

PROPERTY REPORT

2893 Buena Vista Way, Berkeley, CA 94708



Presented by

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THE LOCAL REALTY™

A Lifestyle Real Estate Company

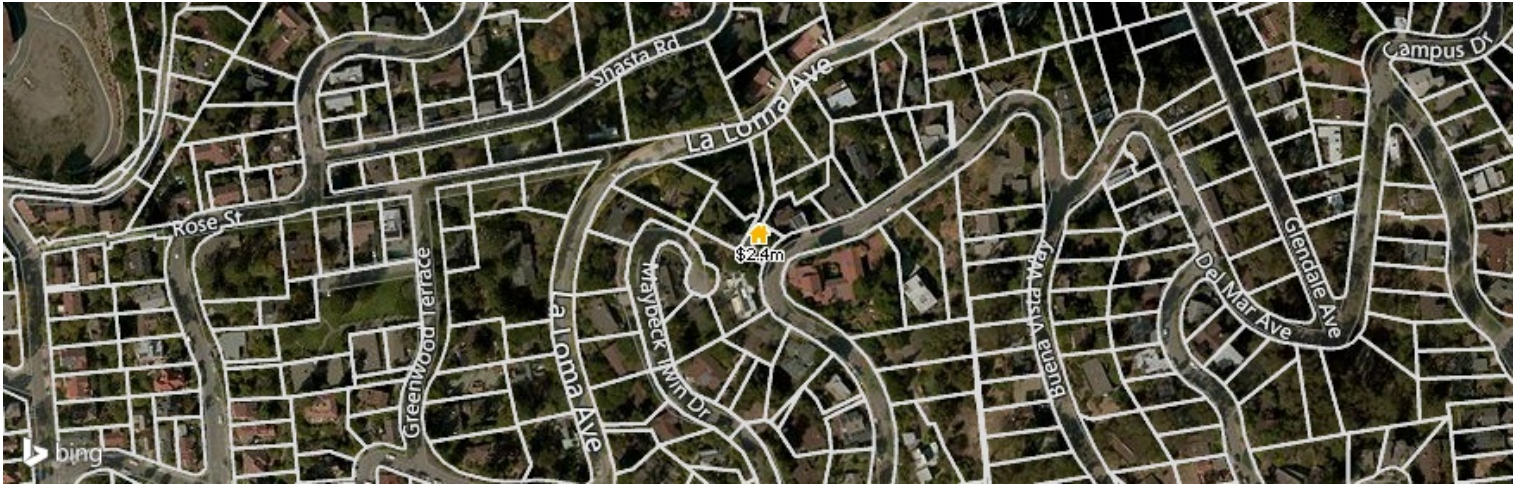
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Camel Brokers

2893 Buena Vista Way, Berkeley, CA 94708



Legend: 🏠 Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$2,068,500

Last RVM® Update: 11/15/2016

RVM® Est. Range: \$1,840,965 – \$2,296,035

RVM® Confidence: ★★★★★☆

📉 RVM® Change - Last 1 Month: -\$90,580

📉 RVM® Change - Last 12 Months: -0.92%

Your Refined Value

\$2,354,329

Your Comp Analysis

\$1,790,047

Last Edited: 11/27/2016

\$775 Price per Sq. Ft.

Your Comp Analysis Range

\$1,427,061 – \$2,012,899

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

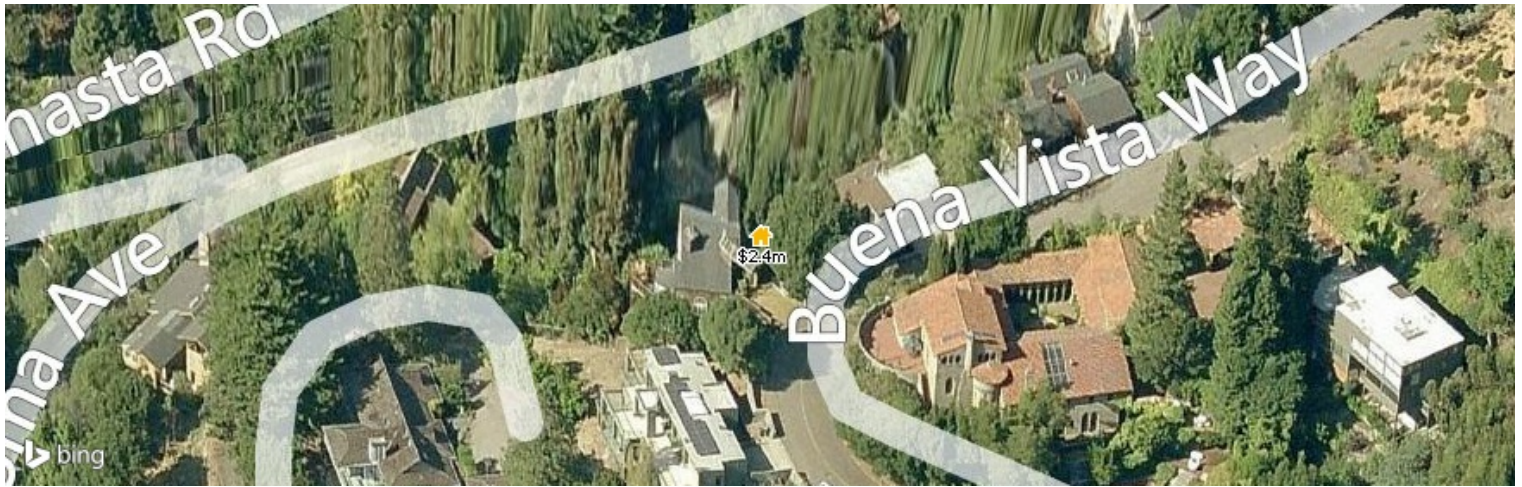
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Detached	-
Bedrooms	4	4	-
Total Baths	3	3	-
Full Baths	3	3	-
Living Area (sq ft)	2,311	3,149	-
Lot Size	6,388 sq ft	6,388 sq ft	-
Lot Dimensions	6388 SF	-	-
Garage	Yes	-	-
Garage (spaces)	2	2	-
Pool	-	None	-
Year Built	1983	1983	-
Total Rooms	9	9	-
Style	-	Contemporary	-
Roofing	-	Composition Shingle	-
Heating	-	Forced Air, Gas	-
Cooling	-	No Air Conditioning	-
Fireplaces	-	1	-
Foundation	-	Partial Basement	-
Construction	Frame	-	-
Exterior Walls	-	Wood Shingle	-
Number of Buildings	1	-	-
Number of Units	1	-	-
Number of Stories	3	3 Or More	-

Homeowner Facts

Owner Name (Public)	Gerstler Rosenberg 1998 Trust, ; Gerstler, Diane
Mailing Address	2893 Buena Vista Way Berkeley CA 94708-2015
Vesting	Trustee/Conservator, Company/Corporation
Owner Occupied	Yes

Extended Home Facts



Legend: 🏠 Subject Property

Exterior Details

Lot Size - Square Feet 6388 sq ft
Lot Size - Acres 0.147 ac

Location Details

Walkability Score (out of 5) Overall: 1.7 | Amenity: 1.6 | Leisure: 2.1

Other Details

Effective Year Built 1986
Building Quality B

Schools (based on location)

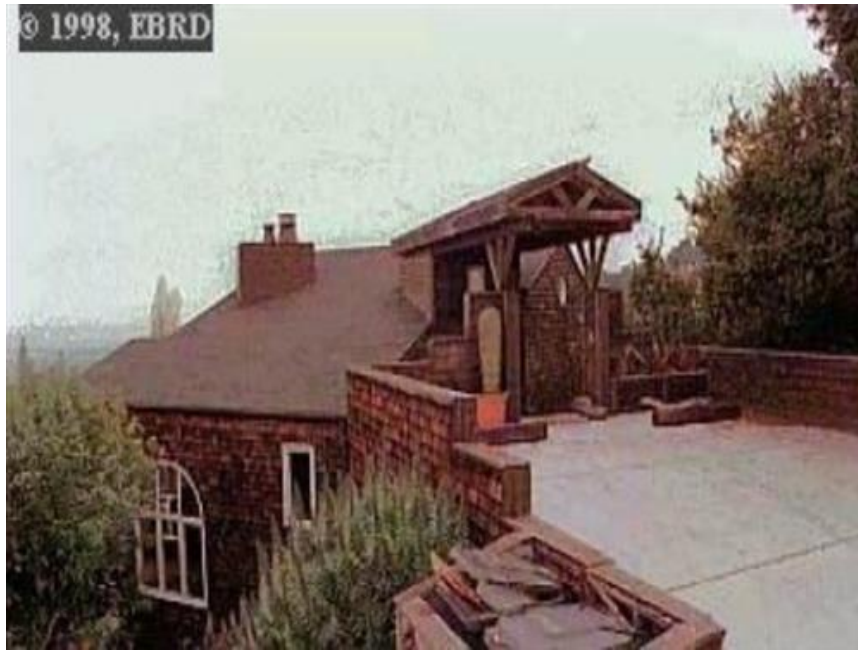
Elementary School Oxford Elementary School
Middle School Willard Middle School
High School Berkeley High School
School District Berkeley Unified School District

Property Photos





Historical Photos



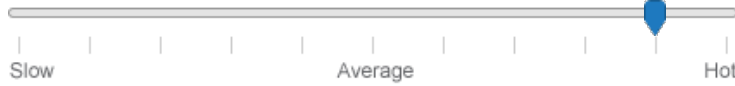


Refined Value

Original Estimated Value	See page 2 of report for details	\$2,068,500
Home Facts	See Home Facts for details	\$0
Home Improvements	See Home Improvements for details	\$0
Needed Improvements	See Needed Improvements for details	\$0
Market Conditions	See Market Conditions for details	+\$285,829
Changes to Estimated Value based on all refinements		\$2,354,329
		+\$285,829

Refined Value: Market Conditions

Local Market Conditions



+\$90,262

Home Exterior Condition (relative to other properties)



+\$56,414

Home Interior Condition (relative to other properties)



+\$37,609

Lot Size (relative to other properties)



+\$33,848

View (relative to other properties)



+\$67,696

Privacy (relative to other properties)



\$0

Changes to Estimated Value based on market conditions

+\$285,829

Comparative Analysis

1 Confirm the Property Facts
Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps
Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$1,790,047
Range: \$1,427,061 – \$2,012,899
(or \$775 per sq. ft.)

