



Lori Czaja

Phone: (727) 534-3141

2144 Seven Springs Blvd, Trinity, Florida 34655

Email: [LORI@YourFloridaListing.com](mailto:LORI@YourFloridaListing.com)

Web: [www.YourFloridaListing.com](http://www.YourFloridaListing.com)

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## Strawberry BBQ Chicken Salad

With Spinach and Quinoa, Bacon, Avocado, and Goat Cheese



### Ingredients

- 1 cup quinoa, well rinsed
- 1 1/2 cups water
- 2 cups baby spinach
- 1 cup cooked chicken, shredded or diced
- 1 cup strawberries
- 1 cup avocado
- 1/4 cup goat cheese, crumbled
- 4 strips bacon, cooked and crumbled
- 1/4 cup roasted \*strawberry bbq sauce
- 2 green onions
- cilantro to taste

### Directions

Bring the water and quinoa to a boil, reduce the heat and simmer, covered, until the quinoa is tender and has absorbed the water, about 15 minutes, remove from heat and let sit for 5 minutes, covered. Meanwhile, slice the strawberries, dice the avocado and slice the green onions. Mix everything and enjoy.

[Recipe and picture from http://closetcooking.com](http://closetcooking.com)

Springtime is here!

Wishing you blossoms of joy and warmth this April.

## My Home is Worth What??

"What is my home worth" is probably the single most popular question asked when someone decides to put their home on the market.

In real estate, finding out how much your home is worth is done through an appraisal, which determines the value of your house in the present day market.



## Market Value vs. Assessed Value

The **Market Value** is how much your home is currently worth in the Real Estate market. The **Assessed Value** is typically based on a percentage of the appraised value which is used to determine how much property taxes you will owe on your home. *Assessed values may be defined differently in your area.*

The market value is usually what the home will sell for and is typically the price used for listing the property.

## According to the National Tax Payers Union

Statistics vary by area, but experts estimate that between 30 and 60 percent of taxable property in the United States is over-assessed, and this leads to higher property tax bills. Middle- and lower-income taxpayers are among the most often over-assessed. Yet typically fewer than 5 percent of taxpayers challenge their assessments, even though the majority who do so win at least a partial victory when properly prepared. Are your property taxes too high?

**Want to know what your home is worth in today's market? Give me a call, and we'll start the Comparative Market Analysis process.**

# 7 Easy Upgrades to Boost Your Home's Value

Increasing the value of your home does not always require drastic renovations and the high costs that accompany them. If your home is on the market or you are preparing to list it, a few inexpensive, do-it-yourself improvements will help to enhance its appeal to potential buyers.



- 1. Invest in minor cosmetic upgrades to kitchens and bathrooms.**  
When it comes to resale value, improvements to kitchens and baths yield the greatest bang for your buck. Consider painting cabinets that are chipped or worn, and replacing outdated knobs and drawer pulls. A thorough cleaning of tile and grout will freshen up the room and make it look newer. Adding simple fixtures such as towel racks in the bathroom helps buyers view the space as convenient and livable.
- 2. Cut down on clutter.** Rooms that are free of clutter appear larger and allow buyers to more easily envision themselves living in the home. Wide open floor plans are popular among today's buyers, and reducing clutter is a quick way to make a space seem more open without having to make structural changes.
- 3. Maintain landscaping.** First impressions matter, and the first (and last) image that buyers see of your home is its exterior. Overgrown trees and shrubs cause the property to look unkempt and obscure potential buyers' ability to get a clear view of the house. When unruly landscaping borders the house, it can darken the interior and lead to mold growth on the siding. On the other hand, if your yard is a bit barren, adding a few well-placed shrubs or a tree will enhance curb appeal. Drought-resistant plants that are native to your area are a low cost, low maintenance option.
- 4. Upgrade your window treatments.** Replacing plastic or aluminum blinds with plantation shutters or wooden blinds, or adding some tasteful drapes, will boost curb appeal and soften the interior of a room.
- 5. Replace or spray paint outdated fixtures.** If you have lived in your home for a while, you may barely notice minor fixtures such as outlet covers, switch plates, doorknobs, or light fixtures. But if these odds and ends are adorned in outmoded hues, buyers will likely assume that your home is older. These items may be replaced at a relatively low cost, or may often be spray painted with a fresher color. For example, you might opt to replace brass doorknobs or simply spray paint them with a popular finish like brushed nickel or oiled bronze.
- 6. Splash on a fresh coat of paint to cover scratches or outdated wall colors.** Opting for a neutral color scheme will appeal to a wider range of buyers and help them to see your home as a blank slate for their personal styles.
- 7. As with landscaping, the front door is one of the first images that buyers see of your home.**  
If your front door is showing its age with dull, chipped paint or an outdated color, consider painting or replacing it.

The thought of undertaking renovations while your home is on the market can be daunting. Fortunately, a few minor investments of time and money will boost your home's allure to potential buyers, helping it to sell more quickly and for the best possible price.



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