1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, and trading centers. Has appeal as close-in, semi-suburban district with low tax burden.
   c. Detrimental Influences. Limited transportation. Outside city limits; therefore, no organized fire and police protection. No sewer. Distance from city center.
   d. Percentage of land improved: 100%.
   e. Trend of desirability next 10-15 yrs.: Declining.

2. INHABITANTS:
   a. Occupation: white collar, skilled artisans.
   b. Estimated annual family income $1,200-2,400.
   c. Foreign-born families: Fox; Non-subversive predominating; Negro: None; %.
   d. Infiltration of Rento: None known.
   e. Relief families: None.
   f. Population is increasing: Slowly; decreasing: ; static:.

3. BUILDINGS:
   a. Type: 4 - 6 rooms.
   b. Construction: Frame.
   c. Average Age: 15 Years.
   d. Repair: Fair to good.
   e. Occupancy: 98%.
   f. Home ownership: 67%.
   g. Constructed past yr.: 7.
   h. 1929 Price range: $2,500-4,000.
   i. 1935 Price range: $1,800-3,000.
   j. 1938 Price range: $2,000-3,500.
   k. Sales demand: All prices - fair.
   l. Activity: Fair.
   m. 1929 Rent range: $20 - 40.
   n. 1935 Rent range: $15 - 30.
   o. 1938 Rent range: $20 - 35.
   p. Rental demand: All prices - good.
   q. Activity: Above.


5. CLARIFYING REMARKS: Composed of two subdivisions; Colonial Heights opened in 1912 and Acacia Park opened about 1926. Although only country restrictions prevail in the former the pattern is favorably established as one family homes. Acacia Park restrictions continue. Demand for property is steady and the section is well thought of as a popular priced residential district. Although the section is considered "low grade", properties on San Francisco Boulevard are of high grade than the balance of the area.

6. NAME AND LOCATION: Colonial Heights & Acacia Park.
   SECURITY GRADE: B.
   AREA NO.: 15.