1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, transportation, trading centers, and recreational areas. Homogeneity is city center, State Capitol Buildings, and areas of industrial employment.
   c. Detrimental Influences. Proximity to railroad, industry, and business. Heterogeneity of population, type, size, and age of improvements, and quality of maintenance. High density of population in 2 southern tiers of blocks.
   d. Percentage of land improved 85 %; e. Trend of desirability next 10-15 yrs. Declining

2. INHABITANTS: Mixed-from executives to
   a. Occupation skilled artisans
   b. Estimated annual family income $1800-3600+
   c. Foreign-born families Few %; Home predominating; d. Negro Few on,
   e. Infiltration of Possible
   f. Relief families Few
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type
      5-6 room 5-6 room
   b. Construction
      Frame & stucco Frame, brick & stucco Frame & brick
   c. Average Age
      15 Years 15 Years 25 Years
   d. Repair
      Poor to good Good Good
   e. Occupancy
      99 % all types
   f. Home ownership
      45 %
   g. Constructed past yr
      11
   h. 1929 Price range $3500-5000
   i. 1935 Price range $2500-3500
   j. 1938 Price range $3000-4000
   k. Sales demand 4500 - good
      Frame - fair
   l. Activity
      Good
   m. 1929 Rent range $35 - 50
   n. 1935 Rent range $25 - 35
   o. 1938 Rent range $30 - 40
   p. Rental demand $All prices - good $All prices - good
   q. Activity


5. CLARIFYING REMARKS: Present housing predominantly 1-family but restrictions have expired and zoning permits multi-family except in northeast portion which is zoned 2-family Originally platted in 1850 with many lots 40x50. In eastern portion along 21st, 22nd, & 23rd streets are many old, shotgun type houses, 25 years or more of age which still house original owners and which are well maintained. A few scattered blocks if better located would warrant a "blue" rating. However, the area is very mixed and warrants individual property consideration because of its lack of homogeneity. As a whole it is graded "modial yellow".

6. NAME AND LOCATION Part of "Old City" SECURITY GRADE 0 AREA NO. 7