



Blair & Jan Paul
real estate
blairjanpaul.com

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Blair & Jan Paul

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TAX CREDITS: There's still time

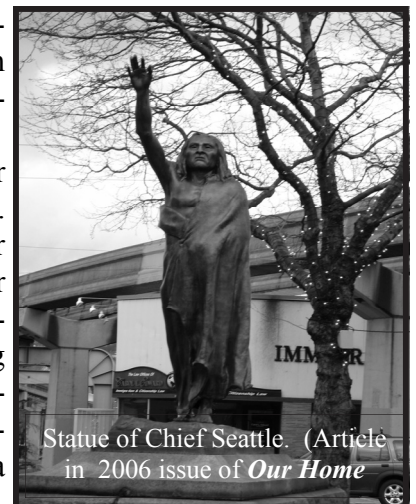
The popular first time and repeat buyer tax credits are still available thru the end of April. All you need is to have a firm purchase and sale agreement in place by April 30th and it must close by June 30th. If you otherwise qualify, that's an \$8,000 tax credit (same as cash) as a first time buyer or a \$6,500 credit for a repeat buyer. Call us to see if you likely qualify and we'll start the ball rolling.

Short Sale, Foreclosure or Abandonment

If you are among the home owners that are having a tough time making the payment or frustrated in the knowledge that your home isn't worth what you owe, there is only one place to start an analysis of what your options are: **with your attorney.**

There is a myth going around that a short sale better protects your credit than foreclosure. Partially true and partially false; totally depends. More, if not most importantly, however, is an appreciation of what other threats to your financial well being attach to all the options you have. For example, in a short sale there is always a deficiency in paying off the balance of the debt owed to the mortgage company. Most banks are requiring the borrower to *reaffirm* all or a portion of that debt as an unsecured obligation, an obligation that can literally follow you for ten or more years. Another example: if the note is 2 years or less old, or it arose as the result of a refinance where you took some cash out to pay for your kid's college education, the IRS may credit you with "phantom income;" the amount of the note that you won't be paying. That number could be in the six figures in some cases and the IRS may want the income tax on it as if you actually got it.

My point: do you want your real estate agent explaining your rights to you or your attorney? Your attorney is paid to be right and doesn't have a 3% commission riding on your decision.



Statue of Chief Seattle. (Article in 2006 issue of *Our Home*)

See Page 3
Historic Articles

***Thinking of buying a home? Thinking of selling? Doing Both? Have some questions about the market?
Please give us a call. We would love to be your realtors. Blair and Jan 206-853-1011.***

COMMUNITY NEWS

MUSEUM OF HISTORY AND INDUSTRY

2700 24th Avenue East, 324-1126

HOW TO RESEARCH YOUR HOUSE OR FAVORITE BUILDING

SATURDAY, MAY 15, 9:30-4:30

Celebrate National Historic Preservation Month with a workshop, presented in partnership with Historic Seattle. You will learn how to discover and document the history of your own home or neighborhood.

Register at:

www.brownpapertickets.com

Or call (800) 838-3006



THE BURKE MUSEUM

Of Natural History and Culture

On The University of Washington Campus
206 543 5590

CRUISIN' THE FOSSIL FREEWAY

Through May 31, 2010



The Burke Museum is partnering with celebrated artist Ray Troll and Seattle-born paleontologist Kirk Johnson to present a look at the abundance of fossils in our midst and how and why fossils shed light on Earth's past.

HISTORIC SEATTLE'S 13th Annual Bungalow Fair

ARTS & CRAFTS LECTURES
SHOW AND SALE OF ANTIQUES
CONTEMPORARY FURNITURE
DECORATIVE ARTS

SEPTEMBER 25 & 26TH



In conjunction with the Fair, the Seattle Architecture Foundation will offer guided tours of Ravenna neighborhood bungalows. More information: www.historicseattle.org

SEATTLE MUSICAL THEATRE

Located in Magnuson Park
206 363 2809



110 IN THE SHADE
MAY 7-23

SEATTLE PUBLIC LIBRARY

NORTHWEST ART COLLECTION NOW ON VIEW AT THE CENTRAL LIBRARY



An exhibit featuring art by noted Northwest artists, including Kenneth Callahan, Paul Horiuchi, and James Washington, Jr., is accessible during Central Library open hours: Monday through Thursday, 10 a.m. to 8 p.m., Friday and Saturday 10 a.m. to 6 p.m. and Sunday noon to 6 p.m.

