



Weekly Bulletin

August 24, 2023



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OFFICERS

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PRESIDENT-ELECT

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VICE PRESIDENT

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IMMEDIATE PAST
PRESIDENT
BRIAN CHEN

CHIEF EXECUTIVE
OFFICER
ALBERT TRAN

MLS Breakfast Meeting

Rosa Santibanez & Olivia Anderson, August 2023 Monthly Program Chairs

Upcoming MLS Breakfast Meetings

August 31, 2023 – Affiliate Panel Discussions.

September 7, 2023 – TAG Design Works.

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Amazon Gift Card Winners: \$25 each

Dorothy Tan
Mel Wong
Kenny Ngo
Buck Stapleton
Tomas Wong
Mindy Yeh

50/50
Brian Chen

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Upcoming Committee Meetings

Thursday, August 24th

Board of Directors Meeting, 10:30 a.m.

Friday, September 1st

YPN Committee Meeting, 9:30 a.m.

Wednesday, September 7th

Education Committee Meeting, 10:00 a.m.

Wednesday, September 7th

Global Business Council Meeting, 1:00 p.m.

Education Schedule

All education classes can be found at www.wsgvar.com by clicking on the "Schedule" under the Education menu.

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Tuesday, September 5, 2023, from 10:00 a.m. to 1:00 p.m. **"The New California Residential Purchase Agreement."**

Friday, September 8, 2023, from 9:30 a.m. to 12:30 p.m. **"45-Hour DRE License Renewal."**

Monday, September 12, 2023, from 9:30 a.m. to 12:30 p.m. **"zipForm Edition Training."**

Tuesday, September 13, 2023, from 10:00 a.m. to 11:00 a.m. **"Staying Out of Court."**

Tuesday, September 26, 2023, from 10:00 a.m. to 2:00 p.m. **"REALTOR® Safety Summit."**

Monday-Tuesday, November 6-7, 2023, from 9:30 a.m. to 4:30 p.m. **"e-PRO (2 Days) Certification Course."**

MLS Breakfast Meeting Today!

August 2023 Program Chairs

Rosa Santibanez

Realty Solutions

Rosarealtys@gmail.com

626-627-6178

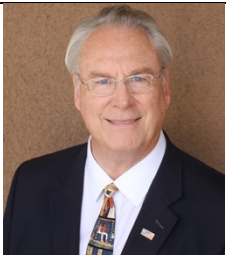
Olivia Anderson

Realty Solutions

Ovalibby@yahoo.com

626-487-1042

Featured Speaker



Joel graduated from Chapman University (1974) and received his RE license in 1976. Has the RECI (Real Estate Certificate Institute) in 1980 from Santa Ana College. Joel obtained his GRI (Graduate, Realtor Institute) in 1982 and his CREC (Certified Real Estate Consultant) from the American College in 1984. In 1988, Joel became a Master Instructor and author for the California Association of Realtors. And, in 1992, Joel qualified for his DREI (Designated Real Estate Instructor) from the National Association.

Joel has maintained his involvement with the Real Estate industry as a member for the California Association of Realtors, the National Association of Realtors, the National Association of Real Estate Educators, is a past President of the California Association of Real Estate Educators and has served as Director for the Newport Beach Association of Realtors as well as Education Chair for the 32nd District of CAR. Past-President of Realtors Commercial Alliance of Orange County 2017 and 2018.

Joel has taught Licensing classes at 5 colleges including currently at UCI. Once the students have their license, they probably will be in one of Mr. Carlson's classes for Continuing Education!

Mr. Carlson is the senior instructor for REVEI (Real Estate Video Educational Institute) with the goal of educating Realtors on computer technology, as well as CE & no CE courses.

