

RESALE HOMES COLLECTIONS

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Carrie Tambasco

A hometown realtor,
from racetrack to real estate

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REALTOR®
REAL ESTATE

When you are making what is most likely the largest investment in your lifetime and buying a home, finding a knowledgeable and trusted realtor to help guide you through the entire process is the first step in making sure the entire experience is as stress-free as possible.

WORKING WITH A LOCAL REAL ESTATE representative who knows the region means you will have the advantage of that agent's knowledge of the area, the local market trends, the neighbourhoods, and nearby amenities you require.

Real estate sales representative Carrie Tambasco is a hometown Orangeville girl who grew up in Mono, attended Orangeville District High School, and has a lifetime of experience in the region.

Carrie works with Royal LePage RCR Realty in Orangeville. She has had a career in business for 17 years and has earned the trust of many local residents.

Carrie got into real estate in a roundabout way.

A lifetime horse lover, Carrie worked in the horse racing industry for over a decade as an exercise and outrider. She was very involved in riding and training the thoroughbred horses at some of the most prestigious racetracks around North America, and she loved her job.

Moving from city to city to follow the racing circuit, Carrie spent a lot of time negotiating leases and learning how the entire process worked. She studied real estate while still a rider and achieved her real estate license.

After retiring from the racing industry, Carrie made an easy, full-time transition to the real estate industry.

Growing up in a rural area and having her connection to the equine world has provided Carrie with a unique perspective when it comes to country properties. She knows all the subtle details and nuances of country living and what a buyer needs to know before making a move to an idyllic rural property.

"For the first five years of my career, I was galloping horses and selling real estate to people I worked with," Carrie explained of her start in the real estate industry.

Carrie can advise a potential buyer on things like septic systems, wells, home heating in the county, and everything you need to know about maintaining a rural property.

Many potential buyers who are used to urban living but would like to make the move to the country are unaware of everything that is involved in country living.

As one who has experienced living in a rural area, Carrie can advise a client on what to expect and what adjustments to their lifestyle they will have to make. Those adjustments include everything from considering commuting time, a possible lack of high-speed internet, snow removal, and what life is like living next to a working farm.

A someone with experience, she can also explain the joys of living in a rural area if you plan ahead and make sure you are ready for the transition from an urban to country environment.

As a lifelong resident in the area and a professional realtor, Carrie has an intimate knowledge of Orangeville and the surrounding towns.

She knows the schools, sports clubs, social groups, pharmacies, medical centres, and other amenities a buyer may need or want to have close to where they live and can advise a potential buyer on the neighbourhoods most likely to meet their needs.

Some potential buyers have very clear requirements of the amenities they need to be close by, and Carrie can advise them on the neighbourhoods that meet those requirements.

She can also help clients steer clear of an area where they probably won't be happy. This could include areas that lack the things they are looking for or other negative features like an area that is prone to flooding.

As a local realtor, Carrie is in tune with development, future development, and zoning changes that may

affect residents in the town. Having advanced knowledge of changes coming to a neighbourhood may sway a person's decision to buy there and begin a search for a more suitable location.

Carrie also works in commercial real estate, which provides different challenges.

"I love doing commercial work," Carrie said. "It's a great way to meet different business owners. You get to understand the different businesses and what their needs are."

When you are looking to buy a property, it is your best bet to work with a realtor who is also local. Only a local real estate agent will be familiar with the town and its amenities and can help guide you to a neighbourhood that will provide everything you are looking for.

Personable and friendly, Carrie has gained the trust and respect of many local residents through her dedication, professionalism, knowledge of market trends, and negotiating skills.

She works with clients to guide them through any transaction to make the entire process as stress-free as possible.

Carrie works out of the Royal LePage RCR Realty office at 14-75 First Street in Orangeville.

She can be reached at 519-941-5151 or by cell phone at 519-217-7656.