The exhibit will run through summer of 2010.

SAND POINT HOUSING

Donations of good, usable household items (no clothes or electronics please) are always needed and welcomed in the Resource Room for residents of Sand Point Housing.

Call Roger at 206-529-9224 to make arrangements for drop off.



WEBSITES YOU MIGHT LIKE

Neighborhood Service Centers

<http://seattle.gov/neighborhoods/nsc>

Seattle Public Library

www.spl.org

Seattle Public Schools

<http://www.seattleschools.org>

Interested in Seattle area history?

Try:

www.historicseattle.org

www.historyhouse.org

www.historylink.org

www.seattlehistory.org (MOHAI)

www.shorelinehistoricalmuseum.org

www.blairjanpaul.com

We have been working on our website in an effort to make it a more valuable resource. Please take a look at it and let us know what you think. We are now including both our listings and sales and are also slowly adding our historical articles from our newsletter to an archive section. PSHEW! Hard Work!



Our yard sale signs are yours for the asking. Just call and we'll deliver. They have ample space for an address or details to draw folks to your big sale. Save a tree or telephone pole, use our signs!

206 853 1011

Our Seattle Neighborhoods: Building Green in Seattle

We've been publishing this newsletter since 1991 and under the title of "OUR HOME PAGE" since 1996 as we expanded our reach beyond the Bryant neighborhood. Uniformly, we've tried to feature a historical article touching NE Seattle to share with our readers the reasons we love Seattle.

Perhaps not technically historical, the impact of building a sustainable home has changed many of the ways we do things in the Northwest and if not historical today, it certainly will be in very short order.

Martha Rose is one of our heroes in protecting our environment. We became acquainted with her several years ago when she purchased a building site through us in Shoreline. She is the owner of Martha Rose Construction, a leading builder of Green High Performance Homes. We were delighted when she agreed to share some of her expertise in our newsletter. If you would like to learn more about Martha, please visit her website: www.martharoseconstruction.com. Thank you Martha for your innovation in green building!

Insight on Green Building by Martha Rose Of Martha Rose Construction



Property owners who are ready to undertake a renovation or home-improvement, can greatly benefit by incorporating green features into their project. Exactly what strategy to take, will depend on the scope of the work to be done. Green homes utilize methods and materials that reduce our impact on the environment while increasing the comfort and the health of the home occupants. Here are some ideas:

- *Have an energy audit done. With an infra-red camera and a blower door test, one can pinpoint areas of heat loss and then prioritize energy improvements.
- *Lower heating bills and eliminate drafting by installing new windows. Today's windows offer insulation values 4 to 8X better than what is installed in most homes.
- *Beef up the insulation in your attic and crawl space. Many attics have extra room to lay-in un-faced fiberglass batts or to blow in loose insulation. Under-floor insulation is notorious for falling out of the joist cavities. Installed

properly, it will be tight to the underside of the floor with some method to keep it there.