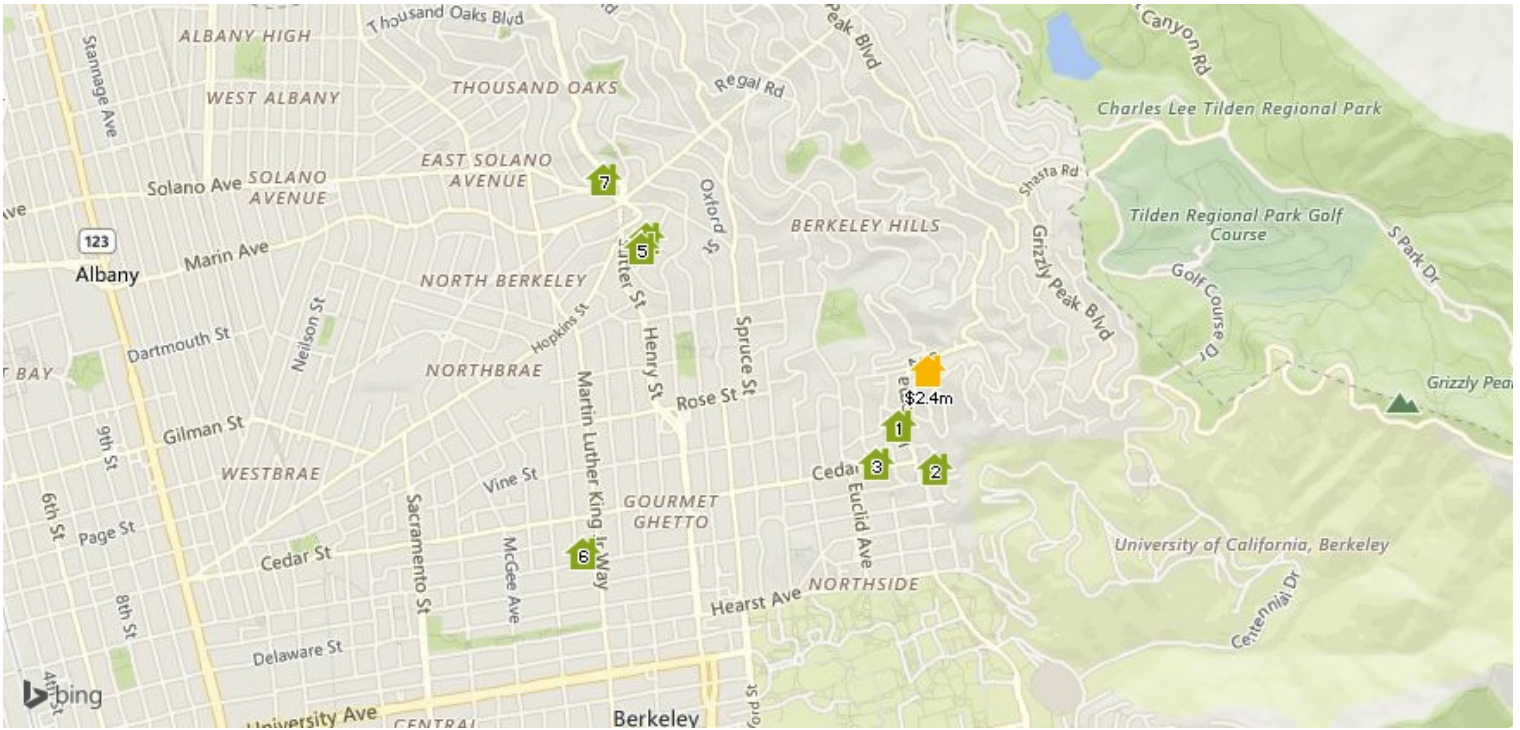
3 Adjustments
Your agent has some insight into how your home relates to these comps that have adjusted the result.

—

4 Adjusted Value

\$1,790,047
Range: \$1,427,061 – \$2,012,899
(or \$775 per sq. ft.)
Last Updated: 11/27/2016

Comps and Adjustments



LEGEND: Subject Property Pending Active Expired Listing Distressed Recent Sale Off Market

This Property






OFF MARKET	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built	
2893 Buena Vista Way Berkeley, CA 94708	-	-	-	\$2,354,329 Refined Value	\$895	3,149 sq ft	6,388 sq ft	4	3	1983

Recently Sold




RECENTLY SOLD	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject	
RECENTLY SOLD	1512 La Loma Ave Berkeley, CA 94708	.15 Mi. SW	42 days	6/24/2016 Sold Date	\$1,650,000 Sold Price	\$814	2,027 sq ft	7,478 sq ft	4	4	-	Same →
RECENTLY SOLD	1606 La Vereda Rd Berkeley, CA 94709	.24 Mi. S	59 days	8/26/2016 Sold Date	\$1,800,000 Sold Price	\$793	2,271 sq ft	7,500 sq ft	4	3	-	Same →
RECENTLY SOLD	2559 Cedar St Berkeley, CA 94708	.27 Mi. SW	42 days	6/1/2016 Sold Date	\$1,660,000 Sold Price	\$800	2,076 sq ft	5,014 sq ft	6	4	-	Same →





RECENTLY SOLD
 .86 Mi. W 36 days 10/7/2016 \$2,065,000 \$821 2,516 sq ft 5,850 sq ft 3 3 - Same 




 1036 Mariposa Ave
 Berkeley, CA 94707
Sold Date Sold Price





RECENTLY SOLD
 .86 Mi. W 20 days 6/15/2016 \$2,100,000 \$871 2,411 sq ft 6,000 sq ft 4 3 - Same 




 1050 Mariposa Ave
 Berkeley, CA 94707
Sold Date Sold Price





RECENTLY SOLD
 1.05 Mi. W 36 days 10/21/2016 \$1,500,000 \$707 2,123 sq ft 5,535 sq ft 4 3 - Same 

 1641 Josephine St
 Berkeley, CA 94703
Sold Date Sold Price





RECENTLY SOLD
 1.04 Mi. NW 42 days 6/24/2016 \$1,700,000 \$618 2,753 sq ft 3,285 sq ft 4 4 - Same 

 946 Arlington Ave
 Berkeley, CA 94707
Sold Date Sold Price

Property History

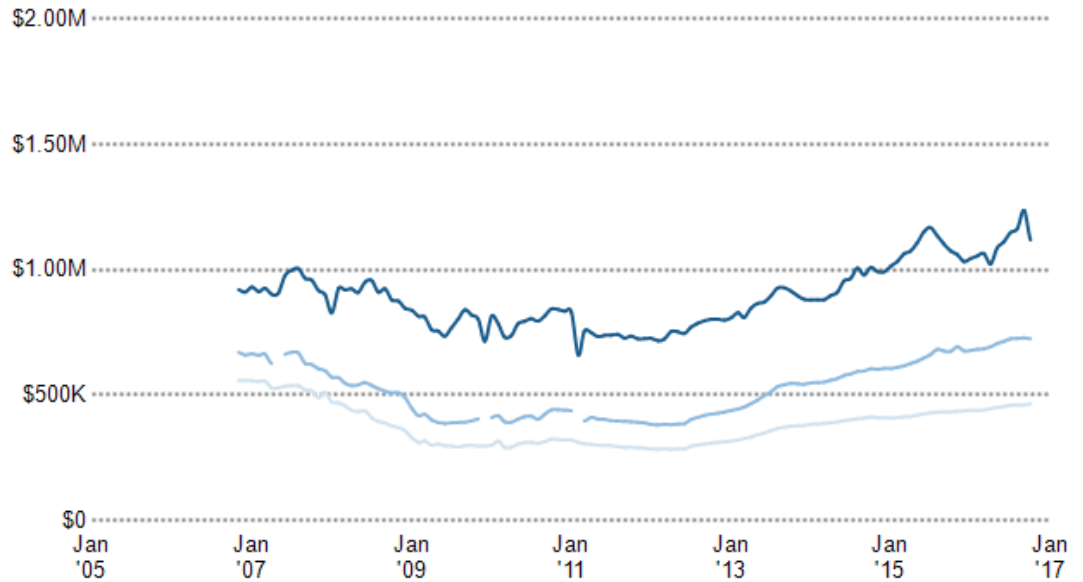
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 94708
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
9/2/2015	\$2,125,000	\$920
3/15/2005	\$1,685,000	\$729

Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$1,575,000	\$550,000	\$2,125,000	\$28,939
2015	\$1,162,107	\$498,046	\$1,660,153	\$23,285
2014	\$980,000	\$420,000	\$1,400,000	\$20,259
2013	\$875,000	\$375,000	\$1,250,000	\$18,666
2012	\$840,000	\$360,000	\$1,200,000	\$17,662
2011	\$864,500	\$370,500	\$1,235,000	\$18,091
2010	—	—	—	\$18,024

Legal Description

Parcel Number: 58-2242-12	Zoning: —	Census Tract: 060014216.002005	Abbreviated Description: LOT:25&26 SUBD:LA LOMA PARK	City/Municipality/Township: Berkeley, CA 94708
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Mortgage Records

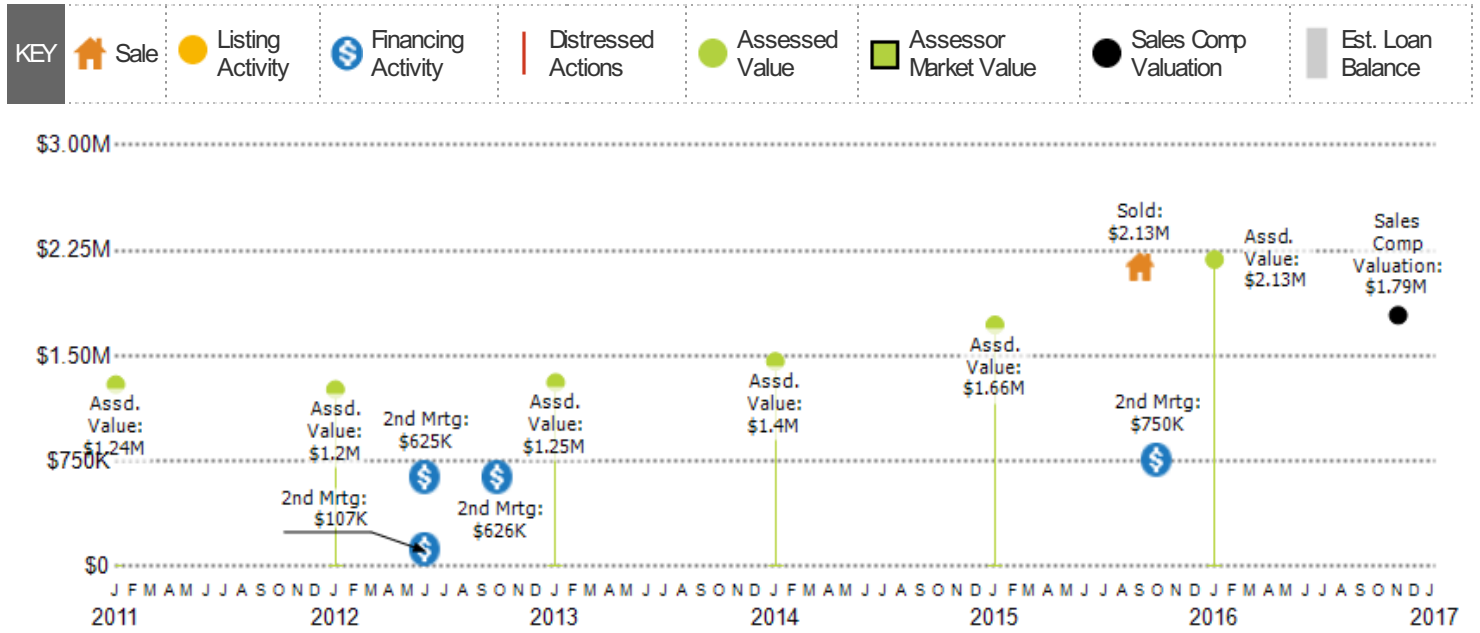
Recording Date	10/22/2015	10/24/2012	6/19/2012	6/19/2012
Borrower Name	JOHN G ROSENBERG, DIANE GERSTLER	MARJORIE RANDOLPH	MARJORIE RANDOLPH	MARJORIE RANDOLPH
Vesting Type	Trust	—	—	—
Lender Name	WELLS FARGO BANK NA	QUICKEN LOANS INC	CHARLES SCHWAB BANK NA	CHARLES SCHWAB BANK NA
Lender Type	Bank	Lending institution	Bank	Bank
Loan Amount	\$750,000	\$625,500	\$625,000	\$106,600
Document Number	2015284736	2012350873	2012197935	2012197936
Loan Type	New Conventional	New Conventional	New Conventional	Credit Line (Revolving)
Contract Date	10/14/2015	10/17/2012	6/5/2012	6/5/2012
TD Due Date	11/1/2045	11/1/2042	7/1/2042	6/5/2042
Finance Type	—	—	—	Variable
Interest Rate	—	—	—	—

Deed Records

Recording Date	9/2/2015
Document Type	Grant Deed
Sales Price	\$2,125,000
Sales Price Code	Sales Price Rounded from Tax
Buyer Name	GERSTLER ROSENBERG 1998 TRUST, DIANE GERSTLER
Buyer ID	Company
Seller Name	MARJORIE RANDOLPH, RANDOLPH TRUST
Seller ID	Trustee
Document #	2015243512
City Transfer Tax	\$31,875
County Transfer Tax	\$2,338
Total Transfer Tax	-
Contract Date	8/24/2015
Inter-family Transfer	-

Sales and Financing Activity

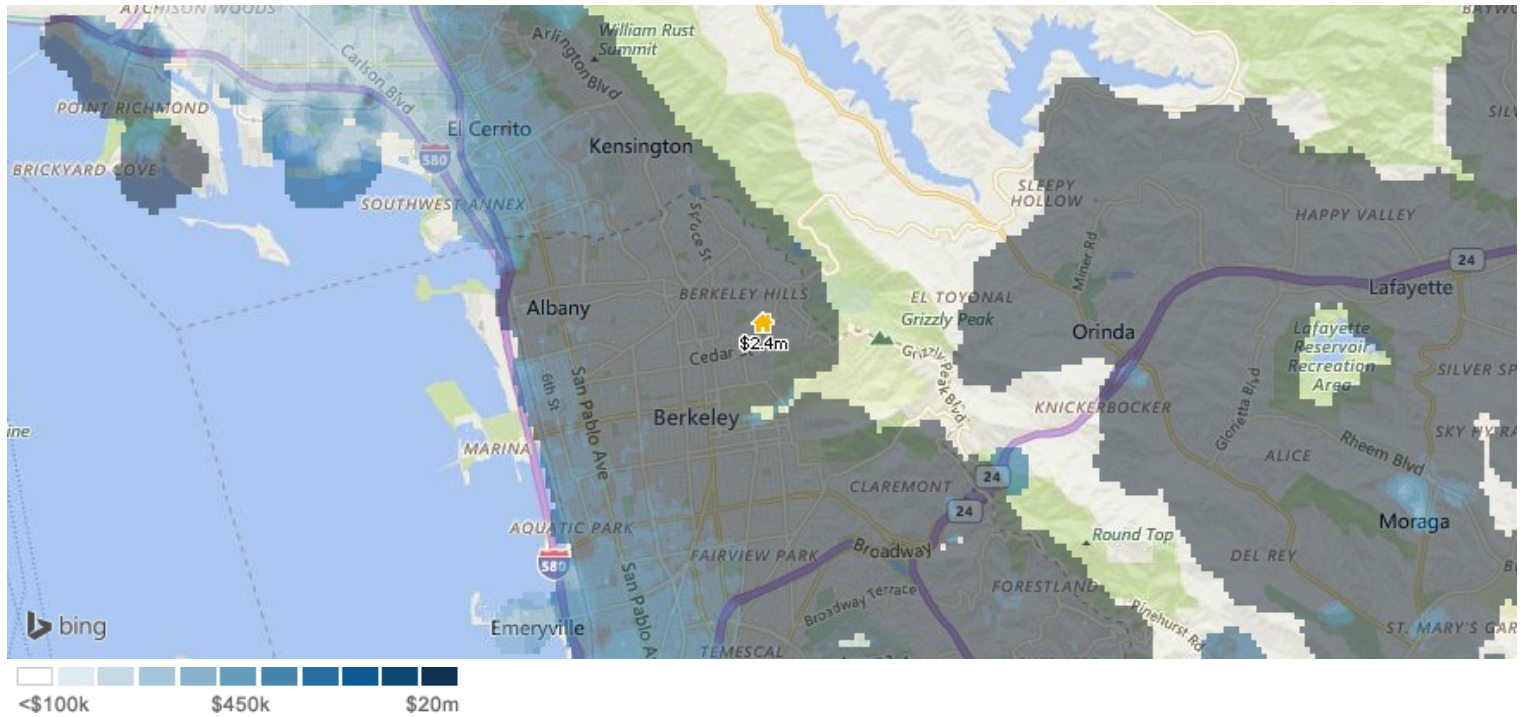
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

