April 5, 1944

Memo to: J. S. Longwell, Chief Engineer & General Manager

From: H. J. Wickman, Asst. to Land Agent

Subject: Purtill Property in Valle Vista

Negotiations have been conducted with Mrs. Thomas Purtill toward the acquisition by the District of Lots 22 and 23 owned by her in Moraga Subdivision No. 3. The two lots which total two acres in area are improved with a 4-room 1-story house, 12 years old, a two-car garage, well with pump and pressure tank and other out buildings of little value. The house, generally speaking, is in good condition. The outside is finished in stucco. The roof is of composition asphalt.

The main floor of the house contains four rooms totaling about 850 square feet of living area. This floor contains two bedrooms, kitchen and bath. The floors are tongue and groove pine with linoleum covering in kitchen and bathroom; the walls are plastered, with pine trim.

The basement has headroom of only about 6'2". It has a small rumpus room approximately 9'x12' and a store room of the same size. A central heating plant (coal or wood furnace) and an electric hot water heater and two laundry trays are also located in the basement. The house is so wired that 110 volts is supplied for lighting and 220 volts for water heater and stove.

Separate from the house is the two-car rustic garage with cement floor and composition roof.

This property was recently inspected by Mr. Daniels and me and was conservatively appraised at from $5,000 to $5,200. In discussing the purchase of the property with Mrs. Purtill after the appraisal, a value of approximately $5,000 was suggested. Today we learned from one of our patrolmen that Mrs. Purtill was planning to dispose of the property and expected to receive $6,000 for it. The patrolman was given to understand that the prospective purchaser contemplated the erection of additional living quarters on this land and trailer facilities. I telephoned to Mrs. Purtill today and she advised me that she had a real estate agent handling this property and had a tentative buyer for $6,000. She indicated further that if the District wanted the property and would pay her $6,000 cash, she would be willing to deal with the District on that basis. Though this seems high, there is little doubt but what under present inflated conditions she will be able to sell it for this price, and it is improbable that the property could be condemned for less.

With the exception of 9 other lots, all of the lots in and most of the property adjoining this tract are owned by the District. Most of this property was acquired by the East Bay Water Company, and there is no record readily available as to the purchase price of the individual parcels. However Mr. Daniels advises that the average value of land alone acquired through this area was at the rate of $1,000 per acre.

H. J. WICKMAN
Asst. to Land Agent

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