



OCTOBER 2026 NEWSLETTER



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**DON'T BE SPOOKED BY THE
REAL ESTATE MARKET!**

Buying or selling
doesn't have to be
scary. Contact me and
I'll answer any
questions you have
about the current
market.

Hamilton County Property Taxes Don't miss out on these deductions and credits!

If you purchased a home in 2026—or will close on one by December 31, 2026—you have until January 15, 2027, to apply for eligible property tax deductions and credits. Taking advantage of these benefits could help reduce your property taxes due in 2027.

Here are the deductions and credits for which you may be eligible:

- Homestead Deduction:
- Homestead Supplemental Credit
- Over Age 65 Credit
- Circuit Breaker
- Disabled Veteran Deduction & Credit
- Blind or Disabled Credit

Learn about these credits
and deductions here:



Example of Savings

GROSS ASSESSMENT		\$226,700
Homestead Deduction	\$40,000	
Homestead Supplemental	\$85,882 (46% of AV)	
TOTAL DEDUCTIONS	\$125,882	
NET ASSESSED VALUE		\$100,818
GROSS TAX LIABILITY		\$2,225.12
Over 65 Credit	\$150.00	
Homestead Sup. Credit	\$207.51	
Over 65 Circuit Breaker Credit	\$32.00	
TOTAL TAX LIABILITY		\$1,835.61

PROPERTY TAX BILL

\$\$\$
ASSESSMENT
TAX RATE
DEDUCTIONS
CREDITS

The above information only pertains to Hamilton County, Indiana. If your home is in a different county, please connect with resources relevant to your area, or reach out to your real estate agent for help.

Save the date



**Trunk or Treat at
Alphabet Academy:
October 29**

**Visit Santa:
December 6**



Fall Landscaping Prevents Winter Damage

Trimming back overgrown shrubs, hedges and trees not only keeps your curb appeal sharp, but it can also prevent damage during winter storms.

Dead branches can easily break under the weight of ice or high winds, so removing them now can save you headaches later.

Real Estate Market Watch Central Indiana 8/25 vs. 8/26



Median Sale Price
\$320,000



Pended Home Sales
-4.3%



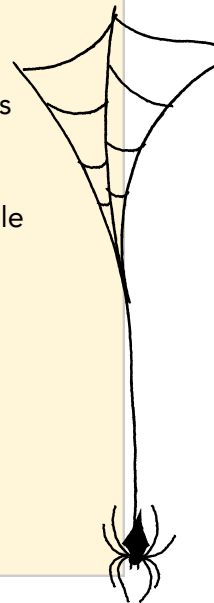
More Homes For Sale
1,131



Months of
Inventory Change
23.2%



Price Change
1.6%



*Little things you'll miss
when fall is over . . .*

- Drinking your coffee outside before "outside" requires three blankets.
- Opening the windows for the crisp morning air.
- Leaves crunching under your feet as you stroll through the neighborhood.
- The first fire pit night with nothing but good friends and of course, s'mores.
- Bringing home something from a local orchard: apples, apple butter, or fresh cider.

*Fall goes fast....make
sure you don't miss it!*



Let's Talk™



"During the day, I don't believe in ghosts. At night, I'm a little more open-minded."

– Unknown