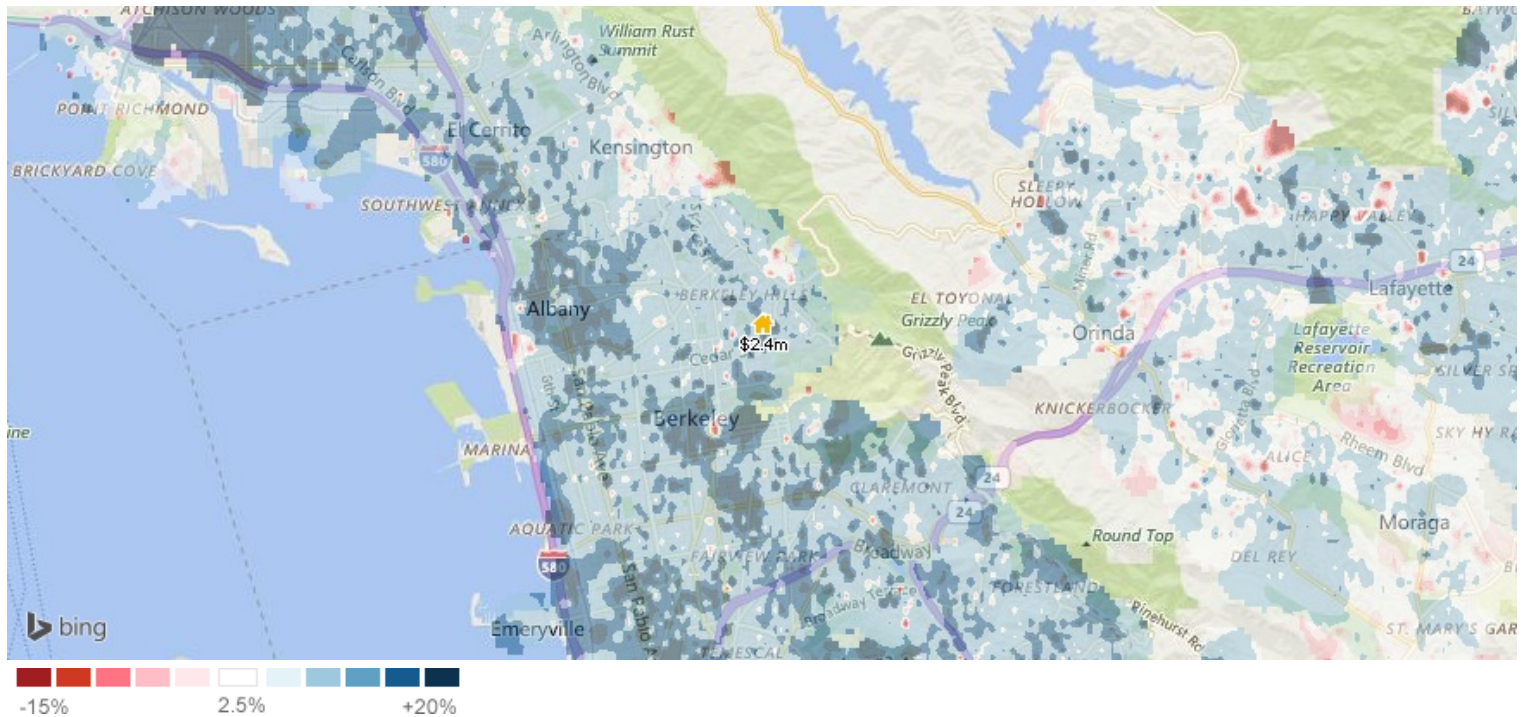
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



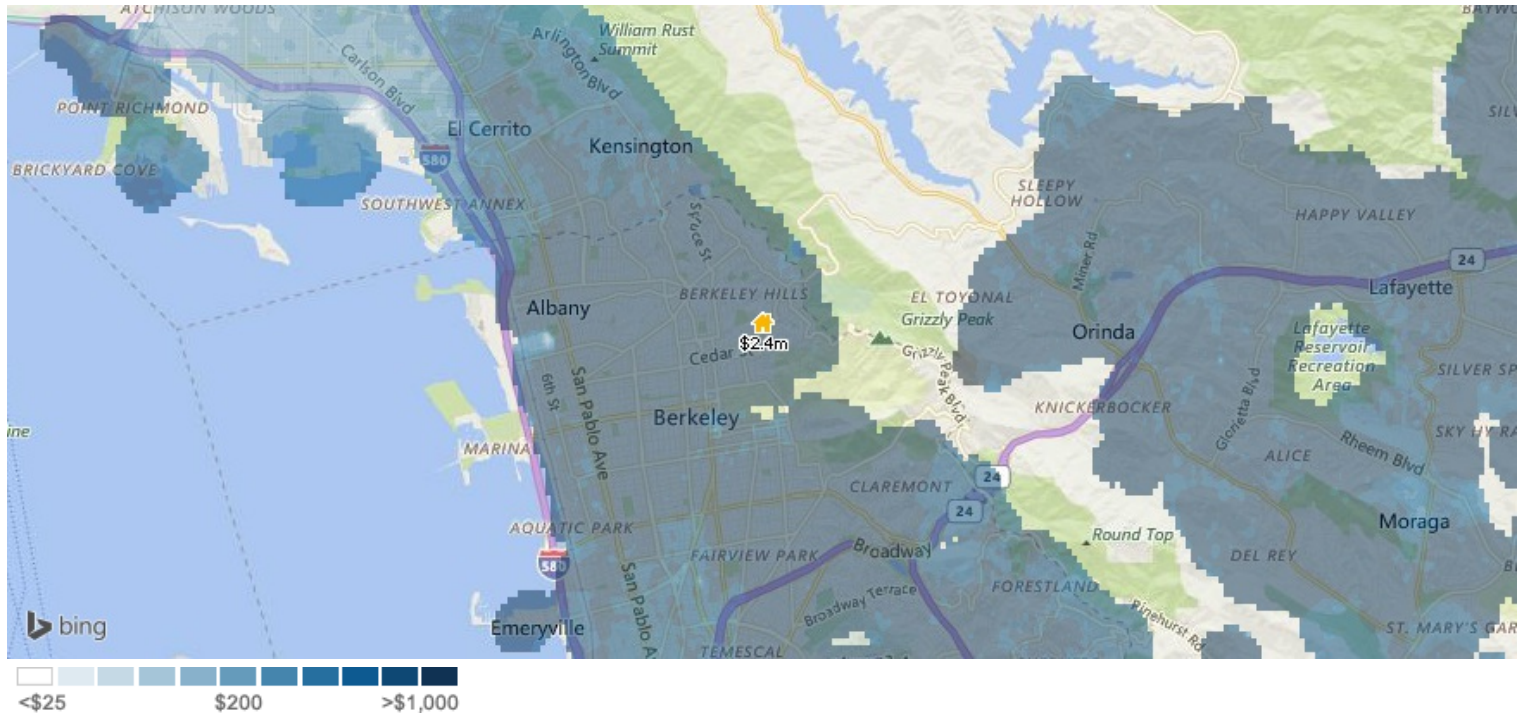
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

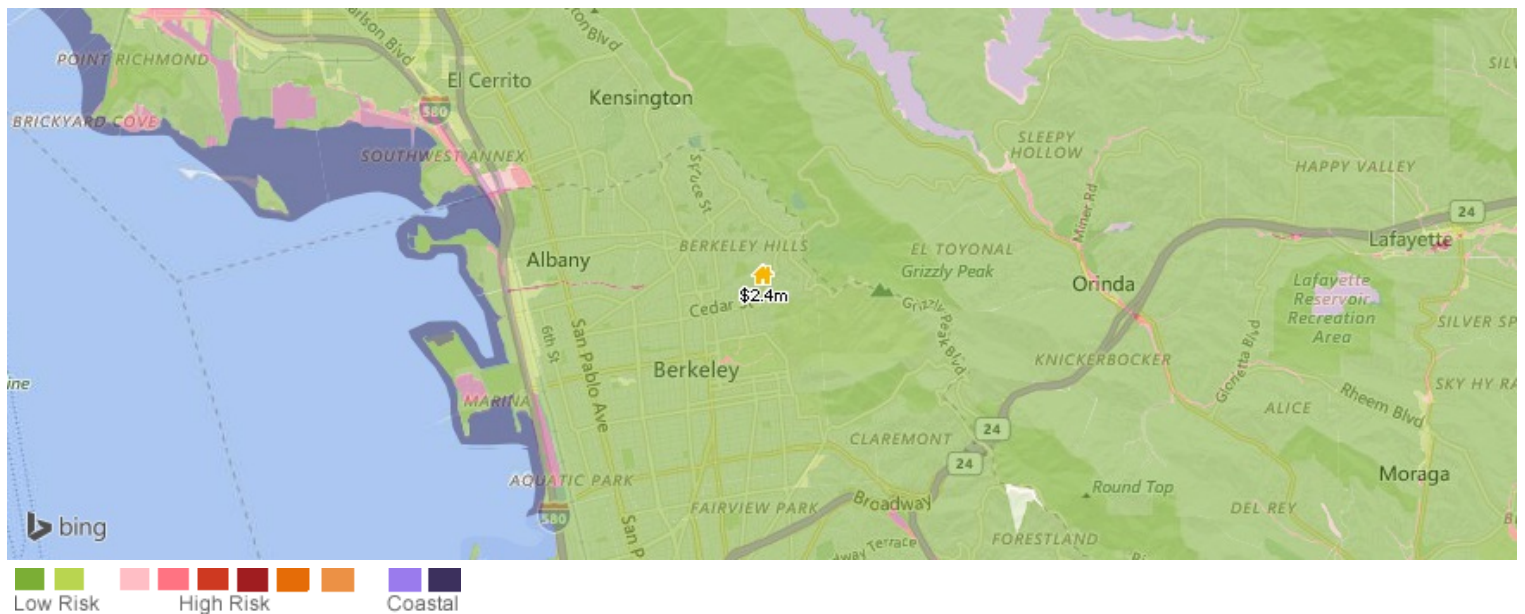


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	94708	Berkeley	Alameda County	California	USA
Median Estimated Home Value	\$1.12M	\$1.04M	\$726K	\$466K	\$319K
Estimated Home Value 12-Month Change	+4.1%	+6%	+7.5%	+7.4%	–
Median List Price	\$995K	\$899K	\$688K	\$474K	\$94.9K
List Price 1-Month Change	+1.5%	-5.3%	+0.4%	-0.1%	-0.1%
List Price 12-Month Change	+4.7%	+6.5%	+9.4%	+10.6%	–
Median Home Age	71	83	55	44	–
Own	85%	42%	53%	55%	64%
Rent	15%	58%	47%	45%	36%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$398M	\$9.12B	\$102B
% Change in Permits for All Buildings	–	–	+11%	+2%	+2%
% Change in \$ Value for All Buildings	–	–	+21%	+18%	+7%

