

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**

**ANTLERS
REALTY, INC.**

EXPLORE WHAT'S INSIDE THIS ISSUE:

*Refresh Your Home: Spring
Cleaning Tips - 2
3613 Maple Leaf Dr. - 3
Industry Highlight - 4-5
A Buyer's Checklist: Tour Homes
Like a Pro - 6
Community Connections - 7*

Biophilic Design: The Hottest New Trend in Home Décor

Natural light, indoor plants, organic materials and outdoor views are key to biophilic design, enhancing the home's décor while improving mental health. A subtle, transformative shift is taking place in the world of home décor. Forget sleek, minimalist lines or industrial-chic finishes – today's latest trend is all about bringing the outdoors in through biophilic design. Grounded in the idea that our physical and emotional health is intrinsically linked to nature, this style integrates a variety of organic elements to create a beautiful, serene environment.

Natural Light

Exposure to sunlight is one of the most important components of biophilic design. Large windows, skylights and open areas enhance the atmosphere and have been shown to reduce stress, anxiety and depression.

Scenic Views

To feel a sense of freedom and connection with the world beyond your four walls, you should orient your furniture toward natural views, like a backyard garden, a park or a sweeping vista of mountains or forests.

Indoor Plants

Introducing greenery into your décor not only brings a welcome burst of color but also purifies the air and lifts the spirit. From hanging planters to indoor gardens, vibrant foliage gives life to most any room.

Organic Materials

Using materials that can be found in al fresco settings is another hallmark of this home décor trend. Think wooden furniture, stone countertops, bamboo flooring and wool rugs.

Textures & Patterns

Nature is full of variety, from the roughness of stone to the intricacy of leaves to the symmetry of snowflakes. Biophilic style seeks to bring this diversity into the home with organically inspired throw pillows, lamps and wall hangings.



Refresh Your Home: Spring Cleaning Tips

Written by Kimberly Quevedo of CBBlueMatter

The arrival of a new season is around the corner, and its promises of renewal and growth are the perfect excuses to start your home spring cleaning. Plus, if you're looking to list your home in the near future, a fresh touch could increase its perceived value. A little sprucing up can go a long way, whether adding seasonal décor or checking off some deep-clean projects. Consider:

Giving Your Outdoor Space Some TLC

Begin your home spring cleaning journey and create a welcoming seasonal vibe by boosting your home's curb appeal. Clear away winter debris from your yard, patio or deck with a good sweep or pressure wash. You can also give the yard care by mowing the lawn and trimming bushes. Additionally, add spring charm by planting flowers like tulips, daffodils or pansies. Incorporate a cozy touch by replacing worn and torn furniture with pops of color and placing lanterns in nooks and crannies to set a welcoming ambiance for crisp spring evenings.

Letting the Spring Air In

As nature awakens and temperatures encourage indoor/outdoor living, you'll want to continue your home spring cleaning by examining windows and doors. Repair torn screens and remove dirt, mold and debris to give it a fresh look. Also, you can add citronella candles or potted lavender near entryways to naturally repel spring bugs from entering your home.

Putting a Spring-Cleaning Shine Into Your Living Spaces

Inside, you can progress your home spring cleaning tasks and create a fresh canvas for the season by checking off a few deep-cleaning projects. Start with one room in your home at a time, beginning with smaller, manageable areas. Scan the space and consider shampooing carpets, organizing and decluttering closets or drawers (donating unused items) and scrubbing behind permanent appliances or furniture.

Creating Seasonal Inspiration

The more temperate weather invites thinner fabrics, pastel shades and warm, sunny tones. Walk through your home and see where you can add a coat of paint, artwork, patterns and strategically placed décor inspired by the season's promises. Landscapes, botanical prints or nature-inspired patterns are go-to springtime essentials to include.

With a little effort, you can enjoy the season to its fullest. Let spring rejuvenate your home and your spirit!





