This area, with the exception of the two blocks in the northeast, is known as Sherwood Forest, a sub-division placed on the market in 1929 as a high-class residential park with a minimum building restriction of $10,000. The average size of the building sites is from 75 to 100 feet frontage. Up to 1936 only two residences were constructed in this tract, and during the past year four additional homes were erected at a cost of from $15,000 to $25,000. This area is creating considerable interest at the present time, and as the restrictions are rigidly maintained, it is believed that development will continue at a moderate rate. The property is located on the western and northern slope of Mt. Davidson, which is the highest point in San Francisco, having an elevation of 985 feet. The character of the sub-division is hilly with one or two ravines. A portion of the tract is unplatted and adjoins a 20-acre city park which includes the peak of Mt. Davidson. Residents of this tract are professional men and business executives having incomes in excess of $10,000 per year. The sub-division is somewhat remote from transportation, schools, and stores; however, with its type of inhabitants, this is not considered a serious handicap due to the fact that there are two or more automobiles in each family, with domestic help. This property, adjoining a city park, nestles on the wooded slopes of Mt. Davidson, and having an unobstructed view of the Pacific Ocean for a distance of 50 miles, forms a picturesque setting for high-class development.

A deterring influence affecting this area is the season of intermittent fogs and winds which is recurrent for three or four months of the year in this section. When this sub-division was placed on the market, the sites were priced from $4,000 to $15,000, according to their size and location. However, no sales were made at these values, and the maximum price obtained to date is $45 per front foot. It is believed that, with the return of normal conditions and a better planned and more aggressive selling campaign, it will be possible to obtain as much as $7500 for some of the choice sites. Taxes are assessed on a basis of $60 per front foot on the platted portion of the area and at $300 per acre on the unplatted part. The area is 100% owner-occupied, and there are no detrimental influences other than those indicated. The two blocks lying to the northeast are in the sub-division known as MiraLoma Park, which is 85% built-up of homes ranging from $4,000 to $6,000. As these two blocks adjoin Sherwood Forest, they maintain a fairly high standard of occupancy of professional men and junior executives.