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**Your Encino Woods
Specialist**

 **Tip of the
month:**

Thank you to our generous sponsors: Smart and Final, Western Bagel, Amazon Fresh, and Dunkin Donuts for making our fundraiser a big success! Thanks to their donations we raised almost \$600! Thank you to all who came out!

Propositon 19

Back in November of 2020 voters approved proposition 19 which allows for people over 55 years of age to take their property tax basis with them, anywhere in the state of California. Previously there were only a handful of counties that allowed this. Also, you can now use this exemption 3 times instead of just once. And you don't have to move to something of equal value, instead they will prorate your taxes based on the difference between what you sold, and what you bought. This exemption also applies to disabled persons, and victims of natural disasters. Check with your tax professional for in depth details!

Hot Properties

Just Sold/Pending

4706 Park Encino Ln #124 2+2.5 (2267 sq ft)	\$1,600,000 sold
4784 Park Encino Ln #104 2+2.5 (2267 sq ft)	\$1,650,000 sold
16826 Otsego 2+2 (1508 sq ft)	\$1,800,000 sold
15436 Milbank 4+4 (2573 sq ft)	\$1,810,000 sold
5152 Gloria 3+4 (2100 sq ft)	\$1,925,000 sold
5167 Gaviota 7+7.5 (6369 sq ft)	\$3,340,000 sold
4724 Noeline 5+5.5 (4004 sq ft)	\$3,950,000 sold



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