



SEPTEMBER 2026

NEWSLETTER

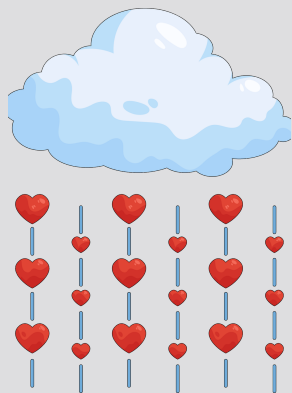


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Our hearts go out to everyone affected by the White River flooding.

We are here for you!

Please call if you need real estate assistance or a referral for vendors to fix any damage and clean up from the storm.

Late-Summer Home Check: Post-Storm Inspection & Outdoor Maintenance

Between severe late-summer storms and localized flooding across Central Indiana—from Fishers down through Indianapolis, Greenwood, Whiteland, and Brown County—our homes have taken a beating recently. Before settling into early autumn, now is the time to check your property for hidden storm damage while keeping up with routine late-summer care (don't put those lawnmowers away just yet!).

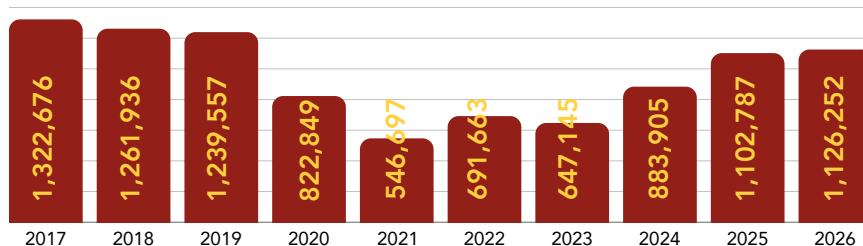
Post-Storm Damage Check

- **Roof & Gutters:** Look up for missing or lifted shingles and sagging gutters. Heavy rain can dislodge granule coating on shingles or cause hidden gutter clogs that lead to fascia rot.
- **Foundation & Grading:** Check around your home's perimeter for soil erosion or standing water near the foundation. Ensure downspouts direct water at least 5 feet away from your home.
- **Sump Pump & Basement:** Test your sump pump by pouring a bucket of water into the basin to ensure the float switch triggers reliably—especially with ongoing rain in the forecast.
- **Tree Canopy:** Inspect mature trees for hanging branches or split limbs near power lines, roofs, or driveways that could fall during the next strong breeze.

Late-Summer Outside Maintenance

- **Keep Mowing High:** Mowers will still be running through mid-October across Central Indiana. Raise your deck height slightly to protect lawn roots during warm spells.
- **Aerate & Overseed:** Late August through September is the prime window in Indiana to aerate compacted soil and sow grass seed to fill in bare spots caused by heavy foot traffic or water pooling.
- **Clean & Inspect Decks & Patios:** Sweep off wet foliage, mud, and storm debris to prevent wood staining or mold growth on hardscapes while outdoor living season is still in full swing.

Inventory Is the Best It's Been Since 2019



Source: Realtor.com

Thinking About Downsizing?

How to Navigate Your Next Move with Confidence



Downsizing is a major life transition, but you do not have to navigate it alone. F.C. Tucker's Exclusive Downsizer Program is dedicated to making the process manageable, starting with a consultation focused entirely on your individual needs and timeline.

The Planning Process

We begin by working with you to establish a move timeline, breaking it into digestible goals, and connecting you with the resources necessary to keep you comfortable throughout the move. Our network includes over 200 skilled vendors, such as home stagers, organizers, and landscapers, to support you before, during, and after the transition.

Timing the Market

When considering if now is the right time to sell, keep these four metrics in mind:

- Inventory levels: Demand currently outpaces supply, making it a strong time for sellers.
- Affordability: Current interest rates are attractive and supportive for buying.
- Economic strength: Low unemployment and strong consumer confidence favor selling.
- Personal timeline: Consider if you are maintaining space you no longer use, such as formal rooms or unused bedrooms, and how that impacts your current value.

Maximizing Your Appeal

Staging and decluttering are essential for making your home inviting. Focus on these areas:

- Clear clutter, clean out closets and cabinets, and remove oversized furniture to make rooms feel more spacious.
- Neutralize wall colors and pack away family photos to help buyers visualize themselves in the space.
- Appeal to the senses by ensuring the home smells fresh and using soft music to set a stage.

Pricing Your Home Effectively

Setting the right price is a collaborative effort. We help you interpret market data to choose the best strategy. Be careful to avoid these six common mistakes:

- Pricing based on active inventory rather than sold comparables.
- Overvaluing unique amenities due to the endowment effect.
- Expecting a dollar-for-dollar return on home improvements.
- Pricing based on what you need to net rather than true market value.
- Relying solely on automated valuation models (AVMs), which often miss style and condition nuances.
- Adopting a set-it-and-forget-it strategy.

Our Commitment to You

From expert negotiation and transaction management to constant communication, our goal is to preserve your equity and ensure you are fully informed throughout the process. When you are ready to explore your path, we are here to help you navigate the challenges and opportunities of selling your home.



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Conner Prairie
September 11-13, 2026



[Geist Half Marathon](#)
[10K, 5K & 1 Mile](#)
September 12
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or sign up!



Let's Talk™



"I am most radiant and full of energy when the leaves are falling and there is a ghost of change in the air."
– Anna Madsen