

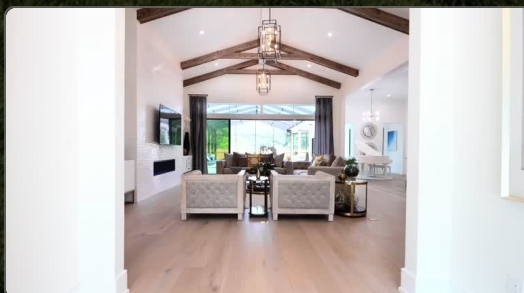


NAVARRO COUNTY RELOCATION PLANNER

Your Complete System for Planning a Move to Navarro County, Texas

By Katie Foley

Realtor | Serving Navarro & Ellis Counties



Katiefoleyrealtor.com



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How to Use This Planner

This isn't just a guide — it's a working planner you can fill in, take notes on, and return to throughout your relocation process.

Whether your move is 6 months away or 6 weeks away, work through each section to build a complete, confident picture of your move.



SECTION 1: NEIGHBORHOOD COMPARISON

Communities at a Glance

Use this to track your research on the communities you're considering:

Category	Corsicana	Kerens	Blooming Grove	Dawson	Other: _____
Population	~23,000	~1,500	~850	~830	
Avg home price					
In-town or rural feel	Small city	Small town	Small town	Small town	
Drive to Dallas	~60 min	~70 min	~75 min	~65 min	
School district	CISD	Kerens ISD	BG ISD	Dawson ISD	
Grocery access	In-town	20+ min	20+ min	20+ min	
Healthcare access	In-town	20+ min	20+ min	25+ min	
My initial interest (1–10)					



My Neighborhood Decision Factors

List the factors most important to you, ranked in order of priority:

Priority	Factor	Why It Matters to Me
1		
2		
3		
4		
5		

My top community choice:

Reason:



SECTION 2: SCHOOL RESEARCH WORKSHEET

Gathering School Information

Note: Always verify directly with districts — information changes. Call the district offices.

Research Item	District 1: _____	District 2: _____
District phone number		
District website		
Elementary schools		
Middle schools		
High school		
Current enrollment		
Student-to-teacher ratio		
Dual credit programs?		
Sports programs		
Extracurriculars		
Calendar (start/end dates)		
Transfer policy?		
School visit scheduled?		



Questions to Ask the School District

When you call or visit, ask:

- ☐ What's the enrollment process for new students?
- ☐ What documents do I need to enroll? (ID, immunization records, birth certificate, proof of address)
- ☐ How does the open enrollment or transfer process work?
- ☐ What extracurricular programs are most popular?
- ☐ Are there any gifted, special education, or specialized programs available?
- ☐ What does the school calendar look like?
- ☐ What is the transportation/bus situation?

My Children's School Needs

Child	Age	Grade	Special needs or programs	Top school priority

School decision:

SECTION 3: COST-OF-LIVING BREAKDOWN

Current vs. Navarro County Cost Comparison

Fill in your current monthly costs, then estimate what they'll look like in Navarro County:

Expense	Current Monthly Cost	Estimated in Navarro County	Change
Housing (rent/mortgage)	\$	\$	
Property taxes	\$	\$	
Homeowner's/renter's insurance	\$	\$	
Utilities (electric)	\$	\$	
Utilities (water)	\$	\$	
Utilities (gas/propane)	\$	\$	
Internet	\$	\$	
Groceries	\$	\$	
Gasoline	\$	\$	
Dining out	\$	\$	
Childcare	\$	\$	
Healthcare/prescriptions	\$	\$	
Total	\$	\$	
Monthly Savings/Increase			\$



Texas-Specific Financial Notes

No State Income Tax: Texas has no state income tax. If you're moving from a state with income tax, calculate your expected annual savings here:

Current state income tax rate: % **Annual income:** \$_____

Estimated annual tax savings moving to Texas: \$_____

Property Tax Reality Check: While there's no income tax, property taxes in Texas are significant. Estimate yours:

Estimated home purchase price: \$_____

Estimated tax rate (1.75–2.25%): % **Estimated annual property taxes:** \$_____

Estimated monthly in escrow: \$_____

Homestead Exemption Savings: File after closing to reduce taxable value. Estimated annual savings: \$700–\$1,500 for most homeowners.