3613 Maple Leaf Dr.



5 Bedrooms 3 Baths 3,256 sq. ft. 0.27 Acres

Spacious Home with Mountain Views, Bonus Shop, and Ideal Location! Just minutes from downtown Cody, WY, this stunning 5-bedroom, 3-bathroom home offers the perfect combination of comfort, space, and functionality. Tucked away at the end of a quiet cul-de-sac, this property is designed for family living and entertaining. Key features include: Granite countertops and a vaulted ceiling that add elegance and charm. A luxurious master suite for your personal retreat. A fully finished basement with a wet bar, perfect for hosting gatherings or relaxing with loved ones. A concrete patio is ideal for barbecues and outdoor fun, leading to a bonus detached garage/shop for your projects, toys, or additional storage. The yard is beautifully designed with inground sprinklers and is fully fenced—perfect for your furry friends to roam freely. Plus, you'll enjoy breathtaking mountain views that complete this Wyoming haven. With its attached 2-car garage and additional shop space, this property has all the room you need for vehicles, hobbies, and more. Don't miss out on this rare find in an unbeatable location! Call today to schedule a private tour and make this exceptional home yours. Listed at recent appraised value!

MLS #10030854



Listing Broker: JoAnn Humphries
Email: joann@codyproperty.com
Cell #: (307) 272-9340

FOR SALE

Industry Highlight

Restored property tax cut bill passes Wyoming Senate, heads to House

A bill to offer all homeowners in Wyoming a two-year, 50% reduction in property taxes has passed the state Senate.

Senate File 69, “Homeowner property tax exemption,” passed in a 23-8 vote on third reading Tuesday. Last week, the Senate voted to decrease the percentage of property tax relief to 25% of assessed property value up to \$1 million. This week, the Senate restored the bill to its original form, approving an amendment brought forward by Sen. Tara Nethercott, R-Cheyenne, in a 19-12 vote.

That amendment brought tax relief back to 50% for all homeowners, with no state backfill and a two-year sunset date.

Senate President Bo Biteman, R-Ranchester, said on the floor that the version passed Tuesday was the bill Wyomingites deserve.

“The people of Wyoming are tired of excuses. They want action, and they want us to deliver for them, finally,” Biteman said, adding that the Senate has been debating property tax relief for years.

“I have said repeatedly, the most difficult thing to do in the Wyoming Legislature is to cut taxes,” he said. “Hundreds of millions of dollars flies out of here every time we do the budget.”

Senate Vice President Tim Salazar, R-Riverton, said this was the Senate fulfilling its promise to provide much-needed relief to its constituents.

“We just passed historic property tax relief. We didn’t do it with trumpets. We didn’t do it with fanfare, but we passed it,” Salazar said.

Other senators worried that the tax cut could affect smaller, more rural communities — many of which have not experienced soaring property tax increases — in ways that it may not affect counties where property values have increased by double digits in recent years.

Sen. Stacy Jones, R-Rock Springs, proposed an unsuccessful amendment to use state savings to backfill, or pay back, local governments for 12.5% of the lost revenue under the cut. In Rock Springs, property taxes have only increased 19.5% from 2019 to 2023. Jones said a 50% cut there would devastate the local civic center, rec center, senior center and services like snow removal.

“What you do today affects all of the communities across Wyoming,” Jones said.

However, Sen. Chris Rothfuss, D-Laramie, who voted against the bill, also voted against Jones’ amendment. Rothfuss said the Legislative Stabilization Reserve Account, or the state’s savings, was not designed to pay back tax cuts for citizens.

Others said that they did not support a backfill, but for another reason: To show citizens that the taxes they pay do indeed go toward local services, and when they are cut, so are those services.

Sen. Larry Hicks, R-Baggs, said he could not vote for SF 69 because it created a “one size fits all” solution for all of Wyoming.

Instead, he said the Senate could have chosen to reduce only the assessed state mill levies, without cutting into those assessed by specific counties.

“We could have gone in ... to the property taxes that this legislative body is responsible for, and stayed in our lane,” Hicks said. “But we couldn’t stay in our lane. We said, ‘We are going to usurp all those local governments. We are going to have a paternalistic point of view, and we are going to provide property tax relief. Damn with the local governments.’”

Sen. Eric Barlow, R-Gillette, brought forward an amendment that would allow taxpayers to pay the full amount of property taxes due, without the exemption, if they choose to do so.

“I hear from folks who say, I need the services in my community. I want to have a way to pay if there is an exemption, a reduction,” Barlow said. “This says that if you get the tax bill, and say it is a 50% exemption, that I can pay the full amount without the exemption.”

That amendment passed in a voice vote.

No state ‘backfill’

Senate leaders told the media shortly after the vote they did not remove the state backfill “to make a point.” On the floor, some senators pointed out that removing this backfill would hurt city budgets and reduce local services.

