



# The Carolina Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate

Winter 2020

## Dare County to Reassess in 2020

State law requires each county to reassess all real estate at least once every eight years. Dare County's last reassessment was in 2013. They have decided to reassess one year early so property owners should receive their new values in late February or early March. Currituck County is waiting until 2021 to reassess. The assessed values will be what the tax assessor thinks your house was worth on January 1, 2020. If you would like a second opinion of value then please call Scott Team Realty.



## OBX Real Estate Update

The fall of 2019 was about as good as it gets for the number of properties sold on the Outer Banks. The last quarter had more sales than any year since 2005. Prices are coming up in most market segments but not at the rate of the boom years. Buyers are more cautious because they still remember the last recession. Each Outer Banks market segment is different so contact Scott Team Realty to learn about your specific area of interest or go to [http://scottrealtyobx.com/market\\_info/](http://scottrealtyobx.com/market_info/)



## Mark Martin Serves as State Home Builder's President

Sandy Martin's husband, Mark Martin, is serving as this year's President of the North Carolina Home Builders' Association. Sandy has been an Associate of Scott Team Realty since 2013. Sandy and Mark have been Outer Banks residents and building homes here

over 20 years with their company Sandmark Custom Homes, Inc. As President, Mark looks forward to working with governmental bodies that effect housing and sharing a builder's perspective. His service in this capacity will be good for the Outer Banks and the state. Congratulations to Mark and Sandy!

## Vacation Rental Tip

Place a few extra bulbs and smoke detector batteries underneath the kitchen sink with a note on the refrigerator asking your tenants to leave them unless needed. This thoughtful act will build some good will with your tenant and may save you a maintenance call.

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## Creek and Canal Front!

Have it all in this rare Southern Shores location! This quality residence has protected dockage on the canal on the east side of the property and striking views of Ginguite Creek and the Currituck Sound on the west side of the property. Easy one floor living with hardwood floors, a large kitchen and a steam shower. You'll love the open floor plan! A great value at \$749,000!



## Scott Team Classifieds



### On the avenues in Southern Shores!

**\$435,000**

Just a short distance to beach and downtown Duck! You'll love everything about this house. A few unique features are the Brazilian tigerwood flooring, hickory cabinetry, soapstone counter tops, glass block accents and beautiful tiled bathrooms. Used only as a second home this one is in good condition. This lot is covered with large live oaks for added privacy.



### Beach Road Gem!

**\$548,000**

This five bedroom reverse floor plan home has good views of the ocean and is well maintained. The large pool, screened porch and game room keep guests coming back year after year. Rental income will likely top \$50,000 this year! It is in an ideal location near restaurants and beach access! Also it is adjacent to a paper street for added privacy.



### Close to Perfect Vacation Home!

**\$499,950**

This home has been completely updated. 2017 updates included a new kitchen with new appliances, new tiled showers and new ceramic plank flooring. The interior was completely painted in 2018. Only occasionally used by the owner, so these high end finishes look brand new. Enjoy the pool, hot tub, game room and beautiful furnishings.



### Currituck Club Masterpiece! Recently Reduced!

**\$659,000**

A true Currituck Club gem, this stunning home has beautiful wrap around porches, high-end wood finishes, 9-ft ceilings, and top of the line appliances. This house is perfect for entertaining with large pool and back yard. The Currituck Club has some of the best amenities of any subdivision on the Outer Banks. You'll also appreciate the great rental income...\$50,000 in 2019!



### Nags Head Ocean Front

**\$775,000**

This great Nags Head oceanfront home has handmade interior doors and other interior wood work that will remind you of days gone by. The location is as good as it gets on a deep lot in the middle of the block. The beach here will be empty. You'll love the dune top gazebo, the large covered front deck and the ocean side deck with ocean views.



### Affordable Nags Head

**\$199,000**

Check out this classic beach box floor plan in a great Nags Head neighborhood. From here you are just a short distance from the beach, groceries, some nice restaurants and Nags Head Woods. Plus this area is off the beaten path in a relatively quiet area. This home is out of the flood zone so flood insurance is not required. A perfect getaway or first home!

