1. **AREA CHARACTERISTICS:**

   a. **Description of Terrain.**
   
   Lived with somewhat pond in spots.

   b. **Favorable Influences.**
   
   Schools, churches, and trading center conveniently available. Homogeneity of age and architectural types of improvements. Adequately flood protected.

   c. **Detrimental Influences.**
   
   Inadequate transportation. Population inclined to motor-streets and proximity to State Fair Grounds create some sales resistance.

   d. **Percentage of land improved** %
   
   95%  

   e. **Trend of desirability next 10-15 years**
   
   Static

2. **INHABITANTS:**

   a. **Occupation**
   
   Business men, junior executives, &

   b. **Estimated annual family income** $
   
   $1800-2400

   c. **Foreign-born families** %
   
   Mono subversive predominating; d. Negro; %

   d. **Relief families**
   
   Mono known

   e. **Infiltration of**
   
   Yes

   f. **Population is increasing**
   
   Yes

   g. **Decreasing**
   
   Static

3. **BUILDINGS:**

   a. **Type**
   
   Frame, stucco & brick

   b. **Construction**
   
   1929

   c. **Average Age**
   
   12 years

   d. **Repair**
   
   Good

   e. **Occupancy**
   
   63%

   f. **Home ownership**
   
   3

   g. **Built in past yr**
   
   1929

   h. **Price range**
   
   $5,000-6,000

   i. **1935**
   
   $3,500-4,200

   j. **1938**
   
   $4,000-4,750

   k. **Sales demand**
   
   Fair

   l. **Activity**
   
   $40-50

   m. **1929 Rent range**
   
   $60-90

   n. **1935 Rent range**
   
   $50-75

   o. **1938 Rent range**
   
   $37.50-45

   p. **Rental demand**
   
   All prices - good

   q. **Activity**
   
   Normal

4. **AVAILABILITY OF MORTGAGE FUNDS:**

   a. **Home purchase**
   
   Fair

   b. **Home building**
   
   Fair

5. **CLARIFICATION:**

   This is a fairly new area which was subdivided in 1936 and placed on speculative development. There was a comparatively large amount of foreclosures during the depression, and re-sale record has been only fair compared to other competing areas. Zoning is 2-family residential, but deed restrictions limit improvements to single-family dwellings. Construction is medium to good quality, and upkeep is creditable. The area is out of the path of the city's present growth, and there is a disposition among residents to view the district as an over-improvement. The area is accorded a "low grade" grade.

6. **NAME AND LOCATION:**

   **Boulevard Terrac**

   **SECURITY GRADE:** B

   **AREA NO:** 13