AREA DESCRIPTION

1. POPULATION: 
   a. Increasing Slowly 
   b. Class and Occupation 
      Business & professional men, retired people, oil company
   c. Foreign Families 0% 
   d. Negro 0% 
   e. Shifting or Infiltration 
      None apparent

2. BUILDINGS:
   a. Type and Size
      8 rooms & up 
   b. Construction
      Frame, stucco & masonry 
   c. Average Age
      18 years 
   d. Repair
      Fair to good 
   e. Occupancy
      98% 
   f. Owner-occupied
      95% 
   g. 1935 Price Bracket
      $5000 and up 
   h. 1937 Price Bracket
      $6000 and up 
   i. 1939 Price Bracket
      $6000 and up 
   j. Sales Demand
      Fair 
   k. Predicted Price Trend
      (next 6-12 months) 
      Static 
   l. 1935 Rent Bracket
      $45 and up 
   m. 1937 Rent Bracket
      $50 and up 
   n. 1939 Rent Bracket
      $50 and up 
   o. Rental Demand
      Fair to good 
   p. Predicted Rent Trend
      (next 6-12 months) 
      Static 

3. NEW CONSTRUCTION (past yr.) 
   a. Type & Price
      $5000-10,000 
   b. Selling
      Owner built 

4. OVERHANG OF HOME PROPERTIES: 
   a. HOLC
      2 
   b. Institutions
      Few 

5. SALE OF HOME PROPERTIES (3 yr.): 
   a. HOLC
      0 
   b. Institutions
      Few 

6. MORTGAGE FUNDS: 
   Ample 

7. TOTAL TAX RATE PER $1000 (1937-)
   $52.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, no construction hazards. Land improved 75%. Highly deed restricted both as to improvements and racial qualifications. Zoned single-family residential. Conveniences are only reasonably available. Transportation is limited to bus service and private conveyance. Trunk sewers are not all in. This area, which occupies a bench overlooking the Virginia Country Club, is upward of 20 years old. It was dormant for a number of years but, under stimulus of FHA Title II financing and rapid development of adjacent areas to the east, it has become mildly active during the past few years. Construction of both old and new improvements is of standard quality or better. Maintenance, while a little spotted, is generally good. Population is homogeneous and many improvements are of mansion type with well kept grounds. Architectural designs, however, differ greatly and are not harmonious. Some of the old homes lack paint and look slightly "frayed". Proximity to oil wells is detrimental factor, on account of odors when wind is from their direction. Otherwise the area has an excellent location. Adjacency to Virginia Country Club is a favorable influence. The comparatively large amount of vacant land in the area and quality of new improvements indicates the possibility of an upward trend; however, lack of proper sewage system, coupled with spotted maintenance precludes a better rating than "medial blue".

Virginia Country

9. LOCATION Club - Long Bench SECURITY GRADE 2nd AREA NO. 114 DATE 5-2-39