Written by Brian Lockhart

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MARKET UPDATE

Orangeville Statistics - January

	January, 2025	January, 2024	% Change
# of Active Listings	86	51	68.63%
# of Homes Listed	65	48	35.42%
# of Sales	36	28	28.57%
List Price vs. Sale Price Ratio	97%	97%	0.00%
Average Days on Market	44	45	-2.22%
Average Sale Price (all types)	\$909,772	\$764,821	18.95%
Detached	\$1,001,521	\$942,813	6.23%
Semi-Detached	\$776,667	\$635,333	22.25%
Freehold Townhouse	\$693,200	\$699,750	-0.94%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	86
Divided by Sales per Month	36
Months of Inventory	2.4

There are currently 2.4 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

January 2025 vs. January 2024

The number of active listings in Orangeville increased by 68.63% in January 2025 vs. January 2024. 17 more listings came on the Toronto Regional Real Estate Board in January 2025 vs. January 2024, which is a increase of 35.42%. The number of homes sold increased by 8 homes or 28.57%. The average days on the market decreased from 45 days to 44 days. Average sale prices were up by 18.95%.

Peel - Caledon Statistics - January

	January 2025	January 2024	% Change
# of Active Listings	285	180	58.33%
# of Homes Listed	181	124	45.97%
# of Sales	48	58	-17.24%
List Price vs. Sale Price Ratio	94%	98%	-4.08%
Average Days on Market	47	30	56.67%
Average Sale Price	\$1,302,004	\$1,159,912	12.25%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	285
Divided by Sales per Month	48
Months of Inventory	5.9

There is currently 5.9 months of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

January 2025 vs. January 2024

The number of active listings in Caledon increased by 58.33% in January 2025 over the same month in 2024. The number of listings that came on the Toronto Regional Real Estate Board in January 2025 vs. January 2024 increased by 57 homes or 45.97%. The number of homes sold decreased by 10 homes or 17.24%. The average days on the market increased from 30 days to 47 days. Average sale prices were up by 12.25%.

PROVIDED BY



What is a quiet room?

Home for most people is a sanctuary that offers comfort, familiarity and a place to gather with family and friends. Although home can be a welcoming place, with so many people in the average household humming along from day to day, it may not always be the most serene setting.

From teenagers playing video games to video meetings in a home office to dogs barking at the postal worker doing daily rounds, there are plenty of potentially distracting sounds in and around a home. Lawn care workers with mowers and blowers may also contribute to ambient noise. A dedicated quiet room can be beneficial for anyone, and most especially for people who experience sensory issues.

WHAT IS A QUIET ROOM?

A quiet room is a space where a person can enjoy peace and quiet in a distraction-free environment. According to designer Rachel Cannon, “A quiet room is a sanctuary from the stimulation and overwhelm that we encounter every day.” A quiet room may go by various names, including a mindfulness room or cozy cove, but the common goal is to remove as many sensory distractions as possible so that an individual can disconnect from the outside world and reap some calming benefits. According to School Specialty, LLC, an education resource provider, schools are now providing quiet rooms for over-stimulated students, and homeowners can take similar cues to create these relaxing retreats at home.

HOW TO CREATE A QUIET ROOM

The first step in establishing a quiet room is to identify a location that is far away from the main action of the household. A bedroom, basement, nook in the garage, or even an attic can be a good spot for a quiet room.

Soundproofing the space can make it even more inviting. Sounds will bounce off of walls and floors, but acoustic panels can help muffle noises. If acoustic panels are not in the design plan, thicker draperies, wallpaper, carpeting, and wall art can help counteract echoes and noise infiltration. Soft furniture can also absorb sound.

Small rooms work better as quiet spaces, as such areas can feel more cozy. Less is needed to decorate the space if it is on the smaller side. Bring in warm, soft lighting and soft decor. A sound machine playing favorite ocean or natural sounds can also mask outside noises even more.

Establish rules that govern how the quiet space is to be used. When someone is inside the area, they should not be disturbed. If possible, use the quiet room during naturally quiet times of the day. Keep the room stocked with books, journals, crafting items, or whatever it is you need to unwind and relax.

Quiet rooms can be special retreats that homeowners use to escape the hustle and bustle of a household.



MORTGAGE BROKERS OFFER CHOICE

The next time you’re looking for a mortgage for that new house or you’re up for renewal on your existing mortgage, think about using a mortgage broker – their services are usually free, and they offer you an abundance of choices the banks simply can’t compete with.

MORTGAGE BROKERS have access to a vast array of lenders – up to 90+ institutions, including some of the big banks – which enables these professionals to negotiate the best possible mortgage products and rates on your behalf. In comparison, if you approach your bank with a mortgage request, they can only offer you a narrow choice – namely, their own products.

