



LESLIE TUPPER, REALTOR®

HOME CONNECTION

WWW.LTREALTOR.COM

MAY 2008

A Note from Leslie

I was just thinking how much real estate has changed since I got into the business over 12 years ago. Our office still had thick listing books with the heft of the biggest city phone directory. Our listings were kept in notebooks for quick reference for those wanting to schedule an appointment. The internet-based Multiple Listing Service was simple and slow – in fact by today's standard – very, very slow. Because information was hard to find, an agent living in a neighborhood was still valued as the authority for that neighborhood. I was entering a profession on the brink of an information explosion.

Today, information is for the taking at the touch of fingertips, not only for agents, but for the public, too. In fact, some of the public sites can hold my attention for hours if I let them. The time I've spent on these web sites has made one thing very clear to me: The longer I look, the more misinformation I uncover.

I wonder where some of these web sites get their information and how often the information is updated. How can a web site accurately calculate home values if the source of their information is not accurate? If the source of information is county tax records, there is a big potential for inaccurate analysis. In the course of selling real estate, I realize how many county tax records are inconsistent in accounting square footage and even wrong on the basics, like bedrooms, baths and other big stuff, even recent sale prices.

As wonderful as all this online information seems to be, I see a lot of misinformation interpreted and posted for public consumption. Experience and expertise is needed to catch the mistakes and do updated analyses. A good agent will do that for you. In any market, misinformation can cause financial loss. Surf for fun. For accurate information, contact an expert.

Leslie Tupper

CALENDAR

- May 26 Memorial Day
- June 1, 1-3 pm Open House at 654 Vista Hills Court
- June 4, 7: 30 pm Erin Bode at the Whitaker Music Festival at the Missouri Botanical Garden
- June 8, 1-3 pm Open House at 17507 Summit View Place Cove
- June 15 Father's Day

* Please call or visit the website to confirm open house dates as they are subject to change



LESLIE TUPPER, REALTOR®
 COLDWELL BANKER GUNDAKER
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NEW LISTINGS



17507 SUMMIT VIEW PLACE COVE
 Wildwood • \$525,000



18621 WHISKEY CREEK ROAD
 Wildwood • \$549,500



654 VISTA HILLS COURT
 Eureka • \$388,750



17824 SUZANNE RIDGE DRIVE
 Wildwood • \$509,000

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