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**Your Encino Woods
Specialist**

 **Tip of the month: Day-light savings time begins on Sunday March 10. It's a good time to check your smoke and Carbon monoxide detectors batteries, as well as flashlights**

Prop 5/60/90

Even though Prop 5 did not pass, the provisions of the existing Prop 60 and Prop 90, which Prop 5 would have expanded on, are still in place. Prop 60 allows homeowners who are 55 years or older to sell his/her principal place of residence and transfer its tax base to a replacement home of equal or lesser value that is purchased or constructed within two years of the sale. Prop 90 allows for that same tax base transfer to occur when a homeowner is moving to a different county, if the county has authorized such a transfer.

Hot Properties

Just Sold/Pending

5101 Haskell 3+2 (2508 sq ft)	\$750,000 sold
4601 Gloria 3+4 (2331 sq ft)	\$1,295,000 sold
4710 Noeline 5+6.5 (6150 sq ft)	\$3,226,000 sold
5031 Woodley 5+6.5 (6200 sq ft)	\$3,630,000 sold



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