Start With the Life You Want Next

Organize the housing, timing, tax, and transition questions

Downsizing works best when the housing decision supports your financial, family, location, and lifestyle priorities.

- **Define the space, location, access, and maintenance you want**
- **Decide what must happen before the current home is sold**
- **Compare selling first, buying first, and contingent options**
- **Identify family members and advisors who should be involved**
- **Build extra time for sorting, repairs, and the physical move**

Understand Prop 19 Carefully

Eligible California homeowners may be able to transfer a property-tax base to a replacement primary residence, subject to current rules and deadlines.

- **Confirm eligibility and timing with the county assessor**
- **Compare the value of the current and replacement homes**
- **Ask how an equal, lower, or higher-value purchase is treated**
- **Keep records of the sale, purchase, and occupancy dates**
- **Coordinate advice from qualified tax and legal professionals**

This guide is educational and is not tax or legal advice. Rules can change; verify current requirements before acting.

Prepare the Home and the Move

A focused plan can protect value while reducing the physical and emotional burden of the transition.

- **Prioritize safety and high-visibility maintenance**
- **Sort items into keep, gift, donate, sell, and discard groups**
- **Measure the future home before deciding what moves**
- **Arrange movers, storage, estate-sale help, and document security**
- **Create a calendar for photography, showings, packing, and possession**

Coordinate the Financial Picture

The sale affects more than the purchase price of the next home.

- **Request an estimated seller net sheet**
- **Review mortgage payoff and closing expenses**
- **Plan for moving, storage, repairs, and replacement housing**
- **Discuss capital-gains and estate considerations with an advisor**
- **Protect reserves for the transition and future ownership costs**

For a property-specific downsizing conversation, contact Dean Rinker at 916-508-5353.