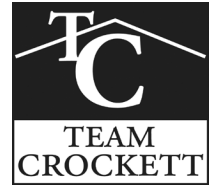


BEVERLYWOOD AREA NEIGHBORHOOD NEWS



Beverlywood
Castle Heights
Cheviot Hills
Crestview

La Cienega Heights
Regent Square
Reynier Village
South Robertson



www.DanMayRealEstate.com

June 2008

www.MyFreeBeverlywoodMLS.com



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DECLINE IN VALUE REVIEW PRODUCES PROPERTY TAX SAVINGS FOR 128,000 LA COUNTY OWNERS

May 27, 2008 Los Angeles County Assessor Rick Auerbach today announced completion of a decline in value review of homes in Los Angeles County. Auerbach said that due to the declining real estate market, it was his responsibility to review values to make sure homes are properly assessed.

"We looked at homes and condominiums that were purchased between July 1, 2004 and June 30, 2007, based on our analysis of market trends in Los Angeles County," Auerbach said. "The review included 318,000 homes and condos. Our analysis will result in lower assessments on 128,000 homes and condos and will be reflected on the tax bills to be issued in October."

The average reduction in assessed value is about \$73,000, he added, amounting to an average property tax savings of approximately \$750.

"In addition, this review will eliminate the need for many taxpayers to go through the formal appeal process," Auerbach said. The 128,000 homeowners who will be receiving a value reduction will be notified in writing by June 30 of this year. If they disagree with the amount of the reduction they should contact the nearest Assessor's District Office and discuss the

results. If owners still disagree with the value, they may file an appeal with the county's Assessment Appeals Board. The deadline for filing an assessment appeal is November 30.

Homeowners who purchased their properties outside of the time period for the review (July 1, 2004 to June 30, 2007) and believe that their property is assessed above its actual value as of January 1, 2008, should file the simple, one-page Decline-in-Value application. The form can be downloaded from the Assessor's Website at <http://assessor.lacounty.gov> or an application can be requested by calling 888-807-2111.

Auerbach also noted that there are several private companies offering their services to homeowners to pursue a reduction in property taxes. These companies may charge hundreds of dollars to file for a reduction in value on behalf of the property owner. "Solicitations of this type may not be illegal," he said, "but property owners should be aware that their property may have already been reviewed and the value reduced. There is no reason for someone to pay for a review that has already been completed by my office," Auerbach said.

Important Dates

- Tuesdays 2-7pm - Culver City Farmer's Market on Main St. and Venice Blvd.
- June 11 - SoRo Monthly Meeting at Hamilton HS Cafeteria
- June 15 - Father's Day
- June 20 - LAUSD Last Day of School
- July 4 - Independence Day
- July 9 - LAUSD Summer School Begins
- July 9 - Cheviot Hills Homeowners Assoc Meeting 7:30 pm Riddick Youth Ctr
- Sept. 1 - Labor Day
- Sept. 3 - 7pm Castle Heights Neighborhood Assoc. Meeting at Castle Hts Elem

NEIGHBORHOOD NEWS



Do you have a SOROCARD yet? I hope you had a chance to make it out to this year's SORO Festival held June 1st on Robertson Blvd. The South Robertson Neighborhood Council is helping promote local businesses via a new initiative called the SOROCARD. The card is FREE and will provide pre-agreed discounts for cardholders. To sign up as a vendor or patron check out the SORO website at www.soronc.org

Free Home Repairs for low income seniors and disabled homeowners

The Venice Community Housing Corporation "HandyWorker" program offers a range of free home repairs for low income homeowners who are senior citizens (62 years of age or older) or physically disabled. Emergency repairs that directly affect the health and safety of occupants are also provided to other low income homeowners (regardless of age or disability status). Repairs are limited to repairs that do not require a city building permit. This program is funded through the Department of Housing of the City of Los Angeles. Contact VCHC at 310-399-4100 for qualifications and an application.

HELPFUL PHONE NUMBERS

LA City Services - 311
Illegal Dumping,
Streetlight Repair,

Sidewalk / Pothole Repair
(800) 996-2489

Bulky Item Pickup
(800) 773-2489

24 Hr. Graffiti Removal Hotline
(800) 611-CITY

Water and Power Emergencies
(800) DIAL-DWP

Robertson Library
(310) 840-2147

Councilman Herb Wesson's office
10th District (213) 473-7010

Councilman Jack Weiss office
5th District (213) 473-7005

Fire Department
(310) 473-1155

Poison Control Center
(800) 876-4766

Blake Cornish - Farmers Insurance
Agent (310) 213-3329

Report Sidewalk Vendors
(310) 451-5273

RECENTLY LISTED IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
9821 Vicar Street	4 / 3	1,913	9,780	\$1,525,000
3020 Castle Heights Avenue	4 / 4	2,640	6,150	\$1,299,000
9033 Hargis Street	3 / 4	2,868	5,625	\$1,195,000
3326 Shelby Drive	4 / 3	2,072	5,670	\$989,000
2923 Cardiff Avenue	2 / 1.5	1,224	5,500	\$979,000
3045 Bagley Avenue	3 / 2.75	1,548	7,230	\$899,000
3350 S Beverly Drive	3 / 1	1,229	5,004	\$849,000
2913 Oakhurst Avenue	3 / 2	1,533	5,000	\$845,000
9136 Beverlywood Street	2 / 2	1,463	4,860	\$839,000
3256 Provon Ln	2 / 2	1,595	6,090	\$799,000
8925 W 24th Street	3 / 1	1,252	5,000	\$795,000
8950 Olin Street	4 / 1.5	1,492	5,880	\$749,000
9135 Hargis Street	2 / 1	932	5,000	\$749,000
1910 S Corning Street	3 / 2	1,476	6,808	\$699,000
2302 Holt Avenue	3 / 2.5	1,905	4,500	\$679,000
9035 Kramerwood Place	3 / 2	1,418	5,724	\$679,000
8902 Guthrie Avenue	2 / 1	0	2,430	\$595,000
2006 Chariton Street	2 / 1	1,011	5,670	\$475,000

RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9839 Vicar Street	3 / 2	1,798	9,780	\$1,129,000	\$1,100,000
2432 Bagley Avenue	2 / 1.75	1,797	6,500	\$1,049,000	\$1,060,000
8922 Sawyer Street	3 / 1.75	1,523	5,967	\$939,000	\$920,000
9037 Hargis Street	3 / 2	1,706	5,000	\$885,000	\$907,500
9129 Beverlywood Street	2 / 1	1,146	4,860	\$829,000	\$810,000
8901 Olin Street	2 / 1	1,008	7,150	\$699,000	\$670,000

RECENTLY IN ESCROW IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
8947 Gibson Street	3 / 2	1,453	6,615	\$799,000



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