1. NAME OF CITY OAKLAND

2. DESCRIPTION OF TERRAIN Rolling; streets platted to minimize grades

3. FAVORABLE INFLUENCES. Homogeneous area of attractive homes; convenient to local
and San Francisco transportation, schools, local shopping centers. Fine view, excellent climate. Zoned single-family
residential

4. DETRIMENTAL INFLUENCES. Practically none

5. INHABITANTS: Minor executives, office workers,
a. Type artisans & storekeepers
b. Estimated annual family income $2,000 - 4,500
c. Foreign-born No concentration
(domination)
d. Negro No
(fes or no)
e. Infiltration of lower grades: No
f. Relief families None known
g. Population is increasing yes
(decreasing static)

6. BUILDINGS:
a. Type or types 5 & 6 room detached
b. Type of construction Good: frame and stucco;
c. Average age 12 (new to 15) years
d. Repair Good

7. HISTORY. 6 room -

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>$ 5,000 - 9,000</td>
<td>7,000</td>
</tr>
<tr>
<td>1933</td>
<td>3,250 - 6,750</td>
<td>4,250</td>
</tr>
<tr>
<td>1937</td>
<td>3,750 - 8,000</td>
<td>5,500</td>
</tr>
</tbody>
</table>

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: a. Land 90%; b. Dwelling units 99%; c. House owners 85%

9. SALES DEMAND: a. Good; b. 6 rm house $4,750
c. Activity is Good

10. RENTAL DEMAND: a. Good; b. 6 room house - $40
c. Activity is Good

11. NEW CONSTRUCTION: a. Types Good, 6 and 8 rm. detached
b. Amount last year 40 in 1936


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: District known as MADELL PARK. One of the best thought of sections
in Oakland for moderate salaried people. Many of the residents in this section work in
San Francisco, as San Francisco transportation is excellent. In extreme northwestern
and eastern parts of this area, many homes are of such a standard as to be in GREEN
classification. The adjacency of Mills College will tend to stabilize this area for
many years to come

15. Information for this form was obtained from

W. B. Kyle, City of Oakland, Building Inspector’s Office Records: Ralph E. Prentice

Date June 15 1937