

April 2021

Dear Reader,

What an exciting start to the Spring season. Not only are beautiful flowers popping up, but many of the local crossing guards are back to work. It was so nice to pull over and have a sweet conversation with Nan, one of the local guards in La Crescenta. Everywhere you look between kids heading to school, diners outside, it's so lovely to see a little life out and about on the streets. I spent the first day of Spring planting in my garden with my dog Dasher. What do you love to do in the Springtime?

Expect to see some beautiful blooms at all my fabulous listings I have coming in April and May. Flowers are a simple way to brighten a space and add a special touch to a home cut, planted, or potted.

If you are thinking about selling, here are a few noteworthy items.

1: **Taxes and the sale of inherited property.** Be aware; if you are selling an inherited property, you do not intend to occupy. Under Proposition 19, the tax assessor is now reassessing the property to current value from the date of your loved ones passing through the closing date. Understand you will receive an additional tax bill after the close of escrow.

2: **Moving out of the area?** Perhaps you have decided to move to Palm Springs, Florida, or another lovely place. Timing can become a big issue. Many of my clients are involved in rent backs. A great option to help smooth out the move.

3: **What's in demand?** ADU (Auxiliary Dwelling Units) Ok, a fancy name for a guest house. If you have one already or are thinking of adding one to your property, these are an excellent improvement for re-sale.

4: **Inventory:** We are still at record lows, and the buyers outweigh the sellers easily 10 to 1 ratio. So how do you sell if you want to buy and stay in the area? I have several strategies, call and ask.

If you need more details on any of the above, including all those incredible new listings, shoot me a text or email or give me a call. Always available to help.

Respectfully,



Robbyn Battles