- *Seal all heating ducts with water-based mastic and then insulate the ones in the crawl space or basement with several inches of fiberglass wrap.
 - *Choose durable goods that are locally produced from renewable materials. For example, locally made wood cabinets, using a native species and a finish that is non-toxic has multiple green benefits. Reduced shipping distance saves gas, local industry helps improve our regional economy, and healthy finishes are good for our air and waterways as well as the occupants of the home.
 - *Pick the highest efficiency equipment that is available. Traditional gas water heaters are now available that have a 96% efficiency and can be tied into a solar hot water heater either now or later. A wide choice of high-efficiency appliances now makes it easy to reduce both water consumption and electricity use.
 - *Toilets that work great and use considerably less water have been tested and available for over a decade. While their price tag is considerable, compared with a basic toilet, the lower water bill can "pay" for the upgrade in just a few years.
 - *Install the spiral fluorescent bulbs in as many locations as possible. They will cut your electrical consumption for lighting by 75%. The small amount of mercury in the CFL bulbs is less than the amount that would result from burning coal to generate the electricity you just saved. In our region, at least 1/3rd of our power comes from coal fired power plants. Many areas use 100% coal fired power.
 - *Turn your yard into a garden. By eliminating grass, one can enrich and cultivate the soil so that it absorbs rainwater at the same rate as the natural forested condition. Adding natural fertilizers such as manure and bone meal and mulch helps to reduce pests as well as the need to water.
- I have outlined just a handful of specific examples of ways to raise one's green home features. Here are a few general suggestions to keep in mind: Make a design that offers a flexible floor plan and universal design features. Incorporate a European style bathroom on the main floor. Consider every thing. Ask all of your subcontractors to help you build a healthier, more efficient home. Ask them if they would install the "thing" in their

(Continued on page 4)

own home.

There is wealth of information about Green building on the Master Builders of King and Snohomish Counties, Built Green website. <http://www.builtgreen.net/features.html#1> Look for these excellent downloadable Built Green Factsheets:

- [Energy Performance](#)
- [Indoor Environmental Quality](#)
- [Home Value](#)
- [Landscape for Living](#)

• Winning Ways with Water

For those who are tackling a whole house renovation and want their home to be "certified", a list of Built Green contractors and architects can also be found on the same website.

Martha will be coming on the market with four new 5-star certified, 4 bedroom homes this spring. If you would like more information on these outstanding homes, please give us a call at 206-853-1011.

NEIGHBORHOOD STATISTICS FROM LAST QUARTER

The following statistics were reported by the Northwest Multiple Listing Service for the 4TH quarter of 2008 and the 4TH quarter of 2009 for four popular neighborhood's in Seattle's north end.

	<i>Neighborhood</i>	<i>#Sold</i>	<i>Avg. Sq. Feet</i>	<i>Avg. \$/Sq. Ft.</i>	<i>Days on Mkt.</i>	<i>Avg. Orig. Price</i>	<i>Avg. Sold Price</i>
'09	Bryant/Ravenna	59	2,196	\$235.96	60	\$534,334	\$493,864
'08	"	38	2,279	\$247.64	70	\$591,670	\$552,245
'09	Wedgwood	25	2,033	\$230.13	33	\$455,336	\$443,752
'08	"	18	2,049	\$265.77	42	\$540,223	\$516,433
'09	Hawthorne Hills	30	2,726	\$258.81	98	\$742,155	\$685,824
'08	& View Ridge	16	2,545	\$289.41	69	\$743,322	\$683,843
'09	Laurelhurst.	26	3,152	\$364.30	105	\$1,494,248	\$1,358,483
'08	& Windermere	11	3,702	\$375.73	86	\$1,682,573	\$1,482,545

WE CURRENTLY HAVE ON THE MARKET:

SPEAKING OF GREEN BUILDING:

High Point is the first large scale development in the country to feature low impact sustainable design in a dense urban setting.



5918 31st Ave SW

WEST SEATTLE ELEGANCE

Three bedrooms plus den and family room, 3.5 baths, 2-car detached garage. Hardy plank construction. Cascades, water and territorial views. Wonderful community amenities including children's parks, pea patches, library and walking trails. **\$555,000**



WEDGWOOD RAMBLER

7517 33rd NE

Two bedrooms, one bathroom wonderfully maintained Wedgwood Rambler with new interior paint in decorator colors, refinished hardwood floors and new kitchen vinyl. Detached one car garage with shop space. Close to shopping. **\$369,000**



GRACIOUS LIVING IN VIEW RIDGE

7002 58th Avenue N.E.

Mid-Century Brick and Cedar with Wonderful Views of Lake and Mountains. Four plus bedrooms, 2.75 baths, all new paint, large family/rec room on lower level with level access to back yard and only steps to Burke-Gilman trail. **\$599,000**