



**Jodie Francisco, SRES®**  
Your "Eye" On Real Estate  
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**Your Encino Woods  
Specialist**

 **Tip of the  
month:**

**Shana Tovah  
Umetukah!**  
To all those who  
celebrate. May  
you have a sweet  
and healthy new  
year!



## Proposition 19

Many of you know that I am on the Government Affairs committee at my local real estate board, and one of my duties is to advocate for bills that the California Association of Realtors® supports. This one allows homeowners who are over 55, disabled, or wildfire/ disaster victims to transfer primary residence's tax base to replacement residence. Changes taxation of family-property transfers. Establishes fire protection services fund. Fiscal Impact: Local governments could gain tens of millions of dollars of property tax revenue per year, probably growing over time to a few hundred million dollars per year. Schools could receive similar property tax gains.

Please vote yes on Proposition 19. Thank you!

### *Hot Properties*

#### **Just Sold/Pending**

<b>18324 Friar St. 3+2 (1213 sq ft)</b>	<b>\$649,000 Pending</b>
5072 Gaynor 3+3 (1698 sq ft)	\$1,020,000 sold
4825 Collett 3+3 (2088 sq ft)	\$1,180,000 sold
5060 Gloria 4+3 (2874 sq ft)	\$1,650,000 sold
4950 Gloria 5+3 (3774 sq ft)	\$1,750,000 sold
5128 Libbit 5+5.5 (5610 sq ft)	\$3,210,000 sold
4953 Edgerton 5+5.5 (4500 sq ft)	\$3,290,000 sold



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