1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Convenience to schools, churches, trading centers, and inter-
      urban transportation. Readily accessible to employment centers in Sacramento and to new army air base.

   c. Detrimental Influences. Heterogeneous improvements, both as to types and ages, and
      spotted quality of maintenance. Proximity to two railroads in western and northwestern parts. Unimproved streets north
      of 81st Avenue.

   d. Percentage of land improved 65%; e. Trend of desirability next 10-15 yrs. Static
to down

2. INHABITANTS:
   a. Occupation Laborers, white collar; b. Estimated annual family income $1500-2400
      worker, small business men
   c. Foreign-born families %; Mono subservio predominating; d. Negro %; %
   e. Infiltration of home; f. Relief families
   g. Population is increasing slowly; decreasing; static

3. BUILDINGS:
   a. Type 5-6 rooms
   b. Construction Frame
   c. Average Age 15 Years
   d. Repair Poor to good
   e. Occupancy 97%
   f. Home ownership 35%
   g. Constructed past yr. 15
   h. 1929 Price range $2500-4500 100% $100%
   i. 1935 Price range $1750-3250 70% $300%
   j. 1938 Price range $2000-3750 80% $300%
   k. Sales demand $All prices - good $
   l. Activity Good
   m. 1929 Rent range $25 - 37.50 100% $100%
   n. 1935 Rent range $20 - 25 70% $30%
   o. 1938 Rent range $23.50 - 35 90% $30%
   p. Rental demand $All prices - good $
   q. Activity Good


5. CLARIFYING REMARKS: A lower middle-class area, without zoning and deed restrictions.
   There were many defaults in Improvement District Bonds and much vacant property
   was forfeited to the bond holders. North Sacramento is said to have a zoning
   ordinance in preparation, but it is not yet effective. Construction ranges from
   cheap to medium quality. The northern part of area has a very low percent of land
   improvement, and it is possible that it may develop into a higher grade. The area
   as a whole is assigned a "moderately yellow grade."

6. NAME AND LOCATION No. Sacramento Subdivision No. 10 SECURITY GRADE C AREA NO. 3