



Happy Trails Newsletter™

Serving College Acres

April 2014

“Plain-speaking horse sense for the love of our neighborhood”



College Acres Sales Activity

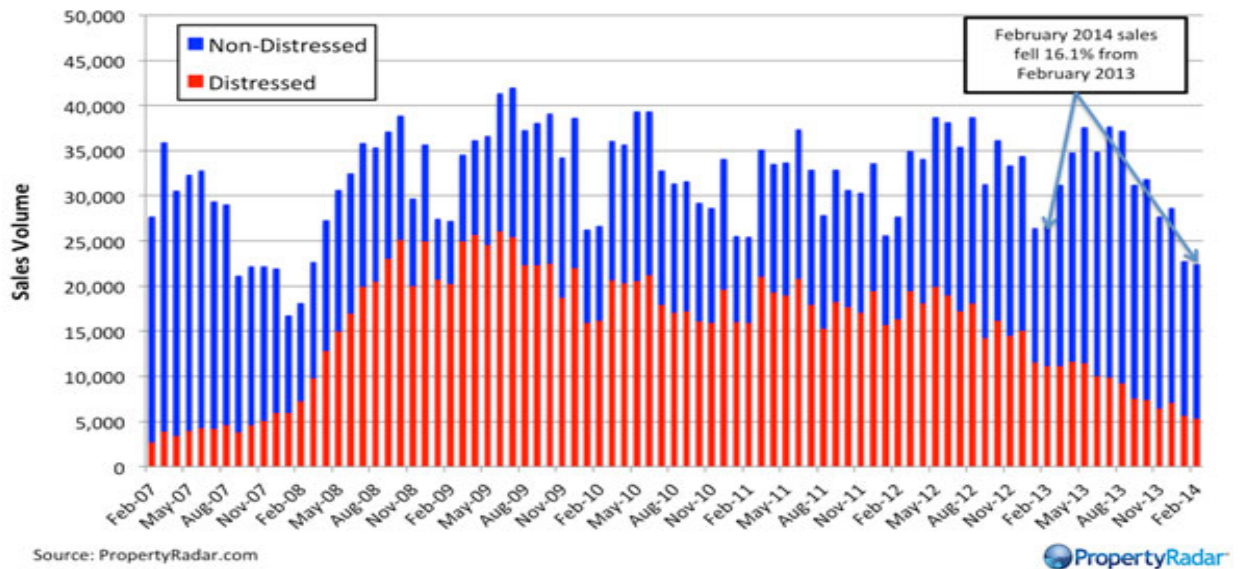
2014 Home Closings*

Address	#Beds/Baths	House Size	Lot Size	Type	Price	Closed	Days
5670 Oakdale Avenue	3 bed / 2 ba	2,180 sq. ft. / 17,940 sq. ft.		Standard	\$ 780,000	01-22-14	46
19419 Oxnard Street	3 bed / 3 ba	2,330 sq. ft. / 24,751 sq. ft.		Standard	\$ 785,000	03-14-14	170
5642 Melvin Avenue	4 bed / 3 ba	2,387 sq. ft. / 18,026 sq. ft.		Standard	\$ 640,000	04-07-14	116

As of April 10, there are six (6) properties for sale and two (2) more in escrow.

* sold listings not sold by this Realtor

Home Sales California



CalBRE #01766461

Monique Bryher
 Broker-Associate / Realtor®
 Residential Sales, Short Sales, Probate Sales



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Are you thinking about selling your home? Call me! ==> **818-430-6705**

Obama 2015 Budget Raises "Estate Tax" Rates

In 2013 Congress passed the American Taxpayer Relief Act (ATRA), and it seemed to end 12 years of uncertainty about how much money could pass estate-tax free; what the tax rate would be on transfers above that amount.

Obama's proposed budget for 2015, would restore the estate tax rates to those in effect in 2009.

Under current law, families can each transfer up to \$5.34 million tax-free during life or at death without incurring a tax of up to 40%.

(That figure is called the *basic exclusion amount* and is adjusted for inflation).

In addition, widows and widowers can add any unused exclusion of the spouse who died most recently to their own.

This enables a married couple to transfer up to \$10.68 million tax-free.

Under the new plan, (starting in 2018) the tax would revert to the 2009 rates and transfer tax would drop to \$3.5 million per person or 7 million dollar per couple.

In 2018 the top tax rate would rise to 45% from 40% for transfers during life or at death that exceed the limits.



Home Selling Tip for April:

It's springtime!



Plant some instant color. Seasonal color shows off your home's best features.



Go for a splash of several colors or a more monochromatic scheme, whatever fits in with the look of your home.



... Don't Horse Around ...

Selling your home? Buying a home?

Call **818-430-6705**



Monique Bryher

Broker-Associate / Realtor®

www.CollegeAcresHomes.com

Not intended as a solicitation if you are already working with a real estate agent