

Devonshire Real Estate Quarterly

The latest news, views, and announcements about real estate in Devonshire

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A Season of Unforgettable Events and Community Connection

By Brendan Hirschmann, REALTOR®

Summer in Devonshire isn't just a season—it's a celebration of community, connection, and unforgettable experiences. Thanks to the dedicated efforts of the CCMC management team and the Devonshire Residential Association, this summer has been packed with events that bring neighbors together and create lasting memories.

The excitement began well before summer officially arrived. Spring events like the Hop and Spring Fair and the Cornhole Tournament set the tone for what would become a vibrant season of engagement. The Spring Fair featured Easter egg hunts, crafts, food trucks, and live entertainment, drawing families to the Clubhouse for a day of laughter and bonding. The Cornhole Tournament followed with friendly competition, music, and cheering crowds—proving once again that Devonshire thrives on outdoor fun and neighborly spirit.

As summer kicked off, the Liberty at the Pool Party, sponsored by William Ryan Homes, became a standout event. Residents showed up in patriotic attire to enjoy hot dogs (all 75 spots claimed!), a dunk tank, a cornhole tournament, and a poolside movie night. The event was such a hit that many are already asking for more themed pool parties in the future.

Father's Day brought another highlight with the Brews & Burgers + Car Show. Dads were treated to hand-rolled cigars from DFW Cigar Rollers (which sold out quickly), a classic car show, lawn games, and live music. The relaxed, festive atmosphere made it one of the most talked-about Father's Day events in the community's history.

To help families beat the heat, the community organized a trip to Hawaiian Waters, offering 50 free tickets to homeowners. With thrilling water slides and lazy rivers, this upcoming event will be the perfect way for neighbors to cool off and connect outside the neighborhood.

Devonshire also kept residents active with a full lineup of sports and fitness programs. From basketball tournaments and youth soccer clinics to Zumba and Pilates classes, there is something for everyone. These events not only promote wellness but also strengthen community ties through shared activity.

One of the most unique events was the Glow Up Family Bike Night, where families decorated their bikes with lights and rode through the neighborhood before gathering at the Clubhouse for snacks. It was a whimsical, joyful evening that captured the spirit of summer in Devonshire. (continued on page 2)

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The community also supports personal growth through scholarship and career workshops, including sessions hosted by Dream Pushers Academy and Impactful Strategies LLC. These events reflect Devonshire's commitment to empowering residents of all ages.

None of this would be possible without the CCMC team—Jennifer Bruington, Jose Villafuerte, Kelsie Clowe, Aaron Marquez, Giselle Lamette, and Wayne Detweiler—

whose hard work ensures every event runs smoothly and leaves a lasting impression.

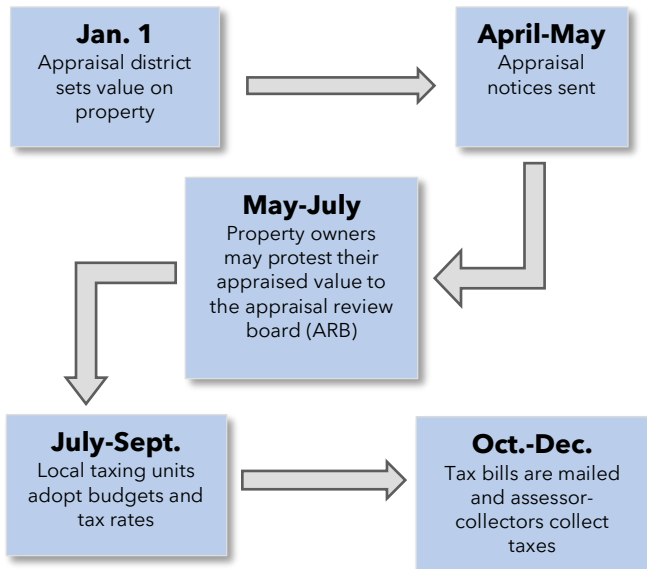
Participating in these events isn't just about fun—it's about building relationships, creating memories, and taking pride in where you live. So whether you're new to the neighborhood or a longtime resident, there's no better time to get involved. These events only come once a year—make it count. ♦

