Plan for 2024

The state of Texas is investing \$142 billion in transportation infrastructure, including \$11.5 billion for roadway projects around Dallas-Fort Worth.

Dallas County

The Best Dallas Restaurants and Breweries To Watch Football With Friends

It's that time of year...Here are some fun places with large, open spaces and great drinks and food to host a draft.

Courtesy of Dallas Observer



Denton County

Burritos, Salads and More: 3 Restaurants Coming Soon to Flower Mound, Highland Village

Looking for a new restaurant to try? Here are three eateries coming to Flower Mound and Highland Village.

Courtesy of Community Impact





Your Furbabies Can Win You \$100!

Want to be in our next magazine?

The North Texas Team wants to feature our clients and their loved pets! Submit a picture of you and your pet or your pet for a chance TO WIN \$100! We want a chance to showcase our amazing friends and clients, so we decided to dedicate a section in our magazine just for you. Feel free to submit your photos or videos to

→ marketing@northtexasteam.com OR DM on us instagram!

What do I have to do to win?

Submit a picture of your pet to [marketing@northtexasteam.com] or DM us on instagram [@northtexasteamdfw](https://www.instagram.com/northtexasteamdfw)

Where will this picture be used?

The North Texas Team will be using these pictures in our magazine and social media to showcase our amazing clients.

When will the winner be chosen?

The giveaway ends on October 30th, 2023. The Winner will be announced the following week.

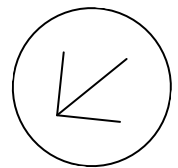
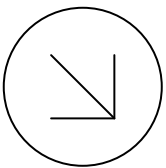


Your Furbabies Can Win You \$100!

\$100 Gift Card + The North Texas Team Swag Bag!

Submitting a pictures AUTOMATICALLY ENTERS you into win. We are hosting this giveaway until OCTOBER 30th, 2023. One submission = one entry. You can find more details on our instagram. We encourage you to invite freinds to submit their furry friends as well. The North Texas Team cannot wait to show you off.

Click here to follow us on social media to see your submission be featured.



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"One of the Greatest Cons of All Time."

Full disclosure, your author is a proud card-carrying realtor. We help people buy and sell homes yes but our greatest satisfaction is in facilitating a first-time buyer's purchase or subsequent sale. In the former it's exciting to help a young family start down the path of investing and building wealth. In the latter, it is gratifying to see how much wealth they have accumulated, enabling them to purchase a larger home or (as some of our young clients have done) using their gain to fund a college fund for their children.

I myself have been a homeowner for 46 years, having purchased my first home when I was 20 years old. In the strongest terms possible I will always encourage young people to live modestly and save till it hurts. Then ... every dollar saved, and subsequently invested in desirable real estate, grown at a compound rate far in excess of the property's "appreciation rate."

Today, just as the largest group of potential buyers the market has ever seen (>70 million millennials) considers home ownership, they are being told that for many of them it's out of reach. **You should rent they are told!** In the words of a friend I've referenced before, Compass New York City/Agent Team Lead Leonard Steinberg, not only in this nonsense, **but it is also quite possibly one of the greatest and most insidious cons of all time.**

To me there is one obvious question. That being: In the face of so much evidence to contrary, just how have so many self-serving interests - landlords, the media, and large institutional investors or those simply desiring for consumers that they are better off renting?

Freedom! Move whenever you want! Saving takes too long use your money for experiences for travel, fun! Renting is cheaper than buying! YAY! Hmmm, never once do these self-serving constituencies ever mention the reality that we as realtors, we as parents, and as mentors to the next generation know from experience.

... That right now, homeowners are sitting on nearly \$30 trillion of home equity, just shy of the peak in 2022. Renters - on the other hand - are sitting on ZERO. I repeat \$30 TRILLION IN HOME EQUITY.

"One of the Greatest Cons of All Time."

Yes, when you buy you lose the use of that down payment money. It's gone, right? Poooff! Wrong! That is now **equity**. And every month as you pay down a mortgage, that too is **building equity**. Slowly, yes sometimes. But if you look at the total return (after write-offs and taxes) you will typically find it a solid investment that over time looks and performs better and better. Is buying a home a better investment than buying APPLE stock for wealth creation? Maybe, maybe not, depending on when you buy of course. Is a home a perfect investment? NO! It incurs expenses, dips, and issues, not to mention other hassles. No investment, place or person is perfect.

The biggest BUT of all however, is that housing is an essential need. You must live somewhere, and you will pay for that, either to a landlord (helping them pay their mortgage) or to a bank, retiring yours and consequently **building equity**. And if you are lucky enough to buy all cash, to no-one. Will your ROI be as good as other investments? Maybe ... maybe not, especially if you discount the EPSF (enjoyment per square foot) factor. But YOU MUST LIVE SOMEWHERE. And if doing so affords you the opportunity to build equity and get tax deductions, history tells us that's a pretty wise option.



For the record we'd be happy to rinse and repeat this rant at any time should you wish to send us your millennials just ask our five children ☺

Property Tax Relief!

UPDATE!

You'll recall the article in last month's newsletter, where I indicated that there are three main areas being addressed? For illustration purposes think of them of the three legs of a stool. 1) Increased Homestead exemption, 2) a small break on School Tax Rates that was yet to be defined and 3) a 20% cap on non-homestead taxable value increases.

Now having read more on the subject I have some clarity on #2 and #3:

- On #2) I am advised that the school tax rates (for Homestead properties) were reduced by 10.7 cents per \$100 of Homestead's appraised/taxable value. For a home assessed at \$500,000 that is a savings of \$53.50. Sorry after the long buildup that doesn't feel too special. I have already called Senator Parker to express my disappointment with this paltry . You all are very welcome to as well.
- On #3) The news is almost as underwhelming here. Looks like the cap (of a 20% increase) on the appraised value for non-Homestead properties expires after 3 years. Obviously it can be extended but it does expire after 2026. Looks like we have another reason to call Senator Parker..



