



Encino Woods News


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**Your Encino Woods
Specialist**

Prop 60/90

There are 2 propositions in California that allow you to take your property tax basis with you if you move. There are several rules that must be followed, and you should check with your accountant to make sure that you qualify. But if you are 55 or older you are allowed to do this one time. It's a great way to save on your property taxes if you are looking to move. For more information please go to <http://assessor.lacounty.gov/extranet/guides/prop6090.aspx> .

If you are thinking about moving, I am happy to provide a complimentary market analysis of your home!

 **Tip of the Month:**
As of July 1, 2011 every single family home in California is required to have a carbon monoxide detector installed. Most detectors cost \$50 or less. You can get them at Home Depot or OSH or even CVS. It's a good time to check your smoke detectors too!

Hot Properties

New Listings

5151 Gaviota 5+5.5 (5359 sq ft) \$2,150,000

Just Sold/Pending

5194 Brian Lane 4+4 (2677 sq ft)	\$765,000 pending
4909 Libbit 5+4.5 (3528 sq ft)	\$1,145,000 sold
4840 Gaviota 5+3 (2686 sq ft)	\$811,000 sold
5188 Woodley 4+3 (2655 sq ft)	\$805,000 sold
4928 Densmore 6+5.5 (4797 sq ft)	\$1,426,000 sold



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