1. AREA CHARACTERISTICS:
   a. Description of Terrain. Local with no construction hazards.
   b. Favorable Influences. Convenience to city center, transportation, schools, churches
      and trading centers. Development of district under supervision of competent
      sub-dividers has had an effect of establishing its pattern along distinctly
      favorable lines. Proximity to city's main high schools. Below city average in
      Proximity to business and lower grade areas. Some sales resistance to propor
      tional high school on account of noise and student car parking.
   d. Percentage of land improved 85%. e. Trend of desirability next 10-15 yrs. Up to
      static

2. INHABITANTS: White collar workers, small
   a. Occupation business non.          b. Estimated annual family income $1500-2000
   c. Foreign-born families     For;    d. Negro, black;        __%  
      Mono subversive predominating; f. Relief families       Mono known
   e. Infiltration of considered races; g. Population is increasing slowly; decreasing    static

3. BUILDINGS:
   a. Type               95%   Other Type %   Other Type %
      5 - 6 room    For 2-family
   b. Construction       Franc, stucco & brick veneer
   c. Average Age        15    Years  Years
   d. Repair               Good
   e. Occupancy            99   %    %    %
   f. Home ownership       50   %    %    %
   g. Constructed past yr. 
   h. 1929 Price range  $3600-4500  100%   $  100%   $
   i. 1935 Price range  $2750-3750  80 %   $   %   $
   j. 1938 Price range  $2600-4000  90 %   $   %   $
   k. Sales demand  $All prices = good
   l. Activity                Good
   m. 1929 Rent range  $35 - 45   100%   $  100%   $
   n. 1935 Rent range  $27.50-37.50  80 %   $   %   $
   o. 1938 Rent range  $32.50 - 33.50 95 %   $   %   $
   p. Rental demand  $All prices = good
   q. Activity                Good


5. CLARIFYING REMARKS: This area consists of 7 subdivisions which were placed on market during period from 1913-27. Is noted 2-family residential with exception of extreme
   northwestern section where multi-family dwellings are permitted. The area was developed under adequate & strictly enforced deed restrictions, which have generally con-
   trolled. Improvements are 98% single-family dwellings of medium price range, which are
   well constructed and conform to type. Population consists of moderate income group
   and is generally homogeneous. Sales and rental demand is steady. Maintenance is of
   good quality. Is a well regarded, popular price area and is accorded a "low blue"
   grade.

6. NAME AND LOCATION: High School Tract 7th St. Court SECURITY GRADE 3 AREA NO.7