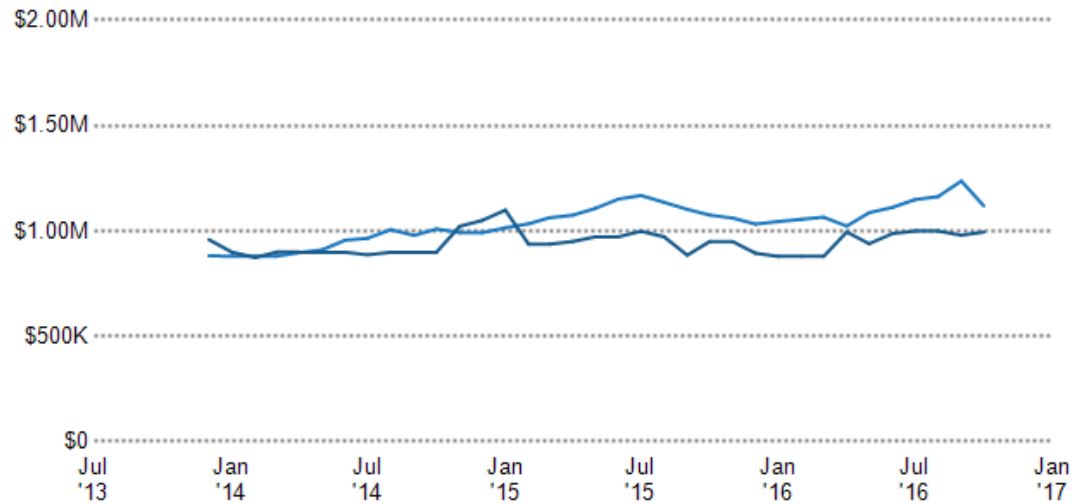
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

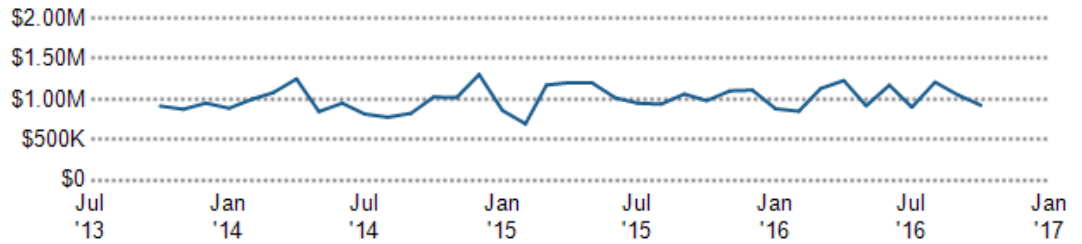
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

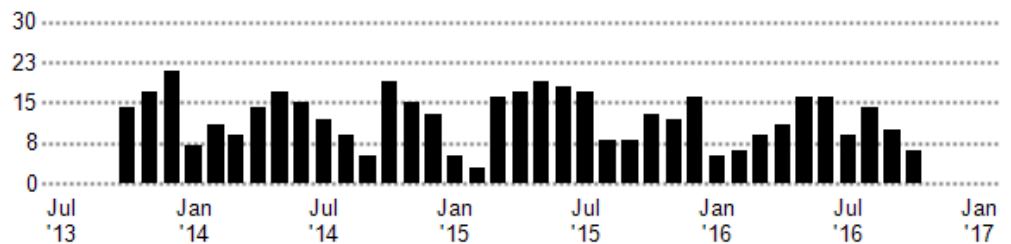
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

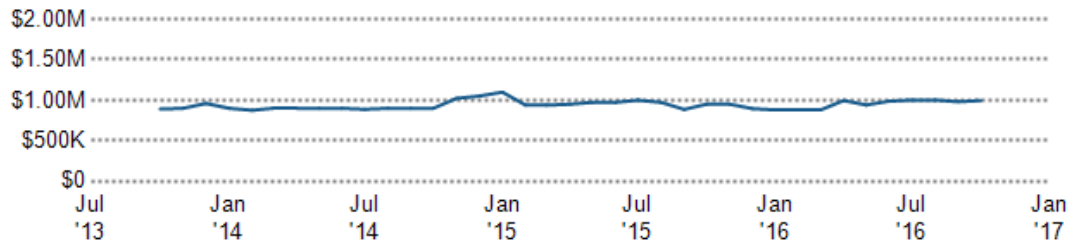
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

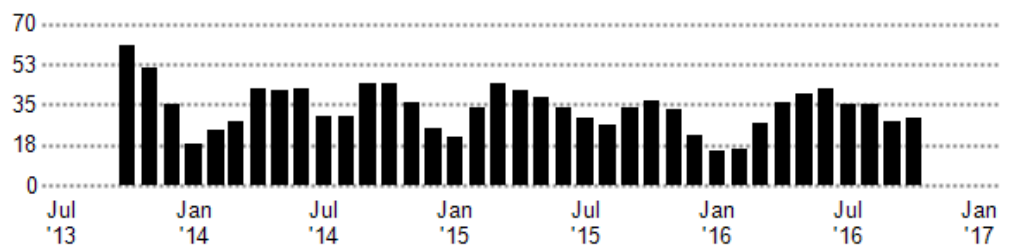
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

2,311 sq. ft. \$2,354,329

Comps



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$589K 1

Comps



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$1,018 1

Comps



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data
Update Frequency: Monthly

■ This House
■ Comps

This House

\$2.4M 1

Comps

> \$350K 15

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ This House
■ Comps

This House

33 yrs 1

Comps

> 50 yrs 14

40 - 45 yrs 1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count By Living Area

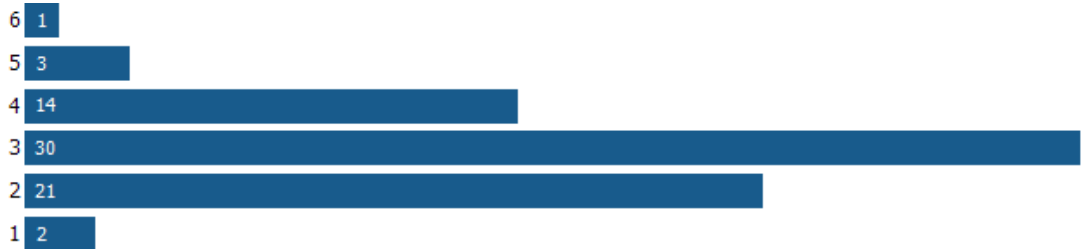


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	94708	Berkeley	Alameda County	California	USA
Population	12.1K	116K	1.56M	38.1M	314M
Population Density per Sq Mi	6.71K	11K	2.11K	244	—
Population Change since 2000	+4%	+12.6%	+8%	+12.4%	+11.6%
Median Age	49	31	37	36	37
Male / Female Ratio	48%	48%	49%	50%	49%
High School Graduate	4%	8%	19%	21%	28%
2-Year Degree	11%	17%	26%	30%	29%
Bachelor Degree	31%	32%	25%	20%	18%
Post-graduate Degree	53%	38%	17%	11%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94708



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94708



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94708



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 94708



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

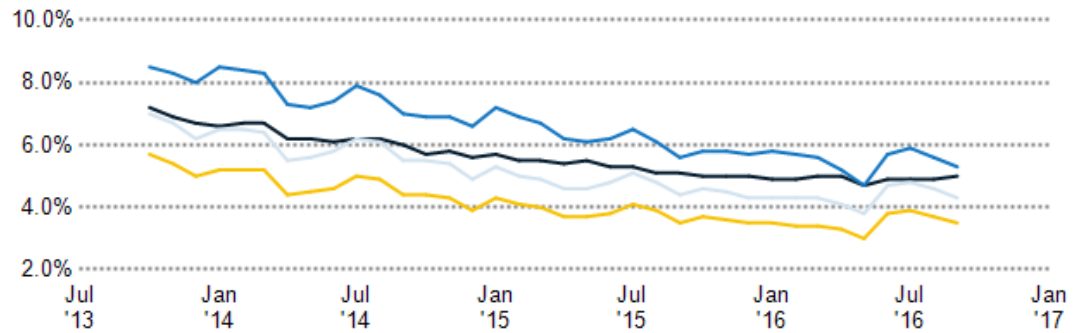
	94708	Berkeley	Alameda County	California	USA
Income Per Capita	\$78,975	\$42,406	\$36,439	\$29,906	\$28,555
Median Household Income	\$140,024	\$65,283	\$73,775	\$61,489	\$53,482
Unemployment Rate	–	3.5%	4.3%	5.3%	5%
Unemployment Number	–	2.19K	36.5K	1.03M	7.94M
Employment Number	–	60.9K	809K	18.4M	152M
Labor Force Number	–	63.1K	846K	19.4M	160M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

