

AYRE/RHINEHART BAY

A Publication of Ayre/Rhinehart Bay REALTORS, 1008 Adams, Bay City, Michigan

AYRE/RHINEHART BAY 5-STAR FAVE

The agents at Ayre/Rhinehart Bay Realtors received welcome news in October when the Bay City Times contacted us with the announcement that the agency was voted 3rd place in the most recent 5-Star Favorite poll. The agents were unaware of the contest and had not discussed it, so the results were gratifying because they truly came from the readers who recognized our work. The Times will formally announce the winners in November. The agents at AR Bay thank our clients and customers who voted!

AR BAY AGENTS CONTINUE GIVING

Ayre/Rhinehart Bay agents have a mission to provide the best service to their clients, but they also feel a strong need to give back to the community. Recently, two agents contributed their time and raised money for two local organizations. Melissa Beckrow raised over \$1000 for her cause of finding a cure for Alzheimers. The walk to raise money was held on September 24th in Midland. Cindy Gregory participated and raised money for the fundraiser to aid those afflicted with dyslexia which was held September 17 at the Bay City Consistory. If you have a cause related to "health and wellness" contact AR Bay.

AR BAY ADDS NEW AGENTS

Ayre/Rhinehart recently welcomed two agents to the company. Jeremy Powers joined AR Bay as a full-time property manager. Jeremy has many years of experience with local real estate firms and his specialty is listing and managing rental properties. The company found a strong need in the community for a department that will aid property owners to find qualified renters, take care of the property for them and help protect their investment. The agency receives daily requests from the public to assist in finding rental places to live. The inability of some buyers to get qualified for loans and the hesitancy on the part of some buyers to purchase, has increased the normal rental market demand and resulted in appreciating rent pricing.

Kori Snyder, a former agent recently came to Ayre/Rhinehart Bay after several years away from the business while raising her family. Kori has outstanding experience and brings an energetic presence to go along with her strong knowledge of the Bay County market.

AR BAY CELEBRATES 6-MONTHS AS AN AGENCY

Ayre/Rhinehart Bay put up some impressive numbers in their first six months as a Bay County real estate firm. Recent Bay County Realtor Association statistics provide data that shows AR Bay to have been responsible for 9% of the total dollar volume. AR Bay agents were involved in over \$5.5 million dollars of properties that were sold since April 29th and have inventory of \$6.8 million listed for sale. The company was small in numbers with 6 agents (5% of the BCRA's 120 agents), but large in production with 5% of the total MLS number of properties sold and at an average price of \$123,113. This far exceeds the average price of Bay County transactions which was \$74,292 for the period. AR Bay is ranked 6th in companies in the number of transactions that were over \$100,000. AR Bay is off to a great start and pledges much more to come in the months and years ahead.

BAY CO. REAL ESTATE ACTIVITY

Market activity has held steady in 2011. BCRA statistics near the end of October showed 1165 residential solds which would equate to the second highest number of sales for a year if the trend holds. This year's projected 1417 is similar to '04 & '09 (1413) and '07 (1415) and only lag behind 2005 at 1437. The average sale price is now \$70,148 which is slightly behind last year's average of \$71,160. The number of sales this year is an increase over last year by 7%. Cash sales account for approximately 51% of all transactions. Monitor and Franklun Townships continue to average the highest sale price.

FALL 2011

HAPPY THANKSGIVING!



CHARITY AR BAY HOLIDAY DECORATING CONTEST

YOU CAN HELP... COME TO VOTE!

The agents at Ayre/Rhinehart Bay are decorating their office for a worthy cause. Beginning Dec. 1st, the agents will transform their office space to a holiday theme and they want your help. On Wednesday, Dec. 14th the office is having a Holiday Open House and you can vote for the best decorated cubicle. The winners will receive money that they will donate to their chosen local charity. Visitors will be treated to food and refreshments and a chance to learn about some of the outstanding local organizations that need your help. Come and celebrate with us!

AR BROKER SPEAKS AT ROTARY

Bill Branigan, Assoc. Broker at Ayre/Rhinehart Bay was the guest speaker, September 17th at the Northern Bay & Arenac Rotary Club. Bill talked about the current state of real estate in Bay County. Mike Stoner, rotary president was most gracious in arranging the opportunity for Branigan to comment on the issues facing Buyers and Sellers in today's market.

Did you know?

For every 1000 home sales, 500 jobs are created. Do your part... buy a house today!



Contact AR Bay @

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Ayre/Rhinehart Bay...Happy Holidays!

"LIFETIME" AGENT NEWS!

News about AR Bay's agents and their families:

Bill Branigan, Associate Broker was appointed to the Bay City Planning Commission on November 7th. Bill is looking forward to working on the board as it considers the plans for the Uptown at River's Edge site.