Experienced Mortgage brokers do their homework on available mortgage products and keep themselves abreast of any new products or changes to existing

products to ensure they find the best mortgage to fit your specific needs. A mortgage broker or agent can provide details on the different types of variable rate offerings. Not all floating rate mortgages are the same. Fixed rate mortgages also can have restrictive clauses that could impact your ability to sell or increase that you should be aware of. Other restrictions could include your ability to add a credit line or second mortgage.

Unlike the major banks, mortgage brokers can also

cater to self-employed borrowers as well as those who have suffered credit blemishes due to life experiences such as divorce, job loss or illness. Brokers and their lenders will listen to your story, whereas the banks have a very narrow view of what fits into their financing box – and this is un-negotiable. Canada is very fortunate in that they supports and licenses many types of mortgage institutions that can provide options for clients in different circumstances. A Mortgage Brokerage has access to most of these unique institutions.

If you’re thinking of buying a home, Mortgage Centre Canada mortgage professionals can search out suitable rate and term options for your unique situation.

– Provided by Dwight Trafford



TOP REASONS FOR USING A BROKER:

- 1. CHOICE** – access to multiple financial institutions and non-institutional mortgages
- 2. COSTS** – using a broker is usually free, and they can often negotiate lower rates for you
- 3. KNOWLEDGE** – experienced brokers stay up-to-date on available products and services
- 4. FLEXIBILITY** – mortgage products are even available for the self-employed or those who have credit blemishes

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The benefits of neutral colours

Homeowners make many notable decisions when designing their home interiors, with some choices proving more bold than others. The decision to decorate with neutral colours might not be the boldest move homeowners can make, but there are numerous reasons to stay neutral with a colour scheme.

VERSATILITY:

Neutral colours afford homeowners endless opportunities to play around with textures, patterns, furnishings, and more. For example, a neutral colour on a living room wall can ensure a boldly coloured couch or chair won't contrast with its surroundings. In fact, there's no end to the options homeowners have to customize the look of a room with bold features or furnishings when neutral colours feature prominently in the space.

FLEXIBILITY:

Neutral colours are more flexible than bolder alternatives because they likely won't require a complete overhaul of a room when homeowners want to spice things up with new features and furnishings. That flexibility will be appreciated by homeowners who like to experiment with a new vibe or look in their homes.

TRENDY:

Neutral colours are not as vulnerable to trends as other design choices. Neutral colours are effectively their own trend and won't get in the way of homeowners who want to change things up. But unlike other trends that must be replaced when homeowners grow tired of them, neutral colours can remain thanks to their compatibility with so many styles.

owners who want to change things up. But unlike other trends that must be replaced when homeowners grow tired of them, neutral colours can remain thanks to their compatibility with so many styles.

TRANQUILITY:

Homes are often characterized as their owners' private sanctuaries from the hustle and bustle that goes on outside those walls, and neutral colours are often lauded for the tranquil vibe they help to create in a space. Neutral colours are soft, and that can lend a serene and calming atmosphere to the interior spaces of a home.

BRIGHTNESS:

Neutral colours are lighter in tone and thus pair well with natural light. That mixture can amplify brightness within a home and give it an uplifting vibe that residents and guests alike will appreciate.

Neutral colours are not bold, but the benefits they provide open doors to an array of design styles and decor choices that enable homeowners to go in various directions with the interior spaces in their homes.

Why hiring a painter is the right choice

Few home improvements can change the look of a room faster and more affordably than a painting make-over. In fact, homeowners often turn to paint before they make any other renovations. Home Light, a real estate technology company, says painting a home's interior can net a return on investment as high as 107 percent.

Although painting is a project that do-it-yourselfers can tackle, there are various advantages to hiring a professional painter. Here are some of the benefits of working with a professional painter.

CUT DOWN ON THE JOB TIME

A professional painter can reduce the project timeline. Painters have the skill set and experience to complete a project in a timely manner. This means the job will be streamlined from preparation to clean-up.

PAY ATTENTION TO DETAILS

Professional painters are likely to do a job that is nearly flawless, especially after homeowners exercise their due diligence and vet painters carefully. Professionals will pay attention to the small details that less experienced painters wouldn't think about.

REDUCE YOUR WORKLOAD

Painting can be a time-consuming job, and most of it occurs even before you pick up a brush. It can take hours to prep walls, patch holes, remove moldings, and apply painter's tape. Homeowners who do not have much time are better off leaving the project to a professional.

