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Refresher on Prop 19

Now is a great time to brush up on the new California proposition (19) that was passed a couple of years, which allows anyone 55+ to take their property tax basis with them anywhere in California! You used to be able to use this exemption once, and now you can use it 3 times! Also, it can be prorated up or down depending on the value of what you sold and what you buy. Talk to your accountant for more details!

**Your Encino Woods
Specialist**



Tip of the month:

A big thank you to our local Western Bagel, Abraham Bagel and Smart and Final for donating to our 4th of July Parade and bake sale. Together we raised \$500 for LA Family Housing

Hot Properties

Just Sold/Pending

6045 Lindley 2+2 (1121 sq ft)	\$565,000 sold
18835 Martha 3+1 (1349 sq ft)	\$780,000 pending
4949 Hayvenhurst 5+3.5 (3600 sq ft)	\$1,800,000 sold
4930 Edgerton (2+2 1806 sq ft)	\$1,860,000 sold
15710 Hartsook 4+4.5 (2691 sq ft)	\$2,000,000 sold
5034 Noeline 4+3.5 (2643 sq ft)	\$2,550,000 sold
5153 Densmore 4+4.5 (2437 sq ft)	\$1,930,000 sold
4907 Valjean 5+6.5 (4312 sq ft)	\$3,840,000 sold



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