1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level 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

   c. Detrimental Influences. Population density. Proximity to business and lower grade areas. Some sales resistance to proper abutting high school on account of noise and student car parking.

   d. Percentage of land improved 82% e. Trend of desirability next 10-15 yrs. Up to

2. INHABITANTS: White collar workers, small

   c. Foreign-born families 4% Mono subversive predominating; d. Negro None;

   e. Infiltration of older families g. Relief families None known;

   f. Population is increasing slowly; decreasing ______; static ______

3. BUILDINGS:
   a. Type
      PREDOMINATING 95% OTHER TYPE % OTHER TYPE %
      5 - 6 room
      For 2-family

   b. Construction
      French, stucco & brick veneer

   c. Average Age
      15 ______ Years ______ Years

   d. Repair
      Good

   e. Occupancy
      99 % ______ % ______ %

   f. Home ownership
      50 % ______ % ______ %

   g. Constructed past yrs.

   h. 1929 Price range
      $3500-4500 100% $ ______ 100% $ ______ 100%

   i. 1933 Price range
      $2750-3750 80% $ ______ 3% $ ______

   j. 1938 Price range
      $3250-4000 90% $ ______ 5% $ ______

   k. Sales demand
      All prices - good

   l. Activity
      Good

   m. 1929 Rent range
      $ 35 - 45 100% $ ______ 100% $ ______ 100%

   n. 1935 Rent range
      $27.50-37.50 80% $ ______ 3% $ ______

   o. 1938 Rent range
      $32.50 - 42.50 95% $ ______

   p. Rental demand
      All prices - good $ ______

   q. Activity
      Good

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Aemplo b. Home building Aemplo

5. CLARIFYING REMARKS: This area consists of 7 subdivisions which were placed on market during period from 1913-27. Is zoned 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 expired. 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. It is a well regarded, popular price area and is accorded a "low blue" grade.

6. NAME AND LOCATION High School Tract #1 St. Court SECURITY GRADE B AREA NO. 7