March 30, 1937

FIRM NAME: Parker & Scott
ADDRESS: 1924 Park Blvd., Oakland, California

Person furnishing this information: J. A. Scott

NOTE: The following interrogations refer only to residential real estate (meaning 1 to 4 family dwellings).

Generally speaking, residential real estate values shrank from an assumed 100% in 1929 to 66 2/3% in 1933 and have now recovered to 80%.

Taking an average six-room residence as a standard and using local designations, name the districts of your city, grading them in the order of their stability in value, as follows: (N.B. Set up valuation curve and follow with names of districts to which it applies.)

1st Grade
Average six-room residences in the following districts shrank in value from $10,000 in 1929 to $6,000 in 1933 and now have a market value of $8,000.
Names of Districts: Lakeshore District.

2nd Grade
Average six-room residences in the following districts shrank in value from $7,000 in 1929 to $4,500 in 1933 and now have a market value of $5,500.
Names of Districts: Park Boulevard District.

Do the above gradings coincide with the relative sales resistance in the various districts named? Yes

Has your city had any substantial increase in new construction in the last 12 months? Yes

Name in their order the five districts of the city showing the greatest activity at the present time: Fruitvale, Rock Ridge, Oakmere Highlands, San Leandro, North Berkeley.

To what extent, in your opinion, will residential real estate values, generally, increase in the next two years? 10

Are residences, generally, in need of considerable repair? Yes

Is there a housing shortage in your city? Yes

How do building costs compare with those of 1929? Fully as much now.
How do building costs compare with those of 1933? 25% to 30% more.

Who are the holders of large parcels of acquired residential real estate? Speculative Builders and Sub-dividers.

In your opinion, is there any danger of a demoralization of the local real estate market through "dumping" of these overhanging holdings? No

Which of the following types of mortgagees will do the major home financing during the next five years? (Please grade them 1, 2, 3, 4, and 5 according to your judgment as to their ranking.)

Banks 1 Building & Loan 5 Insurance Companies 2 Individuals 3 Mortgage Companies 4

From which of the above types of mortgagees do you receive the most satisfactory service? Banks

Is there apparently ample money available in your city for financing residential mortgages? Yes

Are you able to readily finance your residential sales? Yes

Eliminating FHA loans, what is the minimum down-payment upon which you can effect this financing? 15