Affiliate Spotlight



Joseph Haggerty

Orange Coast Title

Joeh@octitle.com

626-340-6496

Caravan Listings

13920 Placid Dr, Whittier, CA 90604

[View Comparable Properties](#)

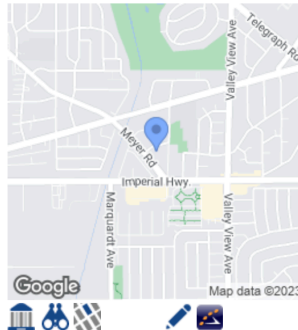
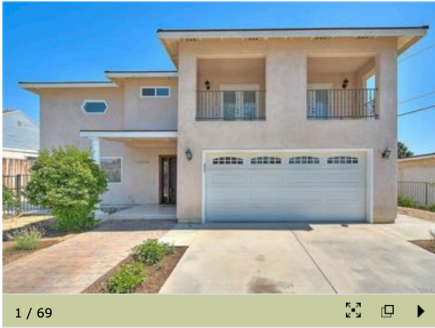
[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Open House](#)

13920 Placid Dr, Whittier 90604

STATUS: **Active**

LIST PRICE: **\$1,400,000**

E/Meyer S/Leftingwell Rd N/Imperial Hwy



BED / BATH: **6/5,0,0**
SQFT(src): **3,358 (A)**
PRICE PER SQFT: **\$416.91**
LOT(src): **9,220/0.2117 (A)**
LEVELS: **Two**
GARAGE: **2/Attached**
YEAR BUILT(src): **2009 (BLD)**
PROP SUB TYPE: **DPLX/D**
DOM / CDOM: **28/28**
SLC: **Standard**
PARCEL #: **8031010015**
LISTING ID: **WS23132032**

[Submit Offer](#)

West San Gabriel Valley REALTORS®

LEGISLATIVE DAY

FEATURING ASSEMBLY MEMBER

MIKE FONG, DISTRICT 49

[CLICK HERE TO REGISTER](#)

Business and Real Estate issue updates from the California Association of REALTORS®, National Association of REALTORS®, and the L.A. County Business Federation

August 25, 2023

10:30 am - 1:30 pm

WSGVR

1039 E. Valley Blvd.#205B

San Gabriel, CA 91776

FREE EVENT; REFRESHMENTS PROVIDED

An American flag is draped across the top and bottom of the page, framing the central text. The stars and stripes are clearly visible.

West San Gabriel Valley REALTORS®

INVITES YOU TO OUR

Installation Gala

"LIVING THE AMERICAN DREAM"

HONORING OUR 2024 PRESIDENT

**CECELIA RUDAR
&
2024 BOARD OF DIRECTORS**

Friday, December 8, 2023

Members: \$65.00



Non-Members: \$75.00

**Hilton San Gabriel
225 W. Valley Blvd
San Gabriel, CA 91776**

6:00 pm

Deadline to Purchase Tickets is Friday, November 17, 2023

www.wsgvar.com

626-288-6212

OFFICE to OFFICE CONTEST!

WEST SAN GABRIEL REALTORS®

BATTLE ROYALE

Each office that has the highest percentage of voluntary contributions to the REALTOR® Action Fund (RAF), within their specified categories, will win a lunch for your office.

To be eligible to win, all REALTOR® Action Fund investments of \$20 or more must be received by **August 31, 2023**.



(916) 492-5211
<http://raf.car.org>

Contest will be based on the office agent count:

- Small** 1-4 Agents
- Medium** 5-15 Agents
- Large** 16 + Agents

HELP PROTECT YOUR LIVELIHOOD

What's at stake:

- Costly and Time Consuming Point of Sale Bills
- Independent Contractor Withholding
- Preserving Dual Agency

**THESE WILL AFFECT YOUR BOTTOM LINE
 HELP US HELP YOU!**

INVEST TODAY!