PAINTERS ALREADY HAVE EQUIPMENT

Do-it-yourselfers may need to buy new tools before beginning the job. This means brushes, rollers, tape, tarps, trays, and much more. Unless you plan to paint multiple times, this can make stocking up a considerable investment. Professionals already have all the right gear and tools of the trade.

LASTING RESULTS

Professional painters understand which products will produce the desired results, depending on the wear and tear of the space. Paints are not all created equal, and certain walls, floors and trim may require unique priming and preparation that novices are not familiar with. Professional painters can help ensure durability and save homeowners from having to do the job again in a few months or years.

A SAFER EXPERIENCE

Painting can be a challenging job when it involves painting hard-to-reach spaces and/or climbing and balancing on tall ladders. Homeowners are not at risk of injury when hiring a professional painter. In addition, professional painters should be licensed and insured. This means if an injury or incident occurs, the homeowner will not be on the hook for the cost.

just LISTED



This attractive, exceptionally well maintained 3-bedroom raised bungalow is on Bolton's popular north hill. Large 50x164 lot features inground pool. Home has had many upgrades and all main level floors are hardwood or ceramic. Fully finished basement with fireplace and additional bedroom. Because it's raised there are windows in all the basement rooms for light and ventilation. Large 2-car garage has extra loft storage.

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Soak up these *luxurious* bathroom features

Kitchens and bathrooms are two popular areas to address when renovating a home. Modernize Home Services says 26 percent of sellers make bathroom improvements to their homes before listing. Midscale bath remodels will net a return on investment of about 64 percent, while a luxury bathroom overhaul has an ROI of about 57 percent.

When considering bathroom renovations, homeowners may want to include some unique features that can add style and function, not to mention some much-deserved luxury. With that in mind, the following are some luxurious features to consider.

HEATED FLOORS

There is something to be said for stepping out of the shower and being met with warmth underfoot. Heated floors are not just for people who live in cold climates, either. When the air conditioning is pumping on hot days, tile floors can feel chilly. Heated floors are also aesthetically appealing because homeowners don't have to factor in baseboard heaters or forced-air vents.

STEAM SHOWERS

There are many different steam showers on the market, and each can turn regular showers into steamy spa-like enclaves. A steam shower is similar to a sauna and utilizes a steam generator to produce steam in a single area, advises Badeloft® Luxury Bathrooms.

SOAKING TUB

Although the majority of people shower as part of their daily hygiene routine, a deep soaking tub separate from the shower is ideal for those who enjoy a good bath.

LUXURY MIRROR

Upgrading the bathroom mirror to one that offers features like defoggers, integrated lighting, and a dimmer setting can elevate the bathroom.

FLOATING VANITY

A floating vanity is mounted directly to the wall to leave space underneath. Better Homes & Gardens says a floating vanity can lend an airy feel to a bathroom.

FRAMELESS SHOWER

A frameless (glass) shower door is not only luxurious but also functional for people who want to age in place. With no edge or lip to step over to enter the shower, anyone with mobility challenges can walk into a frameless shower safely.

WATER CLOSET

If space allows, separating the toilet in a water closet from the rest of the bathroom space affords even more privacy. Plus, in couples' bathrooms, a water closet enables two to use the bathroom at the same time for different functions.

WALK-IN-CLOSET

Relocating the bedroom closet right off the owner's bathroom affords an immediate opportunity to dress comfortably, thus streamlining a morning routine.

Bathroom renovations are worthwhile investments. Choosing some unique upgrades can enhance the design and function of these important spaces.



From blank canvas to cozy retreat: Tips for personalizing your new home

(NC) Moving into a newly built house is the perfect opportunity to start from scratch and create a space that reflects your lifestyle and taste. Here are five easy ways to transform a new build into your dream home:

MODIFY THE LAYOUT

Many new builds, like the ones in Calgary's Alpine Park, offer pre-planned options or customizations for flex spaces like a den or an additional room. Turning this area into a dedicated crafting room, home gym or office is a great way to make your house work for you.

ADD STYLISH LIGHT FIXTURES

Lighting is key to setting the mood in any room. Consider upgrading to a statement chandelier, pendant lights or sleek wall sconces. Layering lighting and adding timers or dimmer switches can go a long way towards creating the perfect ambiance for every area of your home.