Property Tax Developments Affecting Devonshire Residents

By Brendan Hirschmann, REALTOR®

In May, Devonshire homeowners received their 2025 Notice of Assessed Values from the Kaufman Central Appraisal District. These notices reflect the proposed taxable value of your property—not your actual tax bill. The final tax bills won't be issued until October, after local taxing entities adopt their official tax rates.

The annual property tax process in five steps:



Let's use my own property in Devonshire as an example. According to the appraisal district, my 2025 assessed value declined slightly from 2024. However, this assessed value is not the same as the market value—the price a buyer would pay in a typical sales transaction. Instead, it's a value determined through mass appraisal methods with limited data about each specific property.

The assessed value is used to apportion the total tax levy among all property owners in Kaufman County. So even if your assessed value goes down, your tax bill could still increase if tax rates rise or if other properties' values decline more than yours.

This year, the Texas Legislature passed significant property tax relief laws. Governor Abbott signed Senate Bill 4, which increases the school district homestead exemption from \$100,000 to \$140,000, and Senate Bill 23, which raises the exemption for seniors and disabled homeowners to \$200,000. These exemptions reduce the taxable portion of your home's value, potentially lowering your final tax bill—especially if you qualify for multiple exemptions.

In Devonshire, Forney ISD represents the largest portion of most property tax bills. The district lowered its tax rate by 6.5 cents for the 2023–2024 school year, continuing a five-year trend of reductions totaling 25 cents. Homeowners under 65 with a homestead exemption are expected to see modest savings, while those 65 and older may see no increase or even a decrease in their tax levy due to the senior exemption.

Although the deadline to protest your 2025 property tax assessment has passed, many homeowners are turning to companies like Ownwell to handle the protest process on their behalf. These services typically charge a 25% commission on any tax savings they secure by successfully lowering your assessed value. While it's too late to file a protest for this year, it's worth considering for future years—especially if you believe your property has been overvalued.

Your final tax bill is determined by (continued on page 3)

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(continued from page 2) two key components: your assessed value and the tax rates set by each taxing unit—such as the county, city, school district, and special districts. These rates are finalized in late summer or early fall, and your October bill will reflect the combination of your assessed value, exemptions, and those adopted rates.

If you want to influence tax policy, the most powerful thing you can do is vote. Local elections and ballot propositions directly impact tax rates, exemptions, and school funding. With billions of dollars in tax relief on the table this year, your voice matters more than ever. ♦

New Construction vs. Resale: Which Is Right for You?

By Brendan Hirschmann, REALTOR®

| Feature | New Construction | Resale Home |
|---------------------------------|---|---|
| Condition | Brand new, under warranty | May require updates or repairs |
| Customization | High—choose finishes and upgrades for premium pricing | Limited to existing features with option to upgrade yourself after buying |
| Energy Efficiency | Built to latest codes, smart tech included | Relatively new equipment with potential aging or slightly lower energy efficiency |
| Timeline | 3–12+ months depending on build stage | Typically 30–45 days to close |
| Location in Community | Newer phases, may be under development | Established areas, closer to amenities |
| Landscaping & Extras | Often not included or minimal | May include mature landscaping, fencing |
| Incentives | Builder-paid closing costs, rate buydowns | Possible price negotiation or concessions |
| Price per Square Foot | Often higher due to new materials/labor | Potentially lower, depending on condition |
| Maintenance Costs | Low—everything is new | Varies based on age and condition |

As Devonshire continues to expand, homebuyers are often faced with a key decision: should you buy a brand-new home or opt for a resale? Each option offers distinct advantages depending on your timeline, budget, and lifestyle.

Why Choose New Construction?