**Looking for listings...we'd love to market your property here!**

## Wintertime Activity...Visit Ocracoke Island

Hurricane Dorian set new records for flooding on Ocracoke Island. Many businesses and homes were flooded which resulted in them missing just about all of their fall vacationer season. Now that the island is back open (including many shops and restaurants), you may consider a visit. Accommodations are available for single nights, long weekends or even a week. Scheduling a vacation there would be a great way to support these folks while having fun enjoying this unique island. For accommodations go to [www.ocracokeislandrealty.com](http://www.ocracokeislandrealty.com)



## State of NC Accused of Piracy for Using Blackbeard Salvage Images

The Wall Street Journal reported in November that the company documenting the salvage operation of the Queen Anne's Revenge was suing the state of North Carolina for overusing images of the operation. The state was given limited permission to use these copyrighted images but the documenting company thinks the state has now "pirated" those images. The Wall Street Journal stated in their article that the US Supreme Court will make a decision on this lawsuit in June.

## Woods Road Furniture

If you can't find the right piece of furniture or just want to support local craftsmen with your furniture purchase then contact Woods Road Furniture. Matt Steed grew up in the Outer Banks cabinet making industry and has his furniture making factory on Woods Road just south of Kitty Hawk Elementary. Matt and his staff are super talented and creative. You can contact them at 252-573-9371 or go to their web site at [www.woodsroadfurniture.com](http://www.woodsroadfurniture.com)



Recent River Table



## Outer Banks Sea Turtles

The Outer Banks Sentinel reported that 2019 set a new record for sea turtle nests in the Cape Hatteras National Seashore. The Network for Endangered Sea Turtles (N.E.S.T), found 27 nests from Nags Head to the Virginia state line in 2019. Every morning during nesting season, this group's volunteers scan this entire 50 miles of beach looking for new turtle nests. Once found they are marked so they are not disturbed. N.E.S.T. then stands by when these young turtles hatch so as many as possible make it to the ocean. If you'd like to volunteer or donate to this group go to [www.nestonline.org](http://www.nestonline.org)

**"We've known Jeff and Scott Team Realty for years. We knew he had the expertise and integrity to help us. Thank you Jeff and team for making our purchase easy!" Doug and Traci, Kitty Hawk**

**Mission Statement::** Helping people realize their real estate dreams by developing lifelong relationships through offering Exceptional Service Every Step of the Way.

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## OBX Winter/Spring Events

### **Hatteras Village Waterfowl Festival Hatteras, NC Feb. 21 - 23**

Waterfowl hunting is part of the Outer Banks rich heritage. Find carvers, artists, vendors and demonstrations at this annual event.

### **Running of the Leprechauns Nags Head March 14**

This 10K race is run through Nags Head Woods Preserve. This is a very scenic and quiet place this time of year.

### **Outer Banks Taste of The Beach Soundside Event Site Nags Head Mar. 26-29**

Mix with the masses in an organic farm to fork experience or maybe an intimate cooking class with one of the area's talented Chefs.

### **WOOFstock 2020 The Elizabethan Gardens Manteo April 25**

Features local fur-loving exhibitors and activities for your entire family with contests (and first place prizes) for dogs. Funds from this event will support The Elizabethan Gardens and Outer Banks SPCA (OBSPCA).

### **ESA Mid-Atlantic Regional Surfing Championship Jennette's Pier May 1-3**

Enjoy a rare opportunity to see the best surfers on the East Coast compete in the Mid-Atlantic Surfing Regionals.

### **Couture By The Shore Duck Woods Country Club May 9**

Local retail stores put on an entertaining "Springtime in Paris" themed runway fashion show. It includes a Silent Auction featuring goods, services, restaurant and accommodation packages from local shops and vendors.

### **Bluegrass Island Festival Roanoke Island Festival Park May 13-16**

If your dream vacation involves laying back in your most comfortable beach chair and taking in the best bluegrass acts the country has to offer, then you'll definitely want to be on the Outer Banks this long weekend.

For more information on any of these events contact Scott Team Realty

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**"We have much gratitude for you for working with us...it goes without saying that we wouldn't have made it without your help... You have our sincere thanks."**

**Chris and Kelley, Washington D.C.**