1. AREA CHARACTERISTICS:

a. Description of Terrain:

Loved with no construction hazods.

b. Favorable Influences:

Transportation, schools, churches, and trading centers are conveniently available. Adequate soil 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 West Lawn Cemetery and area 0-14, 15, and 16 is slightly detrimen
tal and is said to cause some sales resistance.

d. Percentage of land improved 95%.

e. Trend of desirability next 10-15 yrs.

3. BUILDINGS:

3. BUILDINGS:

PREDOMINATING 100% OTHER TYPE % OTHER TYPE %

a. Type

5 - 6 rooms

b. Construction

Brick & frame, stucco

c. Average Age

Year except 38th

d. Repair

Good

e. Occupancy

28%

f. Home ownership

70%

g. Constructed past yr.

7

h. 1929 Price range $5000-7500

i. 1935 Price range $4000-6000

j. 1938 Price range $4500-6750

k. Sales demand

All prices - good

l. Activity

Good

m. 1929 Rent range $45 - 55

n. 1935 Rent range $35 - 45

o. 1938 Rent range $40 - 50

p. Rental demand

All prices - good

q. Activity

Good

4. AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase

b. Home building

Amplio

EXCEPT FOR TWO BLOCKS BETWEEN 38TH AND 39TH STREETS WHICH ARE LOCATED IN THE CENTER OF THE AREA.

5. CLARIFYING REMARKS:

WHAT OTHERS OF THE AREA WAS SUB-DIVIDED IN 1929. ALTHOUGH ENERD FOR TWO FAMILY HOUSES, DOIL RESTRICTIONS LIMIT BUILDING TO ONE FAMILY UNITS. HOUSING HAS HIGH DEGREE OF CONFORMITY AS TO TYPE, AGE AND CONDITION OF CONSTRUCTION. THIS IS A HOMOGENEOUS AND POPULAR MEDIUM PRICE SECTION. GRADE IS "HIGH VALUE".

6. NAME AND LOCATION

Hidgonwood and Hidge Park

SECURITY GRADE

AREA NO.

B

5

321-7-37

SACRAMENTO, CAL.