1. AREA CHARACTERISTICS:

a. Description of Terrain:
Level with no construction hazards.

b. Favorable Influences:
Transportation, schools, churches, and trading centers are conveniently available. Adequate road restrictions. Homogeneity of population and improvements; High pride of ownership. Proximity to high-grade areas A-1 and B-4. Population density below city average.

c. Detrimental Influences:
Heavy traffic on Folsom Blvd., which is a major arterial. Proximity to East Sacramento Cemetery and areas C-14,15, and 16 is slightly detrimental and is said to cause some sales resistance.

d. Percentage of land improved ___ %; e. Trend of desirability next 10-15 yrs: Down

2. INHABITANTS: Business & professional men;

a. Occupation & white collar workers: 100

b. Estimated annual family income $2,400-3,600

3. BUILDINGS:

a. Type

b. Construction
Brick & frame, stucco

c. Average Age
12 Years except at 38th

d. Repair
Good

e. Occupancy
98 %

f. Home ownership
70 %

3. CONSTRUCTION

a. Constructed past yr.

b. 1929 Price range
$5,000-7,500

c. 1935 Price range
$4,000-6,000

d. 1938 Price range
$4,500-6,750

4. AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase

b. Home building

5. CLARIFYING REMARKS:
Except for two blocks between 38th and 39th streets which are annexed, the balance of area was subdivided in 1925. Although zoned for two-family units, good restrictions limit building to one-family units. Housing has high degree of conformity as to type, age and soundness of construction. This is a homogeneous and popular medium priced section. Grading is "high blue".

6. NAME AND LOCATION

Ridgewood and Ridge Park

SECURITY GRADE

AREA NO.

B

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