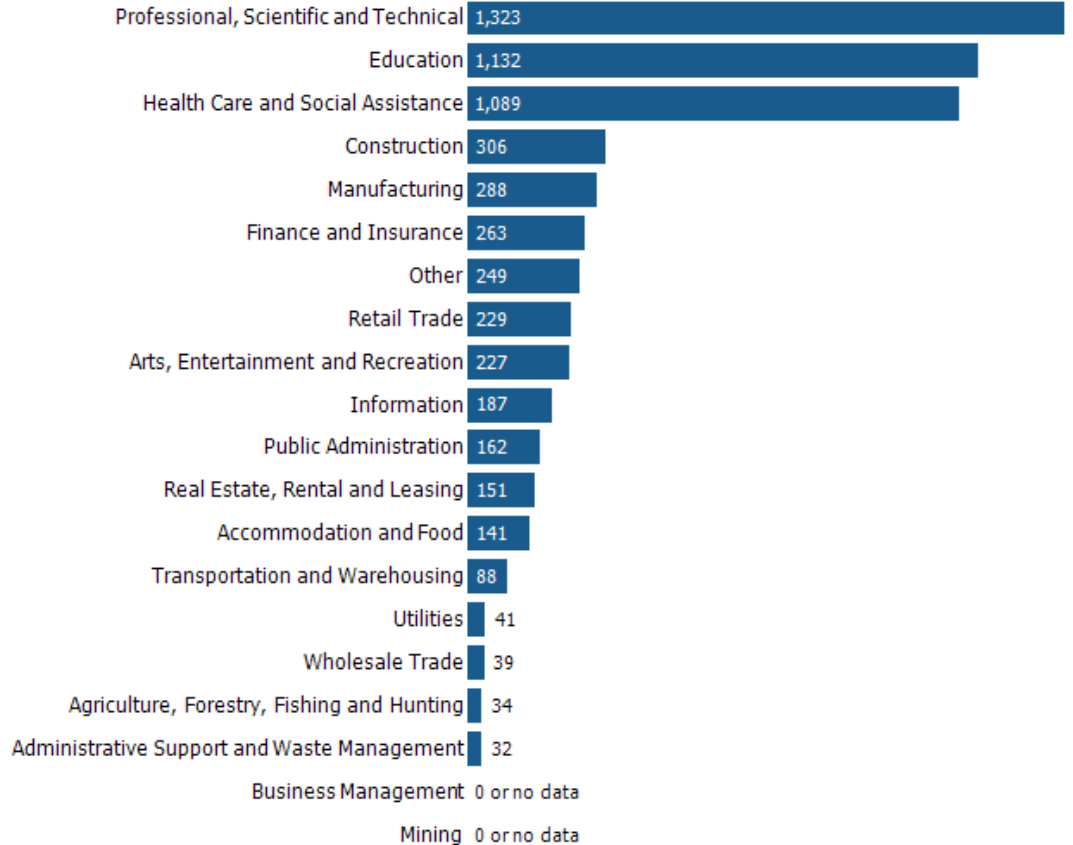


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 94708

	94708	Berkeley	Alameda County	California	USA
Elevation (in feet)	872	818	1,016	–	–
Annual Rainfall (in inches)	25.01	25.01	19.03	23.4	–
Annual Snowfall (in inches)	0.52	0.17	2.83	19.18	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	30	27	29	28	26
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	5	125	2,302
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Oxford Elementary School

School Details

Name
Oxford Elementary School

Address
1130 Oxford Street
Berkeley, CA 94707

Phone
(510) 644-6300

School District
Berkeley Unified School
District

Grades Served
K-5

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Oxford Elementary School

9 out of 10 

Berkeley

N/A out of 10 

School Facts

This School

Total Enrollment	302
Students in Free or Reduced Price Lunch Program	39%

Grade 3 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 4 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 5 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Grade 5 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Community Ratings for this School

Based on 10 Reviews



Rating: 5 

Posted: 11/3/2014 by parent

Although a little sad and up set that my child teacher has been unable to come back until December of this year and my child has been having sub after sub. I believe this is a great school with friendly staff and parents. I know since my child started this school the parents are on board just as the teachers. Great school and principal

Rating: 5 

Posted: 10/27/2013 by parent

This school has a really involved parent community, and teaches the whole child. The lunch program is healthy and ecologically aware (there is compost and recycling). There are programs for inclusion awareness, and Yoga, art, and gardening programs! The Kindergarten has a hired second teacher in most of the classes a third of the class time, and so it is often a 10:1 ration. More than that there are usually three to four adults in the room with the 20 Kinders because of parent volunteering. I love it there!

Rating: 5 

Posted: 7/17/2011 by parent

For the most part, a fantastic, dedicated teaching staff. New principal coming in, but highly acclaimed. Former principal was incredible, setting very high standards for all students, and helping them achieve those standards.

Rating: 5 

Posted: 1/26/2010 by parent

oxford school rocks my daughter loves her school

Rating: N/A 

Posted: 9/16/2009 by parent

Oxford School is a warm, welcoming, diverse community of students, teachers, parents, and grandparents who work together to make Oxford a wonderful place to learn, academically, socially, and emotionally.

Rating: 5 

Posted: 11/20/2008 by parent

Oxford is a great school where kids receive an excellent all-around education. While Oxford offers strong academics, there is still plenty of emphasis on art, music, drama, field trips, and other enriching activities. The teaching staff and administration are excellent. There are many, many family and community volunteers who contribute a lot to the school. I highly recommend Oxford.

Rating: 4 

Posted: 11/10/2008 by parent

My son has enjoyed Oxford's academic and aftercare programs a lot. The principal is just great and the teachers do their best with the school budgets.

Rating: 5 

Posted: 7/18/2005 by parent

Oxford is a great elementary school. It has a small student to teacher ratio, and everyone knows everyone. It's like one large, caring, family.

Rating: 5 

Posted: 5/2/2005 by parent

My child attended k-5. Quality-of-academic-programs: Good. Every year I purchase homeschooling book for corresponding grade and teach what is lacking in class. Availability of music/art/sports/etc: Available afterschool (fliers handed out). Slightly pricey. Music available in 5th (during school-free). Used to be available in 4th. Funding cuts. After-school program has special activities, also offered at discounted rate. Parental involvement: Key. If child isn't self-motivated or doesn't understand, then may fall behind without parental involvement. Oxford has high test scores probably because there is a lot of parental involvement. My child's friends who get bad grades are those who's parents not involved. Last year a few kindergarteners failed. Fluent in English. 3rd grader failed who speaks english but parents don't, still no excuse! These are students I know personally, don't know how many more. Proof of what happens if parent can't pick up slack. Teacher/child ratio problematic. No money for teacher's aid. Diverse student body.

Rating: 4 

Posted: 10/28/2004 by parent

Great school in nurturing environment. Most teachers are excellent and capable of dealing with a very diverse student body. PTA is getting stronger.

School: Willard Middle School

School Details

Name
Willard Middle School

Address
2425 Stuart Street
Berkeley, CA 94705

Phone
(510) 644-6330

School District
Berkeley Unified School
District

Grades Served
6-8

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Willard Middle School

8 out of 10 

Berkeley

N/A out of 10 

School Facts

This School

Total Enrollment	561
Students in Free or Reduced Price Lunch Program	51%

Grade 6 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 7 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 8 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Grade 8 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Community Ratings for this School

Based on 14 Reviews



Rating: 5 

Posted: 8/24/2014 by other

This school is amazing, there are so many wonderful teachers. My daughter is always having fun.

Rating: 5 

Posted: 8/19/2013 by other

Willard middle school is a very peaceful environment it helped my sister get her grades up with the tutors that were provided after school. It has a wonderful garden and wonderful teachers.

Rating: 4 

Posted: 3/18/2012 by parent

The drama program is phenomenal. The teachers range from very good to excellent. I see so many kids flourishing,

Rating: 4 

Posted: 3/14/2010 by parent

I have an 8th grader who is finishing up his third and final year at Willard (then on to Berkeley High) and a 6th grader in his first year at Willard. Willard has been a great school for both of them. The principal is excellent (and school excellence starts with the principal), most of the teachers are dedicated, and there are many academically oriented kids. I highly recommend Willard.

Rating: 5 

Posted: 3/12/2010 by parent

My daughter transferred to Willard from a private school and loves it. The 6th grade program is very cohesive and strong, with fantastic teachers. There seems to be something new and exciting going on every week. The cooking and gardening program are a wonderful bonus, and she has made many good friends.

Rating: 5 

Posted: 3/12/2010 by parent

Our son is finishing three years at Willard Middle School in June and on his way to Berkeley High. We have had an incredible middle school experience at Willard. From the Principal, teachers, students, sports program and the parent community. They have prepared our child academically and emotionally for the next level of education.