New homes in Devonshire offer modern layouts, energy-efficient systems, and the chance to customize finishes and features. You'll be the first to live in the home, and everything—from the roof to the appliances—is under warranty. Builders often offer incentives like closing cost assistance or interest rate buydowns, which can help offset costs.

However, new construction typically comes with longer wait times and may be located in newer phases of the community that are still under development. Landscaping and fencing may not be included, and prices per square foot are often higher due to rising material and labor costs.

Why Consider a Resale?

Resale homes in Devonshire offer a different set of advantages. These homes are typically located in more established parts of the neighborhood, with mature trees, completed streetscapes, and proximity to parks, schools, and community (continued on page 4)

Market Update

| Devonshire Housing Data Summary | | | |
|---------------------------------|-----------|-----------|-----------|
| | Q2 2025 | Q2 2024 | YOY Chg % |
| Median Home Price | \$380,100 | \$396,000 | -4% |
| Median \$ / SF | \$158 | \$165 | -4% |
| Median Interior SF | 2,546 | 2,448 | 4% |
| No. of Home Sold | 95 | 99 | -4% |
| No. of Homes Listed | 204 | 202 | 1% |
| Median Days on Market | 64 | 69 | -7% |
| Median Lease Rate | \$2,540 | \$2,500 | 2% |

Source: NTRIS Data

By Brendan Hirschmann, REALTOR®

The second quarter of 2025 brought a subtle but notable shift in the Devonshire housing market, with year-over-year trends pointing to a market that's adjusting to broader economic conditions while maintaining steady activity. The median home price in Devonshire declined to \$380,100, down 4% from Q2 2024. Similarly, the median price per square foot dropped 4% to \$158, suggesting that while buyers are paying slightly less, they're also getting more space for their money.

In fact, the median interior square footage of homes sold increased by 4%, rising from 2,448 to 2,546 square feet. This indicates a shift in buyer preferences toward larger homes, possibly driven by lifestyle changes or evolving work-from-home needs.

Sales activity remained relatively stable, with 95 homes sold in Q2 2025 compared to 99 the previous year—a modest 4% decline. Meanwhile, inventory levels held steady, with 204 homes listed, up just 1% from Q2 2024. Despite the slight dip in sales, homes are moving faster: the median days on market dropped from 69 to 64 days, a 7% improvement in market velocity. The rental market also showed continued strength. The median lease rate rose to \$2,540, up 2% from last year. This steady increase in rents reflects ongoing demand for quality housing in Devonshire and supports the case for long-term investment in the area.

Overall, prices have softened slightly, but demand remains healthy, and homes are selling more quickly. For buyers, this could be an opportunity to secure more space at a better value. For sellers, pricing strategically remains key in a market that rewards well-presented, competitively priced homes. ♦

(continued from page 3) amenities.

With a resale home, you can walk through the property, inspect the finishes, and get a clear sense of how the home lives. There's no waiting for construction to finish, and in many cases, you can close and move in within 30 to 45 days.

Resale homes may offer more space or upgrades for the price. Many homeowners have already invested in landscaping, window treatments, fencing, and other improvements that would cost extra in a new build. In some cases, you may find a resale home with a larger lot or a more desirable location within the community.

Negotiation flexibility is another potential advantage with resale homes. While builders tend to hold firm on pricing, resale sellers may be more open to negotiation—especially if the home has been on the market for a while or if they're motivated to sell quickly.

That said, resale homes may come with maintenance needs. Depending on the age of the home, you might be looking at upcoming expenses like roof repairs, HVAC replacement, or cosmetic updates. It's important to factor in these potential costs when comparing your options.

Which Option Is Right for You?

Ultimately, the best choice depends on your priorities. Are you more focused on design and efficiency, or location and value? Do you want to move quickly, or are you planning ahead?

As a Devonshire market expert, I can help you explore both options and guide you through the pros and cons based on your specific goals. ♦



Do you need a real estate agent? Contact me today!

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