1. POPULATION:  
   a. Increasing - Decreasing - Static: Yes  
   b. Class and Occupation: Business and professional men, minor executives, white collar workers, etc.  
   c. Foreign Families: 0% Nationalities -  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent  

2. BUILDINGS:  
   a. Type and Size: 5 and 6 rooms, 7 and 8 rooms  
   b. Construction: Frame and stucco  
   c. Average Age: 5 years  
   d. Repair: Fair to good  
   e. Occupancy: 96%  
   f. Owner-occupied: 70%  
   g. 1935 Price Bracket: $4000-$5500  
   h. 1937 Price Bracket: $4500-$6000  
   i. 1939 Price Bracket: $4000-$5500  
   j. Sales Demand: Poor (see below)  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $30-$45  
   m. 1937 Rent Bracket: $35-$50  
   n. 1939 Rent Bracket: $30-$45  
   o. Rental Demand: Fair (see below)  
   p. Predicted Rent Trend (next 6-12 months): Static  

3. NEW CONSTRUCTION (past yr.): None  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: None  
   b. Institutions: Few  

5. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: None  
   b. Institutions: Few  

6. MORTGAGE FUNDS: Limited  

7. TOTAL TAX RATE PER $1000 (193?): $5.340  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level to hillside. No construction hazards. Land improved 50%. Deed restrictions are said to be liberal in provisions but protect against subversive racial elements. Conveniences are only reasonably available. Street paving is substandard and sewers are lacking. This subdivision was platted and placed on the market in the late 20's. The area was quite active until drilling for oil started near its eastern border in 1938. This resulted in lowered values. It is said that in the very recent past the well which was being drilled "came in dry". When this fact becomes known it will undoubtedly affect the area. There is also a small oil field southeast of the area but this is said not to be a deterring factor. Proximity to Recreation Park is thought to be detrimental to immediately adjacent property on account of Sunday crowds, but a favorable influence to balance of area. Construction and maintenance are of medium quality. Population and improvements give the impression of being somewhat heterogeneous. The area is assigned a provisional rating of "low yellow", but if oil well development is definitely abandoned it will be entitled to a higher grade.  