Zak Branigan, Bill Branigan's son, recently ran a 50K trail marathon race in Chattanooga, TN called the Stump Jump. It was the largest ultra trail marathon in the eastern U.S. The 31+ mile course was unbelievably difficult with runners starting out and ending back at Signal Mountain. The trail went through dense woods and over rocky terrain with steep descents and 9 climbs of 300 feet or more. Zak ran for over 7 hours, non-stop to complete the course.

Melissa Beckrow's cat, Lily, is getting in shape for the 2012 Olympics. Mel's cat can jump 4' high and catch a tossed taffy wrapper in the air!

FACEBOOK LIMIT?

Robin Dunbar, professor at Oxford University has a theory that there is a "cognitive limit" to the number of people someone can maintain a stable relationship with. Dunbar's number is 150 people. The average Facebook user has 130 friends. Coincidence? If you have less than 130 friends, "like" AR Bay!

TRUE CASH VALUE, ASSESSED VALUE, TAXABLE VALUE, WHAT!!

Many times sellers and buyers ask what is the difference between True Cash Value, Assessed Value and Taxable Value. It is essential to know the difference when talking to an assessor or when buying a home.

True Cash Value: The amount the assessor believes represents what your property is worth. It reflects the properties usual selling price or "fair market value"

Assessed Value: Typically the same as State Equalized Value (SEV) unless a factor is applied where the property is located. It represents 50% of your property's true cash value.

Taxable Value: This is the value upon which your taxes are based. It is the lesser of an assessed value or its capped value. In the year of a sale, the Assessed Value and Taxable Value should

be the same. A property's capped value is required to be calculated each year.

The 2011 capped value formula was: (2010 taxable value - losses) x (lesser of inflation rate or 1.05 + additions).

Losses result from any physical removal or destruction to the property (such as removing a garage) while additions result from improvements made (such as adding a garage).

Ayre/Rhinehart Bay Activity!

- ▶ 2100 S Jackson, **SOLD!**, \$127,900
- ▶ 3055 Sherwood, **SOLD!**, \$279,000
- ▶ 5632 Spring Knoll, **SOLD!**, \$216,000
- ▶ 7468 Three Mile, Bay City, **SOLD!**, \$239,900
- ▶ 1110 Carrie Lynn Lane, **SOLD!**, \$400,000
- ▶ 2396 S Huron, Kawkawlin **SOLD!** \$81,000
- ▶ 2157 6th, Bay City, **SOLD!**, \$123,900
- ▶ 7382 Ryan, Frankenlust, **SOLD!** \$169,900
- ▶ 400 Virginia, Auburn, **SOLD!** \$189,900
- ▶ 2142 5th, **SOLD!**, \$99,900
- ▶ 5974 Red Feather, **SOLD!**, \$113,899
- ▶ 113 Meadow Drive, **SOLD!** \$189,900
- ▶ 707 Webb, Bangor **SOLD!**, \$79,900
- ▶ 2354 Garfield, **SOLD!**, \$59,900
- ▶ 606 Bradley, Bay City, **SOLD!**, \$22,900
- ▶ 1281 Midland Rd., Bay City, **SOLD!**, \$119,900
- ▶ 0 Nine Mile Rd., Auburn, **SOLD!** \$18,500
- ▶ 241 Jennison, Condo, **SOLD!** \$269,900
- ▶ 4266 Hushen, **SOLD!**, \$84,900
- ▶ 1123 Nantucket, Bangor, **SOLD!**, \$69,900
- ▶ 204 Park, Bay City **SOLD!**, \$44,500
- ▶ 1816 6th, Bay City, **SOLD!**, \$29,900
- ▶ 710 17th, Bay City, **SOLD!**, \$26,000
- ▶ 416 Guy St., **SOLD!**, \$19,000
- ▶ 105 N First St., **SOLD!**, \$13,124
- ▶ 404 Scheurmann, Essexville, **SOLD!**, \$124,900
- ▶ 105 First St., Pinconning, **SOLD!**, \$19,440
- ▶ 5007 Candace Dr., **SOLD!**, \$80,000
- ▶ 287 State Park, **PENDING!**, \$89,900
- ▶ 318 S McLellan, **PENDING!**, \$49,900
- ▶ 2808 S Monroe, **New Listing!**, \$109,900
- ▶ 605 Ames, **New Listing!**, \$149,900
- ▶ 1304 McKinley, **New Listing!**, \$110,000
- ▶ 2149 4th, **New Listing!**, \$114,900
- ▶ 7376 Glen Eagle, **New Listing!**, \$324,900
- ▶ 1285 Primrose Lane, **New Listing!**, \$289,000
- ▶ 3026 Niccolet Place, **New Listing!**, \$209,900
- ▶ 1600 4th, **New Listing!**, \$114,900
- ▶ 1213 6th, **New Listing!**, \$69,900
- ▶ 313 S Alp, **New Listing!**, \$42,900
- ▶ 805 Maple, **New Listing!**, \$59,900
- ▶ 209 Kirby, **New Listing!**, \$69,900
- ▶ 4439 Jean, **New Listing!**, \$69,900
- ▶ 2424 S Huron Rd., **New Listing!**, \$145,000
- ▶ 2260 Fairway Pines, **New Listing!**, \$94,800
- ▶ 0 Beaver Rd., **140 Acres, Lakes!** \$1,200,000
- ▶ 1111 N Water St. #406, **New Listing!**, \$599,000
- ▶ 1111 N Water St. #204, **Condo**, \$495,000
- ▶ 1589 Tower Beach, **Pinconning**, \$134,900
- ▶ 521 Park, Bay City, **Historical**, \$138,700
- ▶ 237 Donahue Beach, **Waterfront**, \$199,900
- ▶ 821 Pine, Commercial, **Commercial**, \$450,000
- ▶ 1019 Shady Shore, **Waterfront**, \$332,000
- ▶ 1705 W Thomas, **Bangor**, \$78,900
- ▶ 1808 James, **Essexville**, \$79,900
- ▶ 5432 N Seven Mile, **New Price!**, \$105,000
- ▶ 1012 5th St., **Bay City Historical**, \$279,000
- ▶ 45 Sharlear, **Essexville, New Price!**, \$89,900
- ▶ 1215 State St., **New Price!**, \$26,500