**ALL RAF INVESTMENTS MADE
 ARE APPLIED TO YEARLY AND
 LIFETIME BALANCES!**



For questions please contact:

JIM CLARKE
 714.342.3949
clarkejb@msn.com

West San Gabriel Valley Realtors®

Affiliate Committee

Invites You To



MIXER 2023

August 24, 2023

4pm - 8pm

Sponsors

- *Brandon Lam, Olympus Escrow
- *Yunita Wu, Home Warranty of America
- *Tony Escamilla, Villa Home Inspections
- *Johnny Wang, Servpro San Gabriel
- *Sage Gomez, My NHD
- *James Chen, State Farm

Roe Fusion

**120 W. Sierra Madre Blvd.
Sierra Madre, CA 91024**

Appetizers & Drinks

Realtors & Affiliates Are Invited

*To RSVP go to www.wsgvar.com
or check your Email for our flyer*

DISASTER RELIEF FAQ



◆ JEFF PRANG ◆

LOS ANGELES COUNTY ASSESSOR

MISFORTUNE & CALAMITY TAX RELIEF

You may be eligible for tax relief if your property is damaged or destroyed by a calamity, such as fire or flooding. To qualify, you must file an Application for Reassessment: Property Damaged or Destroyed by Misfortune or Calamity (ADS-820) with the Assessor's Office within 12 months from the date the property was damaged or destroyed. The loss must exceed \$10,000 of current market value.

WHAT ARE THE FILING PROCEDURES FOR DISASTER RELIEF?

To qualify for property tax relief under California Revenue and Taxation Code section 170, you must file an Application for Reassessment Property Damaged or Destroyed by Misfortune or Calamity form (ADS-820) with the Los Angeles County Assessor's office within 12 months from the date the property was damaged or destroyed.

HOW DOES THE DISASTER RELIEF AFFECT MY PROPERTY TAX BILL?

The current property taxes will be reduced for that portion of the property damaged or destroyed. This reduction will be from the date of the damage, and will remain in effect until the property is rebuilt or repaired.



WHEN MY PROPERTY IS REBUILT OR REPAIRED FOLLOWING THE DAMAGE, WILL MY PROPERTY TAXES BE INCREASED OVER WHAT THEY WERE BEFORE?

No. Property owners will retain their previous factored base year value if the house is rebuilt in a like or similar manner, regardless of the actual cost of construction. However, any new square footage or extras, such as additional baths, will be added to the base year value at its full market value.

FOR MORE INFORMATION ABOUT MISFORTUNE & CALAMITY RELIEF & TO APPLY VISIT:

[ASSESSOR.LACOUNTY.GOV/
TAX-RELIEF/DISASTER-RELIEF](https://assessor.lacounty.gov/tax-relief/disaster-relief)



◆ JEFF PRANG ◆
LOS ANGELES COUNTY ASSESSOR

TAX RESOURCES HELP IN HARD TIMES

There are two programs that provide property tax relief in the event of physical damage and economic loss of value. [Disaster Relief](#) and [Decline-in-Value](#) both provide temporary savings until value is restored or property repaired.



DISASTER RELIEF (MISFORTUNE OR CALMITY)

Property that is damaged by a disaster, such as fire, flood or earthquake, or other calamity may qualify for a temporary reduction in taxable value. Physical damage to the property must be valued at least \$10,000. During a Governor-declared disaster, property owners may also be eligible for a base-year value transfer, where they may move to a new property of equal or lesser value and keep their existing base-year value.

Filing deadline: A claim form must be filed within 12 months of the disaster.

DECLINE-IN-VALUE (PROP. 8)

A Decline-in-Value (also known as DIV or Prop. 8) allows for a temporary reduction in a property's assessed value. This occurs when the current market value of a property is less than the assessed base-year value as of January 1. A DIV review may be requested through the Assessor's Office and can be made online. Disagreements regarding DIV can also be appealed to the Assessment Appeals Board.

Filing date: July 2 – November 30.

Disaster Relief (Misfortune or Calamity): (213) 974-8658

Decline-in-Value: (213) 974-3211

For more information, please contact the Assessor via Contact Form at:
assessor.lacounty.gov/contact.