May 10, 1944

MEMO TO: J. S. Longwell, Chief Engineer and General Manager

F R O M: H. J. Wickman, Asst. to Land Agent.

SUBJECT: Portion of Valle Vista Properties.

Since our last discussion of the matter of the purchase of Valle Vista property, I have again talked to Mr. Dethlefsen and also to Mr. Dickenson, one of the other Valle Vista owners. Since my first conversation with Mr. Dethlefsen, at which time he had placed a price of $12,000.00 on his property, he has been looking for a home in Oakland and he is more firmly convinced than ever that his price of $12,000.00 is entirely within reason, considering the present inflated prices on all real estate in this area.

The Dethlefsen property consists of Lots 29, 30, and 31 of the Moraga subdivision #3, totaling 3.05 acres. Lot 30 is improved with a seven room house (six rooms plus a sun porch) with a living area of approximately 1,250 square feet. It is a wood frame house with a cement foundation with extra cement piers under partition wall supports. The exterior of the house is cement stucco to the living floor and rustic redwood lap from there up. It has a composition roof. The house has oak floors in the front bedroom and living room, the balance are tongue and groove pine; bathroom, kitchen, and breakfast room floors are covered with linoleum. The dining room, kitchen and sun room walls are of knotty pine, the others are plastered or papered. The house is heated by a fireplace and by a circulating oil heater. The house is also equipped with an automatic electric storage type water heater. The basement is unfinished and is used only for storage. From all appearances the house, which is approximately 25 years old, has been well maintained. There is a porch along the front or south side of the house and an arbor along the east side a portion of which is enclosed as a sleeping porch. There is also a small barbecue pit and arbor separate from the house and the house is landscaped with a small fish pond, flower garden, etc. Other improvements are two dug wells, each 30 to 35 feet deep, each equipped with pressure tank and electric pump. The three out buildings, however, are somewhat dilapidated and are at little value. These are; 1. A one room cabin approximately 12 X 20 feet, equipped with sink. It has a shingled exterior and roof, tongue and groove inside walls, and floor. 2. A two car garage shingle and board siding, dirt floor, composition roof. 3. Combination chicken house and barn approximately 50 X 25 feet, a portion of which is lap board and a portion board and batten siding with composition roof.

The entire property is planted with a wide variety of fruit and nut trees, almost all bearing and in fair condition. The entire

property is fenced, fence being in fair condition. In addition there are from 400 to 500 feet of stone wall along front property lines, and approximately 125 feet of cement and stone retaining wall along the creek bank at the edge of the driveway. The property could easily be subdivided into five or six good sized lots. My valuation on the Dethlefsen property was from $10,500 to $11,000. However, with the present inflated conditions I do not doubt but what Mr. Dethlefsen will be able to sell his property for $12,000 or very close to that amount.

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I also looked over the property of Mrs. Anna Gray (sister to Mrs. Dethlefsen). Mrs. Gray is owner of Lot 25 the same tract. This lot contains 1.73 acres and is improved with a five room house (four rooms plus enclosed sleeping porch) it contains about 950 feet of living area. It has cement foundation with extra pier supports, ship lap rustic siding, tongue and groove pine floors, shingled roof and interior walls are plaster or plaster board. Although the interior of the house is well maintained, it was apparently built four or five yea years ago on a partly finished frame and foundation that had stood for some time. The construction throughout is of an inexpensive type. The property is further improved with a 60 foot dug well, approximately 30 feet is cemented 6 X 6, equipped with a pressure tank and electric pump. About one acre of the property is planted in young fruit trees and there are a number of ornamental trees and shrubs about the house. The house is set on sloping ground so that the garage is located under the house at the low end. Garage has graveled and dirt floor. Road and driveway are graveled but are grown over with grass as Mrs. Gray has no car and depends on the Dethlefsens for transportation. Mrs. Gray asks $6,000 for her property which I appraise at from $5,000 to $5,500 but this is another instance in which I am satisfied that she will be able to get very close to her price if she presses the sale.

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The only other improved property in that area is Lot 24 which lies between the Purtill and the Gray property. I have not seen the inside of the Dickenson place and I cannot express a definite opinion of value at this time. The house is reputed to be better than the Purtill house although it appears to be still in the process of construction.

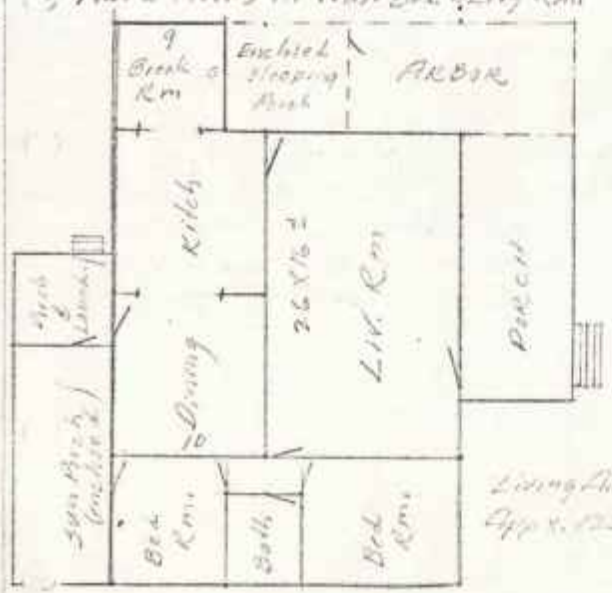
Mr. Dickenson called at the office when he became aware of our interest in the other properties and indicated if the other properties were sold that he too would consider selling. Mr. Dickenson said that he recently refused to sell to negroes who wanted the property and who offered $5,800 cash. There is a remote possibility that a partial trade might be made with Mr. Dickenson if the District has property that will suit his needs.

Yulie Vista

Dethlefson House

Dethlefson House 5/3/62

6 Cols + Sun Porch -
Conc. Stucco to L.H. floor & Blind top
Conc. Found & Conc. Piers
Composition Roof.
Dining - Kitch & Sun Porch Knotty pine
other walls plastered or papered
Hdwd floors in Front Bed & Liv Rm



Living Area Approx. 1220 sq ft

Heat - Circulating Oil & fireplace
Elect Range & Hot water heater of
auto. storage type. Septic Tank
House has been well maintained.
Basement is unfinished
House is approx. 25 yrs. old
OVER

GREY (& Mc Cabe) Hs. 5/3/62

5
4 Rms. + Enclosed Sleeping Porch.
Conc. found & piers (not to scale)
Ship lap rustic.
Tongue & Groove floors
Shingle roof
Plaster
Reinforced
Walls.

House is
Well maintained
age about
4 or 5 yrs ago
original outside
frame.
However is
of inexpensive
type.

Land -
1.73 Ac.
Fruit trees or more planted in grove
fruit trees -
Well - 60' deep - (30' is cemented
6"ø) electric pump & pressure
tank. OVER

27 = 3.5