


**Jodie Francisco, SRES®**  
Your "Eye" On Real Estate  
BHHS California  
818-970-3936  
[jodiefrancisco@aol.com](mailto:jodiefrancisco@aol.com)  
CalDRE License # 01330628

**Move Anywhere in California Without Losing Your Low Property Tax Basis!**

If you're 55 or older, you can now carry your current property tax basis anywhere in California! Take advantage of this benefit up to three times, whether you're downsizing, upsizing, or moving to a new county. This applies even if your new home is more or less expensive than your current one. Your taxes will be prorated based on your existing tax basis, providing significant savings. This opportunity also extends to those affected by natural disasters or disabilities. Learn more here: <https://www.boe.ca.gov/prop19/>

**Your Encino Woods Specialist**

 **Tip of the month:**  
If your garbage cans or lids are broken you can get them replaced very easily, by either calling 311 or going to <https://myla311.lacity.org/> and having the can serial number available. Also, you are supposed to bring your trash cans in by the evening on trash day. Leaving them out tips off the bad guys that you aren't home!

*Hot Properties*

**Just Sold/Pending**

4843 Hayvenhurst 3+2.5(2141 sq ft)	\$1,190,000 sold
4747 Firmament 3+2 (1515 sq ft)	\$1,355,000 sold
4900 Valjean 3+2.5 (1820 sq ft)	\$1,680,000 sold
5029 Gerald 4+3.5 (3234 sq ft)	\$1,725,000 sold
16749 Addison 3+2.5 (1924 sq ft)	\$1,735,000 sold
15473 La Maida 5+5.5 (4264 sq ft)	\$3,380,000 sold
5084 Valjean 7+6.5 (7492 sq ft)	\$6,300,000 sold

 [www.facebook.com/EncinoWoods](http://www.facebook.com/EncinoWoods)

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 6/23/2024 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.