SECTION 4: HEALTHCARE RESOURCES

Local Healthcare Providers to Research

Primary Care Physicians in Corsicana: Research and fill in as you find providers accepting new patients:

Provider	Specialty	Phone	Notes

Specialists Needed:

Specialty Needed	Local Option	Regional Option (Waco/Dallas)	Distance

Hospitals & Emergency Services

Facility	Location	Distance	Services
Navarro Regional Hospital	Corsicana	In-county	Emergency, surgery, imaging, labs
Baylor Scott & White – Waco	Waco	~50 miles	Major regional hospital
UT Southwestern – Dallas	Dallas	~60 miles	Academic medical center

Pharmacy options in Navarro County:

Pharmacy	Location	Phone
CVS Pharmacy Corsicana	Corsicana	
Walgreens Corsicana	Corsicana	
Walmart Pharmacy	Corsicana	
Local independent pharmacy		

Transferring Medical Records

Checklist for healthcare transition:

- ☐ Request records from current primary care physician
- ☐ Request records from current specialists (list them)
- ☐ Transfer dental records
- ☐ Transfer pediatric records for children
- ☐ Transfer prescription history (ask your pharmacist)
- ☐ Research if current prescriptions are available at local pharmacies





SECTION 5: UTILITIES SETUP CHECKLIST

Pre-Move Utility Research

Before closing, research each utility and note the provider and setup process:

Utility	Provider	Contact	Setup Required
Electric			Call to set up service
Water/sewer			City or MUD
Natural gas / Propane			Call to set up service
Internet			Order in advance
Trash/recycling			City or private provider

For Rural Properties Also Research:

- ☐ Electric provider serving this rural address (confirm with NAEC or Oncor)
- ☐ Well water – get water quality test before purchase
- ☐ Septic system – get inspection before purchase; know location of tank
- ☐ Propane tank – owned or leased? Who is the fill provider?
- ☐ Internet options at this specific address (fiber, cable, fixed wireless, Starlink)

Utility Transfer Timeline

Action	When to Do It	Status
Research electric provider	3–4 weeks before move	
Order internet service	3–4 weeks before move	
Set up electric (start date = closing)	1–2 weeks before move	
Set up water (if city)	1–2 weeks before move	
Set up natural gas	1–2 weeks before move	
Cancel old utilities (end date = move-out)	1–2 weeks before move	
Confirm all utilities active on move-in day	Day of move	



SECTION 6: MOVING TIMELINE

90-Day Countdown to Moving Day

90 Days Before Move:

- ☐ Hire a Realtor in Navarro County (Katie Foley, (903) 879-0580)
- ☐ Begin home search
- ☐ Identify your school district priority
- ☐ Get mortgage pre-approval
- ☐ Research moving companies and get quotes

60 Days Before Move:

- ☐ Make an offer on your new home
- ☐ Complete inspection and due diligence
- ☐ Notify current landlord / list your current home
- ☐ Book your moving company (best dates fill up)
- ☐ Begin sorting through belongings — donate, sell, or move?

30 Days Before Move:

- ☐ Purchase packing supplies
- ☐ Begin packing non-essential rooms and items
- ☐ Research schools and initiate enrollment process
- ☐ Begin utility setup research
- ☐ Start change-of-address process (USPS)

2 Weeks Before Move:

- ☐ Pack majority of home except daily essentials
- ☐ Confirm moving company details
- ☐ Set up all utilities (start date on or before moving day)
- ☐ Notify employer of new address
- ☐ Update address with: bank, investment accounts, subscriptions, insurance

1 Week Before Move:

- ☐ Finish packing – pack an "essentials box" last (toiletries, medications, chargers, snacks, important documents, change of clothes)
- ☐ Defrost refrigerator/freezer
- ☐ Clean current home as you empty rooms
- ☐ Confirm closing time and bring ID and funds

Moving Day:

- ☐ Do final walkthrough of old home
- ☐ Take meter readings if moving from a house
- ☐ Confirm all keys, fobs, and garage openers are with you OR left per agreement
- ☐ Move in!
- ☐ Receive keys at closing
- ☐ Confirm all utilities are working in new home
- ☐ Change all locks and garage codes

First Week:

- ☐ File for Texas Homestead Exemption (Navarro County Appraisal District)
- ☐ Register vehicles with Texas DMV (if coming from out of state – required within 90 days)
- ☐ Get Texas driver's license (required within 90 days of establishing residency)
- ☐ Meet your neighbors
- ☐ Find your nearest urgent care and pharmacy



SECTION 7: LOCAL RESOURCES

Navarro County Quick Reference

Resource	Contact	Website
Navarro County Appraisal District	(903) 872-6161	navarrocad.com
Navarro County Courthouse	(903) 654-3000	co.navarro.tx.us
City of Corsicana	(903) 654-4900	cityofcorsicana.com
Navarro Regional Hospital	(903) 654-6800	navarroregional.com
Navarro College	(903) 874-6501	navarrocollege.edu
Corsicana ISD	(903) 874-8211	www.cisd.org
Navarro County Electric Coop (NAEC)	(903) 872-1940	navarrocountynec.com
Texas DMV (Title & Registration)	(888) 368-4689	txdmv.gov
Texas DPS (Driver's License)		dps.texas.gov

Welcome to Navarro County!

You're about to become part of a community that takes care of its own. The adjustment takes a few weeks — the pace is different, the people are friendlier than you might be used to, and you'll find yourself waving at strangers before long.

If you have questions about anything in this planner — or about specific properties, neighborhoods, or areas — I'm always just a phone call away.



Katie Foley

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