NAME OF CITY: PIEDMONT, CALIFORNIA
SECURITY GRADE: 31155
HIGH GREEN AREA NO.: A-8

AREA DESCRIPTION

1. NAME OF CITY: PIEDMONT, CALIFORNIA
   NAME OF SECURITY GRADE: 31155
   AREA NO.: A-8

2. DESCRIPTION OF TERRAIN:
   New and modern mansions, set on large homesites. Zoned to
   single-family homes; high restricted; contains highest priced
   new homes in East Bay area and is considered the very best
   district.

3. FAVORABLE INFLUENCES:
   Distance to local and San Francisco transportation, schools
   and shopping centers.

4. DETRIMENTAL INFLUENCES:
   New and modern mansions, set on large homesites. Zoned to
   single-family homes; high restricted; contains highest priced
   new homes in East Bay area and is considered the very best
   district.

5. INHABITANTS:
   Business executives and
   Type: Professional men
   Estimated annual family income: $6000-100,000
   Foreign-born: No concentration
   Negro: None
   Infiltration of lower grades: None
   Population is increasing: Moderately

6. BUILDINGS:
   Type: Mansions
   Average age: 5 to 10 years
   Repair: Excellent

7. HISTORY:
   SALE VALUES
   YEAR: 1929
   RANGE: $15,000-50,000
   PREDOMINATING: $22,500
   100%
   1933
   1937
   CURRENT
   10,000-25,000
   15,000
   68%
   90 - 200
   125 - 350
   175
   100%
   69%
   91%
   100%
   100%
   87%
   PEAK SALE VALUES OCCURRED IN 1927 AND WERE 102% OF THE 1929 LEVEL.
   PEAK RENTAL VALUES OCCURRED IN 1927 AND WERE 100% OF THE 1929 LEVEL.

8. OCCUPANCY:
   Land: 30%
   Dwelling units: 100%
   Home owners: 95%

9. SALES DEMAND:
   Type: Good
   Mansion - $17,500
   Activity is: Fair

10. RENTAL DEMAND:
    Type: Fair
    Mansion - $175
    Activity is: Slow

11. NEW CONSTRUCTION:
    Types: Mansions avg. $19,000
    Including lot, etc.: 27 in 1936

12. AVAILABILITY OF MORTGAGE LENDING:
   Type: Home purchase: Ample
   Home building: Ample

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS:
    Upward

14. CLARIFYING REMARKS:
    District known as UPPER PIEDMONT ESTATES and ST. JAMES WOOD, highly
    restricted - all modern. District can hardly become any better, but
    desirability could be increased by improved transportation and building
    a local school and providing more adequate shopping facilities.

15. Information for this form was obtained from R. H. BARRETT, BUILDING INSPECTOR.

CITY OF PIEDMONT; RALPH E. PRENTICE; ZURA E. BILLS

Date: 6-15-37