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

   b. Favorable Influences: Convenience to schools, churches, and trading centers. Proximity to Aron B-1.


   d. Percentage of land improved: 50%; e. Trend of desirability next 10-15 yrs. Up to static

2. INHABITANTS: Small business non, white collar
   a. Occupation: Workers, skilled artisans. Estimated annual family income: $1600-2400

   b. Foreign-born families: Few; None subversive predominating; d. Negro; None

   c. Infiltration of: Moderate; f. Relief families: None known

   g. Population is increasing moderately; decreasing; static

3. BUILDINGS:
   a. Type: Predominating 95% 5 - 6 room

   b. Construction: Frame, rustic, and stucco

   c. Average Age: 12 Years

   d. Repair: Fair to good

   e. Occupancy: 99%

   f. Home ownership: 73%

   g. Constructed past yr.: 6

   h. 1929 Price range: $3000-5000 100% $ 100% 100% 100%

   i. 1935 Price range: $2250-3500 70% $ 70% 70% 70%

   j. 1938 Price range: $2750-4500 90% $ 90% 90% 90%

   k. Sales demand: All prices - good

   l. Activity: Good

   m. 1929 Rent range: $30 - 40 100% $ 100% 100% 100%

   n. 1935 Rent range: $22.50 - 30 70% $ 70% 70% 70%

   o. 1938 Rent range: $27.50 - 37.50 90% $ 90% 90% 90%

   p. Rental demand: All prices - good

   q. Activity: Good


5. CLARIFYING REMARKS: In city zoning and very inadequate deed restrictions. In common with all areas in North Sacramento save B-1, this area shows the lack of direction in its development and presents a general heterogeneous appearance, due largely to lack of uniformity in type and maintenance of improvements. Construction is of medium to good quality. Next to Aron B-1, this is the best area in North Sacramento and is assigned a "high yellow" grade.

6. NAME AND LOCATION: Part of North Sacramento SECURITY GRADE: 0 AREA NO: 6