Rating: 4 

Posted: 3/12/2010 by parent

I have a seventh grader at Willard and she is totally happy there. The principal is fabulous, great staff in general. Very dedicated parent group. The sleeper school of Berkeley!

Rating: N/A 

Posted: 9/13/2007 by parent

New to this school, I am so far impressed by the services, teachers and principal. I hope it is a productive year both socially and academically for my son.

Rating: 5 

Posted: 5/21/2007 by parent

We have had a great first year at Willard. The teachers are concerned about all the kids, they take time to address issues, and work very hard to teach in an engaging way. My child has learned a lot, made good friends, and looks forward to going to school. The principal cares about the kids, knows all their names, and wants them all to succeed and puts in a great deal of effort and time to make that possible. The principal also works closely with the teachers to lead but also learn from the staff. There are extra-curricular activities and good electives during the day, including cooking and gardening. Parents are great although even more help would be good. Willard has a lot to offer.

Rating: 1 

Posted: 5/11/2007 by parent

willard in my opinion is not a safe school. there is not enough security and staff available so the principle is never in his office. tutoring and detention are held in the same classroom. rules should then be applied to all children and teachers need to follow up with parents and get more involved in the school and not just the work

Rating: 5 

Posted: 1/17/2007 by parent

The teachers really get involved in what's going on. Even though willard is pretty short on money, they really have a great way of keeping things fine. Willard is a wonderful school,

Rating: 3 

Posted: 8/17/2006 by parent

My twins started 6th grade last year at Willard At the time I was apprehensive, Longfellow was nearer ; King I suspected a better school. I'm not sure what all these new test scores really mean as far as getting a good education. It's not something you're spoonfed after all; but as I tell my kids 'It is your right but you have to claim it and make it your own.' Socially the school seems to be the perfect size and my two have always enjoyed and respected diversity. This spring I found myself engrossed in an amazing discussion with my son concerning Hannibal and Ancient History. They had discovered a true love for learning.

Rating: 5 

Posted: 7/1/2006 by parent

My son will be an 8th grader at Willard next year and he loves his school. He is challenged in his classes, especially in math and loves the library and the librarian. His test scores demonstrate strong academic growth these last two years and I feel confident he will be ready for an academic program in high school. My son has a diverse group of friends and has many ways to be social and to be involved in school. In the fall he plans to participate in the Youth Musical Theatre Company fall production which will take place on the Willard campus. My son particularly enjoys the annual Spring Day celebration, a long time Willard community event with activities, field games, a barbeque and more! Mr. Ithurbum is a superb principal who knows the students, and their families, by name. The PTA is extremely active and supportive.

Rating: 5 

Posted: 12/26/2005 by staff

The new principal, Robert Ithurbum, is doing an excellent job adding new extracurricular activities, involving parents, and maintaining a high level of academic rigour. The school is currently being remodeled, and many staff development workshops focus on how to support adolescent development and behaviors in positive ways. A wonderful school!

School: Berkeley High School

School Details

Name
Berkeley High School

Address
1980 Allston Way
Berkeley, CA 94704

Phone
(510) 644-6120

School District
Berkeley Unified School
District

Grades Served
9-12

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Berkeley High School

8 out of 10 

Berkeley

N/A out of 10 

School Facts

This School

Total Enrollment	3205
Students in Free or Reduced Price Lunch Program	29%

Grade 10 California High School Exit Exam



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 10 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

 This School

Grade 11 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools
Update Frequency: Annually

■ This School

Community Ratings for this School

Based on 45 Reviews

4 out of 5 

Rating: 5 

Posted: 5/3/2014 by parent

Berkeley High is amazing in so many ways. Students are able to find such interesting classes: afro-hatien dance, video production, computer programming, forensic science. My kids (a junior and a sophomore in AC) have had an amazing experience overall. The principal is very engaging with the students and very communicative with parents. The staff, counselors, and volunteers are very helpful. Many of the teachers are excellent. The down sides are that it's an enormous school, so you really need to watch your kids on powerschool and communicate with them about typical high school problems (drugs, feeling lonely, trying to fit in, and so on...). If you advocate for your child, they will come out of Berkeley High being independent and worldly.

Rating: 5 

Posted: 2/11/2014 by parent

BHS is diverse; racially, economically, immigrant and intern'l (children of foreign scholars, expats), whose mastery of English is developing. This nuance is not reflected in the test scores, but it is one of the things that make the school and community rich and amazing. The extensive offerings of AP, honors classes ensures that the smart kids that test well of all backgrounds will be engaged and challenged. The sports, arts, and language programs are beyond belief in the many opportunities from beginner to advanced levels. Each year, 100s of college admissions counselors from all over the US and foreign arrive to meet with and recruit BHS students. Our student has attended both private and public schools, and I can say that BHS offers a world-class private school education for free. The extra taxes that Berkeley homeowners pay ensures class size reduction, full-time librarians, field trips and more. It's very easy to get involved at the school as a volunteer, so you can see for yourself. It's a large school and at first very confusing to sort it all out, but after 2 yrs, I can say that we're thrilled with the academic and citizen of the world experience our student is receiving.

Rating: 4 

Posted: 9/28/2013 by parent

BHS has many students from outside the district who are there without permission and contributing to overcrowding. They do help raise test scores, so...there you go. They are mostly in IB and AC. The school has many good, committed teachers, and are terrific examples of their profession. The principal is an excellent communicator and seems to really care about the well-being of the school community and stakeholders.

Rating: 5 

Posted: 9/27/2013 by other

My granddaughter is a freshman . I am a retired teacher (from another school district) and really impressed with the leadership, the extensive programs offered by Berkeley High school and the amount of parent and volunteer participation. I just attended Back to school night and the quality of the curriculum and the teacher knowledge and organization of the curriculum was outstanding.

Rating: 5 

Posted: 1/21/2013 by other

I've heard great things about this school! I know someone who used to teach here and has spoken highly of the small school movement.

Rating: 3 

Posted: 3/12/2012 by parent

Hello, Do anyone knows how is the rating for Berkeley International High School by itself? I have tried to look for an opinion on that, apart from BHS, but seems that ratings and opinions goes always under BHS name, all together. Many thanks Rafael

Rating: 2 

Posted: 12/28/2010 by parent

My daughter is a junior in Academic Choice. I have found the teaching staff and curriculum to be highly inconsistent. She has had poor instruction for math her first two years and teacher after teacher after teacher for Spanish. They all quit. I wanted to love it. I needed to love it. But all in all, it's an urban school with urban problems and it's too large to care about any student, most especially one that's struggling. At 4400 students, how can they possibly manage? New principal might be nice, but the kids just don't get what they need. Period.

Rating: 4 

Posted: 10/1/2010 by parent

It is October 2010, we have a fantastic new principal with a wide base of support after an extremely controversial one, and a district admin that wants to clean up the problems and keep supporting the greatness. Lots of evaluation will be done this year due to accreditation cycle. What an exciting time to be part of this great big, diverse, interesting place, in a community that supports schools with its pocketbook (no thanks to Arnold S.) Last principal failed to do adequate evals of teachers so accomplishing that is a new priority. Things are looking up.

Rating: N/A 

Posted: 10/21/2009 by parent

The diversity of students and teachers and class offerings is wonderful. The teachers care about their students. Despite the challenges of a huge student population, this was a great learning environment – academically and socially – for my children.

Rating: N/A 

Posted: 10/5/2009 by parent

Berkeley High has departments, courses, and teachers that rival any school in the nation!

Rating: 4 

Posted: 10/4/2009 by parent

A great school with wonderful kids, smart teachers and caring administrators.

Rating: N/A 

Posted: 10/4/2009 by parent

The school has the best students in the nation and we in Berkeley are committed to ensuring that everyone graduates.

Rating: N/A 

Posted: 10/3/2009 by parent
multi-culti as heck, and the small schools (schools with the school) are amazing

Rating: N/A 

Posted: 9/23/2009 by parent
Berkeley High has so much variety, diversity and excellence in teaching, it can meet each child and provide them with a great school experience

Rating: N/A 

Posted: 9/20/2009 by parent
It was the first public high school in the United States to have fully integrated classes. Duke Ellington and his band came to celebrate this with us!

Rating: N/A 

Posted: 9/19/2009 by teacher
Students in the Arts and Humanities Academy at Berkeley High impress me daily with their creativity, compassion and community spirit.

Rating: 5 

Posted: 9/16/2009 by parent
It's a great school with diversity! We have small schools in this big high school. Girls Soccer, Football, and Badminton teams are very competitive and bring lots of joy to school. Spirit Days bring fantastic events at Berkeley High!!!

Rating: 5 

Posted: 9/16/2009 by parent
This school has so many different nationalities together studying peacefully.

Rating: N/A 

Posted: 9/16/2009 by student
we're such a diverse school, always accepting anyone who's different, doesn't matter what color or race or anything. the classes can be mind-blowing, but because we have about 3000 kids at our school, we need all the financial we can get.

Rating: N/A 

Posted: 9/16/2009 by parent
the teachers really care and make an effort to get the students the education they need...and do it outside the box in many cases,

Rating: 5 

Posted: 5/6/2009 by parent
Great diversity of programs and activities. Strong academic options, solid athletic options, great performing and visual arts programs.