CREATE CUSTOM CABINETRY

Tailor your kitchen cabinets to suit your needs and vision, whether that means open shelving, handy built-in pantry cupboards or even two-tone finishes for a more personalized look. You can also organize your cabinets by creating custom storage solutions with interior shelves and hanging rods where you need them.

EXTEND YOUR LIVING SPACES

Think of your backyard as an extension of your living or family room. By adding a deck or a pergola, you can create an area that doubles as a relaxing oasis or additional entertainment zone that you can enjoy in multiple seasons.

ELEVATE THE DETAILS

A fireplace can be a cozy focal point in your living room, vaulted ceilings with faux beams bring a timeless

aesthetic, or unique tile designs can reflect your personality in the kitchen or bathroom.

Learn more about how you can make your new build feel uniquely yours at alpinepark.ca.

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6 FORTUNA CIRCLE

Welcome home to 6 Fortuna Circle - a beautifully appointed Briar Hill bungalow tucked away on a quiet circle. This home is all ready for you – move in and unpack. This home has been professionally painted throughout and tastefully renovated and updated - including the kitchen, the primary ensuite, the main floor powder room, updated lighting, ceiling fans and window coverings throughout – to name a few. Contact me for our private tour before it's gone.
Offered at \$819,000



50 HILLCREST DRIVE

Absolutely stunning home in the "AWARD WINNING" community of "Briar Hill". This open concept bungalow is finished with all the upgrades you would desire in a home and is complete with a professionally finished lower level with walk out doors to patio and amazing gardens. The double car garage and larger double wide driveway allows lots of room for your guests to park. Enjoy access to 36 holes of golf, 2 scenic nature trails, and a 16,000 sq. ft "COMMUNITY CENTER" filled with an abundance of activities and events. Don't wait until Spring to book an appointment, DO IT NOW, as this home will not disappoint. *Offered at \$1,087,000*

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Home interior trends on the rise

Trends that seem ubiquitous one day can seemingly vanish before the sun rises again just 24 hours later.



That's especially true in the digital age, when overnight celebrities and viral videos can be on the tips of everyone's tongue before being forgotten entirely when the next online sensation emerges in an increasingly rapid news cycle.

Home trends typically benefit from a longer shelf life than viral videos and other fads that originate on the internet, and that's something renovation-minded homeowners should consider when improving their homes. Homeowners preparing to do just that can consider these notable trends, which the online renovation experts at Houzz suggest will be particularly popular in the year ahead.

ROUNDED FURNISHINGS
Houzz noted that gentle curves and rounded edges embody the organic modern styles that many current homeowners love. Rounded dining tables and similarly circular coffee tables may merit consideration among homeowners who want to embrace popular trends.

ARCHES
Houzz cites arches among the more popular modern trends, and the experts at Better Homes & Gardens note that this unique, eye-catching style has been gaining popularity for several years. Better Homes & Gardens suggests that part of the appeal

of arched doorways could be their deviation from a more traditional door shape. That uniqueness draws the attention of residents and visitors alike, and Houzz notes that arched windows, cabinets and even millwork details are part of the pivot toward arches.

STOVE ALCOVES
If it's a touch of history homeowners want, kitchen range alcoves might be just the project for them. Range alcoves call to mind an earlier time when wood-burning stoves were commonplace. The report from Houzz notes that range alcoves immediately draw attention, which undoubtedly adds to their appeal.

WOOD FOR WARMTH
Homeowners who hear "wood and warmth" might think of fireplaces, but Houzz reports that wood elements are being incorporated into interior designs as a means of giving homes a more cozy vibe. Ceiling beams, trim, wall paneling, and cabinetry are utilizing wood to add warmth to a home.

Trends come and go, but home trends typically have more staying power than styles that emerge in other arenas. Homeowners who want to upgrade their home interiors can consider the latest trends and choose those that align with their own personal tastes.