Continued on Page 5

Industry Highlight

Restored property tax cut bill passes Wyoming Senate, heads to House

No state ‘backfill’

Senate leaders told the media shortly after the vote they did not remove the state backfill “to make a point.” On the floor, some senators pointed out that removing this backfill would hurt city budgets and reduce local services.

“Our purpose wasn’t to inflict pain or to make a point. We don’t make a point in tax policy,” Biteman said. “It affects people’s lives, it affects the pocketbook. Good tax policy stands on its own. ... If you’re going to cut taxes, cut taxes. You don’t take money out of one pocket, put it in the other, and call it a tax cut. And that’s the bottom line with the backfill.”

Nethercott added that it’s “not sustainable from a state fiscal perspective” to backfill lost revenue from the state. Local governments need to be self-sustainable on their own revenues, through their own financial planning, she said.

Biteman said there are still some House members who are “hung up” on including a state backfill. However, the Senate president said those members are “coming off of that.”

“I don’t want to speak for them, but it sounds like things are moving,” Biteman said.

Nethercott said on the floor that a vote for the bill would not be a cut in education funding. One of the funding sources for the School Foundation Program is mill levies, which are paid for through property taxes. Rothfuss agreed the loss in property tax revenue doesn’t cut education funding, but it would force the state to dip into its savings. Currently, the incoming revenue from property taxes matches the expenditure of education funds, he said.

“That’s a good situation to be in, when your revenue and your expenses are about the same,” Rothfuss said. “If we pass this legislation, then we are no longer receiving enough revenue to pay the full cost of the School Foundation Program.”

This would force the state to pull out of its savings account, Rothfuss said, instead of relying on existing revenue.

“That’s unsustainable,” Rothfuss said.

Before becoming law, SF 69 must pass the House and obtain Gov. Mark Gordon’s signature. If SF 69 passes those hurdles, the exemption would first apply to the tax year that began Jan. 1.



Sen. Bo Biteman, R-Ranchester



Sen. Tim Salazar, SD26



Sen. Tara Nithercott, R-Cheyenne

A Buyer's Checklist: Tour Homes Like a Pro

After reviewing online listings and narrowing down options with your real estate agent, you're ready for the exciting part – touring a property! Use this checklist to get the most out of touring a home and ensure that no detail gets overlooked during this critical step.

Pre-Visit: Do Your Homework

Before scheduling a visit, be clear about your budget and goals. In today's competitive market, you'll also want a preapproval letter from your lender. Next, research factors like property taxes and important area insights. It's also helpful to review the online listing again and note any questions that are best addressed in person.

Be Prepared With a Toolkit

Use a notebook and your smartphone to record your impressions. It's easy to forget details after you leave, especially if you're touring a few homes. And don't forget a flashlight, which comes in handy for inspecting dimly lit places like crawl spaces and attics.

First Impressions: Assessing the Exterior

Your tour starts the moment you arrive – as you take in the home's curb appeal. The state of the yard and entryway can signal how well-maintained the house is overall. Are the roof and exterior in good condition? Are there cracks in the driveway? If so, consider if you have the budget for bigger ticket repairs like a new roof.

Inside the Home: Room by Room

You're finally inside! It's easy to get caught up in cosmetic elements and paint colors, but a thorough walk-through focuses on features that would be expensive to alter or repair:

Kitchen and Bathrooms: Check major appliances and fixtures. Turn on faucets to assess water pressure and drainage. Look for signs of heavy wear or leaks.

Bedrooms and Closets: Are the rooms large enough to accommodate your furnishings? Check the size of closets to see if they'll meet your storage needs. Take note of flooring: Do you prefer carpet or hard flooring in bedrooms?

Basement and Attic: These spaces require extra attention during a tour since they may reveal water damage or structural issues.

Floors and Walls: Scan for cracks, stains or uneven surfaces, which could indicate foundation problems.

Beyond Basics: Use Your Senses

This is your chance to fully experience the place you may call home. Pay attention to small details to identify any red flags and determine if the home is truly a good fit.

Sight: Look for cosmetic repairs that may hide bigger problems like damaged walls or ceilings.

Sound: Take notice of noise from traffic or the neighborhood.

Smell: Check for musty odors, which could be a sign of mold, or overpowering air fresheners that might mask problems like pet odors.