Rating: 5 

Posted: 4/7/2009 by student
Love this school, I went there for 4 years and it prepared me well for college. I feel that the English program needs work though.

Rating: 5 

Posted: 11/1/2008 by student
I absolutely love this school, because it prepares me for college in they way of self-motivation and academics.

Rating: 3 

Posted: 10/30/2008 by student

Berkeley High School can be good or bad. Some of the programs are better than others, but if you are in one of the better ones, it can be great. However, if you are in one of the not so great programs, then don't expect to get much learning done. Most of the teachers are wonderful, with a few exceptions. Some of the classes are extremely noisy, but not all of them. There seems to be not nearly as much 'bullying' here compared with other schools.

Rating: 1 

Posted: 8/21/2008 by student

I am not pleased with this school. So far, I have met only one helpful person. The administration does not know anything, and rude when you ask them for some help. The idea of small schools is not that great; especially the whole idea with the lottery. That is a very controversial system because of the way that students are chosen into the schools. I had very high expectations of this school, and I was extremely disappointed with this school. I am considering changing schools as soon as possible.

Rating: N/A 

Posted: 7/31/2008 by teacher

I am a teacher entering my 2nd yr at BHS. I often find myself dumbfounded by the responses I get when I tell people I teach at BHS. They range from the, 'Oh, I'm so sorry for you,' to, 'Geez, that must be rough,' to a frown. Yes, BHS is big and loud and crazy. However, we are an academic powerhouse (look at our AP and soon to be IB programs, as well as our extraordinary college placements), our arts programs are second to none, our sports programs are huge and varied (from your traditional to lacrosse, crew, and rugby), and, like most reviews say, we are very diverse (possibly our biggest strength and struggle at the same time). The administration, under the leadership of Jim Slemp, is wonderful and the teachers are dedicated. There is a reason why BHS students do so well at the next level.

Rating: 5 

Posted: 6/10/2008 by student

BHS is a great school for focused and Motivated students. Small schools can be problematic for student if they are a high achiever because these program tend to make honors and AP/IB Courses difficult to take. It teaches kids about being a self-advocate and independence.

Rating: 1 

Posted: 5/1/2008 by student

as a student who completed my Freshman and Sophmore years of high school at Berkeley High School in a small program called CAS i can honestly speak from a level of experience and truth when i say they best way to deal with Berkeley High is to not go here, There is little to no teacher restriction and students freely roam the halls being loud and unruly

Rating: 5 

Posted: 2/27/2008 by parent

Berkeley High School was a fabulous and positively diverse experience for my children. Tons of activities available for all kinds of children.

Rating: 3 

Posted: 6/4/2007 by former student

Berkeley High School has a vast variety of extra-curricular activities and student support services available for students who are pushed by parents to navigate them. There is a huge achievement gap that has been in existence at BHS for over a decade, yet the school has failed to fully address this issue.

Rating: 2 

Posted: 3/28/2007 by parent

Academics only ok. Must be self directed. Teaching uneven. Wde variety of program possibilities. Violence –a daily event; no effective intervention.

Rating: 5 

Posted: 5/16/2006 by parent

Great theatre arts program. Excellent selection of classes. Small schools offer interesting programs and great community for new students. Arts and Humanity Academy has wide range of performing and visual arts. Some kids are very disinterested in learning, while others are headed to Ivy League colleges. Berkeley High can be whatever kind of high school experience your child desires.

Rating: 4 

Posted: 4/27/2006 by parent

The school definitely has a lot of programs going on. It is huge and varied. There is so much going on constantly, that a student must be disciplined to do well here.

Rating: N/A 

Posted: 4/20/2006 by parent

Nirvana and nightmare. Possible to find superb instruction & bright, dedicated and creative students. At the same time, BHS can manifest the worst aspects of political correctness, low expectations, racial politics, weak teachers. Some students will thrive and blossom, many will be overwhelmed by the socio/political issues as they affect the average student. Rating the school below is a huge challenge because it can be a 1 or a 5 depending on how much due diligence a parent does, the personality of your child, and the luck of the draw. At its best, BHS is a great school. At its worst, it is a nightmare. I can't don't know how to calculate an 'average' or 'median' in this situation.

Rating: 3 

Posted: 3/23/2006 by former student

The bottom line with BHS is that it is a 'real world' high school with many bright spots but also many problems due to the broad demographics of its enrollment.

Rating: 5 

Posted: 1/9/2006 by parent

We have had three kids go through the Berkeley school system and have had mostly good experiences. The diversity is amazing. The class offerings and available activities are wide. And, as no child is like the next we have had each one in a different program with a different focus. The CAS teachers are amazing and have no equal. The Academic choice is challenging and the independent study was a life saver for one of them. All in all a good experience.

Rating: 4 

Posted: 12/11/2005 by parent

BHS is an excellent school but it is not for everyone. My child transferred into BHS with a lot of difficulties. I thought the extracurricular activities at Berkeley High would serve as motivation for him. BHS does not do a great job of involving parents so teenagers that are not yet prepared to make good decisions on their own can make some serious mistakes. The discipline is lax and expectations for 'troubled' students are very low. The teachers constantly tell me they are overworked with 150 students and that they are unable to meet the individual needs of a student. If your child KNOWS that they want to go to college and they are self motivated Berkeley is the school for them. If not go elsewhere.

Rating: 5 

Posted: 8/19/2005 by administrator

My daughter thrived at BHS. She played basketball in their excellent sports program where her academic performance was stressed as much as her commitment to her training and playing. Academically, she had the opportunity to excel. The wide array of AP and honors courses in biology, chemistry and math kept her challenged. She was a member of the small School 'CAS' which gave her the personal attention I think children need being in such a large student body. The teachers and student of 'CAS' formed a fellowship where they cared about not letting anyone lose focus, fall behind or fall between the cracks. College admissions personnel told me over and over again that good grades from BHS are very competitive with good grades from any other HS in the country. Lastly, there is the wide range of diversity at BHS...people of every race, creed, social and economic persuasion. A Great School!

Rating: 4 

Posted: 8/19/2005 by parent

My older daughter graduated from Berkeley High this June and on the whole was thrilled with the experience. Although some classes were chaotic or unchallenging, she had the opportunity to take advanced classes in math and science, which prepared her very well for AP exams. Her chemistry and physics teachers were particularly imaginative and dedicated. I recommend BHS for motivated, focused students who can take advantage of the many academic, arts, and extra-curricular offerings. Visual and performing arts are particularly strong, as are sports. My daughter made great friends through theatre, Model UN, and Rugby. The parent community is very active, raising money, supporting the curriculum (for example, by working as one-on-one writing coaches in freshman English) and arguing heatedly about the direction of the school. And we finally have a good principal!

Rating: 4 

Posted: 8/16/2005 by parent

My daughter is entering her second year in the CAS program. We have been absolutely delighted with the quality of the education she is receiving—even during the 'work to rule' period. Program Director Rick Ayers is a gifted and dedicated educator. Berkeley needs (and is thankfully implementing) more 'small schools' programs like CAS, because this is where our kids get the individualized attention and support they need.

Rating: 5 

Posted: 8/16/2005 by parent

My son is in CP Academy, a small school at BHS. Mostly strong teachers and challenging, high standards work (and all core courses have an honors option and students can take AP or Vista College classes). The sense of community at CP Academy really helped counter some of the negative peer pressure to dumb down as well as kept teachers accountable. I admit though, that my husband and I invested a lot of energy in keeping our son (and his teachers) all on the same page of academic expectations. From what I've seen at BHS, small or large school, parent involvement is key - both in setting academic expectations and in setting social parameters (ie: insisting on knowing who friends are, no hanging out on Telegraph Avenue, no parentless parties, etc.). Also, getting your kid involved in some type of extracurricular activity really makes a difference.

Rating: NA 

Posted: 7/14/2005 by teacher

This will be my first year at Berkeley High school as a teacher. So far I have been very impressed with the hiring process that I went through, as well as the enthusiasm and competency of Principal Slempp. The school's values of achievement and diversity are noble, and its willingness to experiment with small schools and other reforms are encouraging.

Rating: 4 

Posted: 6/23/2005 by parent

My son just graduated from Berkeley High and I let out a giant sigh of relief and gratitude. What a school. The first day dropping off I saw a blue mohawk, girls in saris, boys in turbans, you name it, every ethnic and cultural flavor on the planet. Kids are from houses where parents are professors at UCB and kids from crack houses. The education about diversity he received at BHS is the secret sauce of Berkeley High. It's scary to send your kid to this school but it's been worth it. He is very bright but has learning disabilities. Claims he did no homework in four years (an exaggeration). He did fairly well academically (passing about 6 AP courses) and very well socially. His BHS education will stand him in good stead as he makes his way in the world-aware computer industry - his chosen profession.

Rating: 3 

Posted: 6/13/2005 by parent

After years of turnover, Berkeley High has gotten a gem of a principal to provide leadership at a school that has been as frustratingly chaotic as it has been inspired in its programs. While some teachers seem unable to control their classes, others are truly gifted. The student population is challenging, the parent support terrific. If you keep a close eye on your child's education, this can be a wonderful place. But be prepared to advocate for what your teen-ager needs.

Rating: 3 

Posted: 4/6/2005 by parent

Wonderful school. High quality academics. Great extracurricular activities. Could have more security