CHERYL ROBB

SALES REPRESENTATIVE

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21 ACRES WITH VIEWS OVER THE HOCKLEY RIDGE
Estate bungalow, undergone a transformation-designer kitchen with Carrara marble island open to family room & stone fireplace as well as living room with 9ft ceilings, hardwood floors & 20 ft dormers in the kitchen & dining room. Walkout basement has 2 staircases & would be a perfect nanny suite with 3 pc bath & laundry. Covered deck, paved driveway, drive shed; a home for horses or a work/storage space. Trails cut around the perimeter & through the meadow. Natural gas & high speed fiber recently available. Close to Orangeville & 45 minutes to the airport.
247515 5th SIDEROAD, MONO \$2,499,000



BUILD YOUR DREAM HOME ON 25 ACRES OF BEAUTIFUL LAND
Midway between The Devils Pulpit & The Paintbrush-Canada's exclusive golf clubs. 30 mins to the Airport-Explore the Mars-like Badlands as you cruise to local craft breweries! Private lot with trails & meadows etched out of the forest. Hike Bruce Trail, Caledon Rail Trail, ski at Caledon Ski Club, Caledon East is nearby for shopping & rec centre, public school minutes away & in the boundaries of Mayfield Secondary School for the Arts.
LOT 11 ESCARPMENT SIDEROAD, CALEDON \$2,895,000



INVEST IN THE FUTURE WITH 87.37 ACRES OF FLAT PREMIUM FARMLAND
Corner lot, directly across from Laurelwoods Elementary School & diagonally from Township of Amaranth Town Hall & Municipal Park. In the hamlet of Laurel, a great commuter spot just minutes north of Orangeville. An investment for the future. The flat fields offer fertile arable sandy loam with good drainage. Currently zoned agricultural but adjacent lands are community residential & community institutional. Large unspoiled land parcels like this do not present themselves often; this is your chance to grow your real estate portfolio.
284342 DUFFERIN COUNTY ROAD 10, AMARANTH \$2,399,000



1.72 ACRE LOT ON THE CREST OF CALEDON MOUNTAIN
At the south tip of Caledon Village, across from world renowned Devils Pulpit golf course. Restaurants, school, fairgrounds are nearby or go for a swim at the Quarry Beach! Long private driveway leads to a century home, det. 2 car garage/workshop, old milk house for storage, all set on a pretty & private lot with mature trees. The home needs significant repair. Great opportunity to bring this large, at one time regal home with walkout basement back to a vibrant beauty. Convenience of natural gas & a terrific commuter's location. Just 25 minutes to the Airport.
17632 Hurontario St., Caledon Village \$999,000

PART 2

Can I reduce my property taxes?

Even with the interest rate drop, this real estate market is still trying to find its legs, and there are many great homes out there waiting to find a new owner!

It's a frustrating situation when you are ready to get moving and the market is not making it the easiest transition. Every showing is like a first date that you thought went well, and then when you don't hear back, you wonder what went wrong? Is it me? Did I have garlic breath? Was I not funny enough? Maybe I wore the wrong outfit? The same types of questions come from homeowners: What is wrong with my house that no one seems to want to make an offer? Or if buyers feel my price is high, why doesn't someone send a "lowball" offer?

In a buyers market, with plenty of options on their plate, it is very easy for homes to be discounted by discerning buyers for any number of reasons. Priced too high—a buyer could think that you won't be reasonable to negotiate with at all. Rooms are too small. Don't like the carpet and on top of all that - the very idea that a new property will come up soon makes it easy to bypass a home if that home isn't everything the buyer wants and at a reasonable price.

As discussed previously, one variable that people take into account when buying is the property tax. When looking at rural properties, on many occasions there has been an

alarming confusion for people when they see a 100 acre property with a giant home, a pool, big barns and 70 acres of corn field and the property tax is barely \$4,000 - less than what they are currently paying for their 2 storey home on a postage stamp sized lot! How can this BE???? In this particular instance, the zoning and usage of the property reflects a Farm Tax Rate, a significant portion of the property is being taxed at a much lower rate than what the typical residential tax rate would reflect, because it is being used agriculturally and has qualified for this tax bracket.

Sounds good, right? But sorry, turning your backyard into rows of cabbage and letting chickens roam free does not qualify you living in a subdivision to be charged at a lower farm tax rate. It would be nice, but it's not that simple. Also, one should note that if you were to buy a property that was being farmed and you, as the new owner, do not take the proper steps to continue that usage, your property tax amount is going to go up....A LOT!

However, there are even more ways that this property might have reduced their tax burden, and it's possible you might be able to reduce your taxes too—especially if you live on a few acres in a rural setting... stay tuned!

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