...And finally a page from the
Town of Argyle Website.





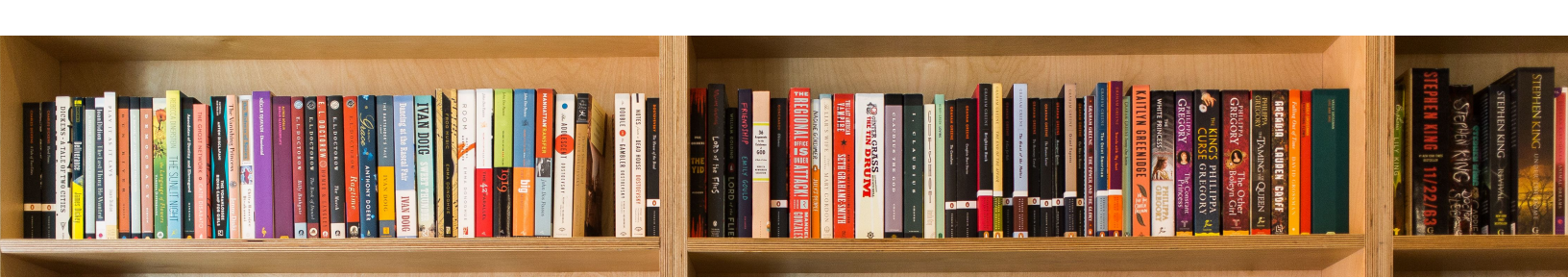
SENIOR AND DISABLED RESIDENTS SEE INCREASE IN PROPERTY TAX EXEMPTIONS

Argyle seniors and disabled residents are enjoying the highest homestead exemption in Denton County, thanks to new laws put in place by the Town Council.

The \$100,000 homestead exemption already in place for seniors over age 65 in Argyle will increase to \$150,000 and be reflected on the tax bill homeowners receive in January 2024. The additional exemption comes with the passage of the "Over 65 and Disabled Person Exemption," formerly known as a senior tax freeze.

Senior property owners should apply for their exemption during the tax year in which you turn 65 years old. For example, if you turn 65 in 2024, you should apply for the over 65 exemption in 2024. The Disabled Person Exemption is for property owners who are designated disabled for the purposes of payment of disability insurance benefits. An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units.

The Denton Central Appraisal District can provide guidance for any seniors or disabled resident. You may apply in person between Jan. 1 and April 30 of the tax year in which you turn 65. The form, along with answers to many exemption questions, is available on the **DCAD website**.



Toms Book Of The Month

A State of Well-Being and Contentment.

Those of you that know me, know I love complex problems, subjects, cars, machines, books, movies, sports etc. As such, when I proclaimed to a friend recently that now in my 8th decade and 67th year on this earth, I am the happiest I've ever been. Seemed like an open and shut case. The self-reflection began when he asked one simple question ... "Why? and Why now?" "My answer was easy to compose, but it did send me to Websters for a definition: "A state of well-being and contentment." OK, true enough.

But what else is there to happiness I wondered. Then I read an interview with Matthieu Ricard in The New York Times, (*Note: thank you Leonard Steinberg NYC Compass Broker for the suggestion and inspiration*). Ricard, by the way holds a PhD in molecular genetics from the Pasteur Institute in Paris, and perhaps more interestingly, is an ordained Buddhist monk (who resides at Shechen Tennyi Dargyeling Monastery in Nepal), and internationally best-selling author of books about altruism, animal rights, happiness, and wisdom. Hmm ... curiosity peaked I was ready to learn. So as I always do, I looked him up and in his credits I found what looked to be a very interesting book:

Happiness By Matthieu Ricard

A Guide to Developing Life's Most Important Skill

Are You Happy?



Toms Book Of The Month

Happiness is different to everyone for different reasons. Here are some of Matthieu Ricard's philosophies about being happy with some thoughts of my own thrown in:

- What are 3 secrets to happiness? First, there's no secret. Second, there's not just three points. Third, it takes a whole life, but it is the most worthwhile thing you can do. The process is on-going and there is no "finish-line". There are always ups and downs along the way. Relying on just one thing for happiness is mostly unreliable.
- When we speak of compassion, you should want everybody to find happiness, no exceptions. You cannot just do that for those who are good to you or close to you. It has to be universal. Focus on universal compassion.
- Delusion is a cause of suffering. Only via 100% honest, accurate inventory can we find real solutions.
- Suffering comes from causes and conditions. Those are impermanent, and impermanence is what allows for change. Time usually heals all or allows us to adapt.
- Emotions are just like any characteristic of our mental landscape: They can change. We can become more familiar with their process; we can catch them early. Curing sadness or anxiety is tough: managing it well may be the better alternative.
- We spend very little attention on improving the way we translate outer conditions, good or bad, into happiness or misery. There are real tangible techniques to help you process circumstances so that they don't impact you negatively.
- If you can, as much as possible, cultivate that quality of human warmth, wanting genuinely for other people to be happy; that's the best way to fulfill your own happiness. This is also the most gratifying state of mind.

Some good advice there! There is never just one thing to drive happiness: it's usually a combination of multiple factors. Being content is a form of happiness too that we often choose to diminish as 'lesser'.....

FEATURED LISTINGS



JUST SOLD



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**10360 Fincher
Road**

ARGYLE, TX 76226

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**175 Pecan Acres
Lane**

ARGYLE, TX 76226

Thanks for reading, catch you next time.



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