

YOUR MARKET

We want to make it our goal to keep you informed of what is going on in your market.

This is what happened in the month of January in your area:

11 homes sold last month which is down 39% from the previous year.

The Koester Team sold 15% of the homes in your area last month!

Average sales price is up 15% from this time a year ago.

The number of days on the market is down 9% from last year.

* Definition of your area: Randol Mill to 157 South to 303 West to the Fort Worth Arlington Border.

INGREDIENTS

3 1/2 cups peeled and diced potatoes
1/3 cup diced celery
1/3 cup finely chopped onion
3/4 cup diced cooked ham
3 1/4 cups water
2 tablespoons chicken bouillon granules
1/2 teaspoon ground white or black pepper
5 tablespoons butter
5 tablespoons all purpose flour
2 cups milk
4 tablespoons Chives
1 tablespoon bacon bits
1/2 cup sour cream
1 cup shredded cheddar cheese

WOODLAND WEST WHISPERER

TIPS TO CLIP: ATTENTION RENTAL PROPERTY OWNERS!

Beginning this year, if you're the owner of even a single unit of rental property you must track the cost of services provided to you by vendors doing at least \$600 worth of work for you. Federal law now requires you to send the IRS and the vendor a 1099 form. If you own a rental, that means you have a legal obligation to keep a record of the amount you pay to each vendor over the tax year. You should also obtain certain information from your service providers—generally their name, address and taxpayer identification number or Social Security number. Since the requirement takes effect for the 2011 tax year, you should have started tracking the payments you've made to your vendors beginning in January. After you've tracked your payments for the year, you'll send your vendors the total in the 1099 form in early 2012. There are a few exceptions to the requirements:

- **Burden:** Gathering the information and issuing the forms would create a hardship for you.
- **Duration:** The property is only a temporary rental of your own residence.
- **Income:** Your income from the rental does not meet the minimal threshold requirements.

More guidance is forthcoming. The IRS will fill in the details on what constitutes a hardship and what's considered "minimal" income, so you'll want to verify those when they come out.

Penalties For Filing Late

The IRS will set forth the important dates for the 2011 tax year. You'll want to note those and be sure to comply, because late filing or failure to file will result in penalties up to \$250.

Taken from Texas Realtor Jan/Feb 2011



KOESTER'S KITCHEN

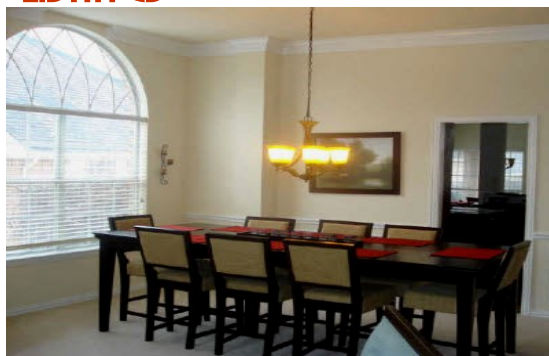
Delicious Ham and Potato Soup!

Combine the potatoes, celery, onion, ham and water in a stockpot. Bring to a boil, then cook over medium heat, about 10 to 15 minutes. Stir in the chicken bouillon, salt and pepper. In a separate saucepan, melt butter over medium-low heat. Wisk in flour with a fork and cook, stirring constantly until thick., about 1 minute. Slowly stir in milk as not to allow lumps to form until all the milk has been added. Continue stirring over medium-low heat until thick 4-5 minutes. Stir the milk mixture into the stock-pot, and cook the soup until heated through. Fill bowl 3/4 full place a healthy dot of sour cream, sprinkle generously with cheese, bacon bits and chives on top. Serve immediately.

FEATURED LISTINGS



Transport yourself into the world of luxury. No feature has been overlooked, it is perfection. An excellent home for entertaining with large formal dining boasts of incomparable spaciousness easily seating 12 with open spaces that are highlighted by rock faced fireplace. PN11



Tall arched windows set the stage for elegant living spaces. A gourmet cook's dream merges the tons of space with granite counter tops & opens into the informal areas to act as your families hub. The master suite in its own wing is a personal retreat JO 05



This club house community condo is a great place for a small family ready to enjoy life. With community pool and security this 2 bedroom and 2 bathroom condo is ideal for children or for a couple looking to relax. HT12



Don't miss the pub bar imported from Great Brittan, all 3 fireplaces, & the life sized replication of The Bronco Buster by Fredrick Remington. Relax & enjoy the vistas of one of the many decks or stroll down to the 6 barn stall & saddle up for a quick ride surveying the 12 plus acres.



A rare blend of location, space & quality. Relaxed open spaces are designed for intimate family life & yet perfect for entertaining. An inviting kitchen features abundant custom cabinets with granite tile countertops, a large glass front display cabinet & eating bar. HA02

This 3 bedroom 2 bathroom home shows off tons of care. This home has been freshly painted, and is ready for a new family. The family chef will love the roomy kitchen ad oversized dining area, which will provide a great spot for social gatherings and entertaining. The fabulous sunroom provides an excellent place to curl up with a book. CE01



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