Touch: Test windows, doors and light switches to be sure they're functional.

Post-Visit: Consider Future Needs

Take stock of the pros and cons. If the property is a serious contender, plan to visit the neighborhood at different times of day to gauge traffic patterns. How move-in ready is the home? Does the layout work as is or would it require major renovations? Consider if the outdoor space meets your needs.

Keep your future plans in mind. If you're expanding your family, are there enough bedrooms and bathrooms? Will you need a dedicated office space or first-floor bedroom? Planning ahead saves you from outgrowing a home too quickly. Finally, discuss your impressions with your agent, who can offer further insight and help you size up the property against others in the area.

Home tours are an essential step in the buying journey. Being prepared is key to ensuring you focus on the most critical aspects and get the most out of your tour.



COMMUNITY CONNECTION

PUB CRAWL 2025

The Cody Country Chamber of Commerce will ring in St. Patrick's Day a week early with a pub crawl and festive music of the highlands from Billings Caledonian Pipes and Drums.

The band will be performing at a variety of locations throughout the day of March 8, beginning at 4:30 p.m.

Celebrating the holiday with bagpipe music and a green beer or two has become an annual tradition in Cody. Attendees are encouraged to visit the band at their favorite bar or restaurant, or follow the performers throughout the night.



The pipes and drums band is a non-profit organization with the mission of preserving the legacy of highland bagpiping and drumming.

The band was formed in 1963 by Red Lodge resident Bill Flockhart, a Scottish immigrant who served with the Seaforth Highlanders in the Boer War before immigrating to Montana in the early 1900s.

Sixty years later, the band continues Flockhart's mission of preserving and celebrating Scottish culture and music. The current band has roughly 25 volunteer members.

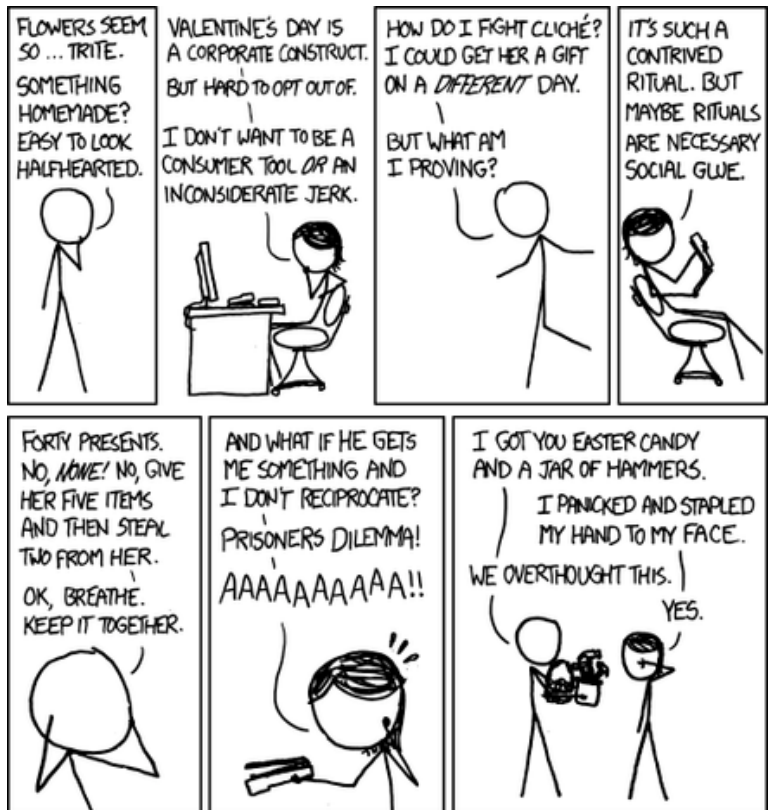
PLEASE DRINK RESPONSIBLY

DESIGNATE A DRIVER!



Did You Know?

- February is a month of preparation for the spring real estate market.
- Interest rates are expected to remain relatively stable.
- Housing inventory is expected to increase slightly.
- Buyers are getting used to a new normal of mortgage rates between 6 and 7 percent.
- The market favors sellers in many areas, but buyers might find opportunities in specific locations.



COLDWELL BANKER
ANTLERS
REALTY, INC.

802 Canyon Ave.
Cody, WY 82414
307-587-5533
codyproperty.com

FOLLOW US!

