AREA DESCRIPTION - SECURITY MAP OF
Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of the land: Level with no construction hazards. There are some low
      future flood plain, which are flooded in times of heavy
      rain fall.
   b. Favorable Influences: Adequate transportation, convenience to schools of all
      grades, including Junior College, churches, recreational, and other
      important community facilities. Beneficial effect of first-grade areas to the east. Homogeneous population
      and improvements.
   c. Detrimental Influences: Constrictors on the north and industrial area on the west
      cause some sales resistance to abating properties.
   d. Percentage of land improved %; e. Trend of desirability next 10-15 yrs Up to
     
2. INHABITANTS:
   a. Occupation: & white collar workers, Estimated annual family income $1,500-3,000
   b. Foreign-born families %; subversive predominating; c. Negro %
   c. Infiltration of Dood protection; d. Relief families
   e. Population is increasing slowly; decreasing static

3. BUILDINGS:
   a. Type
   b. Construction
   c. Average Age Years
   d. Repair
   e. Occupancy %
   f. Home ownership %
   g. Constructed past yrs
   h. 1920 Price range $4,500-6,500
      i. 1935 Price range $3,500-5,500
      j. 1938 Price range $4,000-5,000
   k. Sales demand
      l. Activity
      m. 1929 Rent range $45 - 50
      n. 1935 Rent range $35 - 40
      o. 1938 Rent range $42.50 - 47.50
   p. Rental demand
   q. Activity


5. CLARIFYING FEATURES: This area was subdivided in 1925 and is zoned good protection, only
   high density dwellings being permitted, although zoning is 2-family residence.
   There is a steady demand for property in this area, both for rentals and sales.
   It is thought that the history of the area will develop along same general
   lines when it is subdivided and marketed. Construction in the area is of gen-
   erally good quality. This area is accorded a "moderately good" grade.

6. NAME AND LOCATION Riverside Terrace
   SECURITY GRADE B
   AREA NO. 9