- ▶ 1100 Fraser, **Bay City Southend**, \$69,900
- ▶ 223 Jennison Place, **Luxury Condo**, \$269,000
- ▶ 225 Jennison Place, **Luxury Condo**, \$264,900
- ▶ 0 W Townline 16 Rd., **Land** \$25,000
- ▶ Hoyle's **Marina Boat Slip**, \$7,250
- ▶ 2023 7th, Bay City, **New Price!**, \$74,000
- ▶ 5432 N Seven Mile, **New Price!**, \$105,000
- ▶ 508 Willow Bend, Auburn **Condo**, \$149,900
- ▶ 510 Willow Bend, Auburn **Condo**, \$149,900
- ▶ Parcel A, W. North Union, **Land**, \$146,900
- ▶ 4678 Stephanie, Williams Twp. **Land**, \$24,900
- ▶ 4686 Stephanie, Williams Twp. **Land**, \$24,900
- ▶ 4705 Stephanie, Williams Twp. **Land**, \$26,900
- ▶ 4715 Stephanie, Williams Twp. **Land**, \$26,900
- ▶ 0 North Union, Williams Twp. **Land**, \$27,900

FALL RECIPES FROM AR BAY

This recipe comes from Cindy Gregory. She likes "comfort" food that is flavorful and smells terrific. Try "**Grandma's Apple Crisp**" and enjoy a great dessert.

1 1/2 cup oatmeal
2 1/2 cup brown sugar
3 cups flour
1 1/3 cup melted butter
Mix all the above ingredients and place half the mixture in a lightly greased 9x13 pan. Pat mixture evenly. Reserving 1/2 for topping.

9 cups sliced, peeled apples
3 heaping teaspoons cinnamon
Place the apples on the mixture in the pan. Sprinkle with the cinnamon.
2 cups water
2 cups sugar
4 tablespoons cornstarch
2 teaspoons vanilla
Heat water, sugar and cornstarch until thick. Add the vanilla. Pour over the apple slices. Cover with remaining oatmeal mixture. Bake at 350 degrees for 50-60 minutes.

This recipe is called "**Thanksgiving Pumpkin Cranberry Bread**" and is just right for this time of year.

2 cups all-purpose flour
1 cup whole wheat flour
5 tsp pumpkin pie spice
2 tsp cinnamon
1.5 tsp salt
2 cups granulated sugar
15 oz. 100% pure pumpkin
4 eggs
1/2 cup vegetable oil
1/2 cup applesauce
1/2 cup orange juice
1 1/2 cups cranberries (fresh/frozen) or cherries.

350 degree oven. Grease and flour two 9x5 loaf pans. Combine flour, spices, baking soda and salt in a large bowl. Combine sugar, pumpkin, eggs, oil, applesauce and orange juice in larger mixer bowl. Beat just until blended. Add pumpkin mix to flour mixture. Stir just until moistened. Fold in cranberries. Spoon into loaf pans. Bake for 60 to 75 min or until toothpick comes out clean. Cool on wire rack.