1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards. Hatched portion below grade of the developed parts of area.
   
   
c. Detrimental Influences. Inadequate transportation. Being outside city limits, there is a lack of fire and police protection and no sewers. Proximity to low swamp lands to the south.
   
d. Percentage of land improved 70 %; e. Trend of desirability next 10-15 yrs Up to static

2. INHABITANTS:
   a. Occupation Executive, professional;
   b. Estimated annual family income $2400-$5000
   c. Foreign-born families None predominating; d. Negro None;
   e. Infiltration of Deed protected; f. Relief families None
   g. Population is increasing Rapidly; decreasing; static

3. BUILDINGS:
   a. Type 5 and 6 rooms Larger size
   b. Construction Frame, stucco & brick
   c. Average Age 30 Years
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 65 %
   g. Constructed past yr. (1937) 70
   h. 1929 Price range $4500-$10,000
   i. 1935 Price range $3750-$8000
   j. 1938 Price range $4250-$9000
   k. Sales demand $4250-$6500
   l. Activity Good
   m. 1929 Rent range $45-$50
   n. 1935 Rent range $32.50-$45
   o. 1938 Rent range $40-$55
   p. Rental demand $4500
   q. Activity Good


5. CLARIFYING REMARKS. This is a new subdivision, located in natural oak grove. It is highly deed restricted but is without zoning. Improvements and population are homogeneous, and construction is high class. There is a movement on foot to obtain a sewer system. This area has many of the qualities of a grove area, but owing to detrimental influences set forth, it is deemed advisable to accord better than a high blue grade.

6. NAME AND LOCATION Woodlake SECURITY GRADE B AREA NO. 1