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

   b. Favorable Influences: Convenience to schools of all grades. Proximity to Wm. Land Park, Junior College, and areas of higher grade. In line of city's present development.

   c. Detrimental Influences: Inadequate transportation, and public utilities, including street improvements. Distance from churches and trading centers. Sparsely improved with heterogeneous architectural types. Outside city with no zoning or deed restrictions.

   d. Percentage of land improved 20%; e. Trend of desirability next 10-15 yrs. Probably upward

2. INHABITANTS: Railway workers and shop a. Occupation workers & laborers; b. Estimated annual family income $1200-1500

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

   e. Infiltration of Other; f. Relief families Few

   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type 4 and 5 rooms
   b. Construction Frame, rustic, and stucco
   c. Average Age 15+ Years
   d. Repair Fair to good
   e. Occupancy 98% 97% 98%
   f. Home ownership 70% 60% 30%
   g. Constructed past yr. 1
   h. 1929 Price range $2500-3500 100% $ 100% $ 100%
   i. 1935 Price range $1700-2500 70% $ 100% $ 100%
   j. 1938 Price range $2000-2800 80% $ 100% $ 100%
   k. Sales demand Poor
   l. Activity Slow
   m. 1929 Rent range $20 - 30 100% $ 100% $ 100%
   n. 1935 Rent range $15 - 22.50 70% $ 100% $ 100%
   o. 1933 Rent range $17.50-25 80% $ 100% $ 100%
   p. Rental demand Poor
   q. Activity Slow


5. CLARIFYING REMARKS: Area was prematurely platted many years ago, and the western part is not to exceed 10% developed. The eastern part is more fully developed, many residents being employed by the Western Pacific Railroad. Owing to low percent of land improved, it is not feasible to give a definite grade. The area is accorded a provisional "low yellow" grade with the distinct thought that under proper direction it will reach a much higher grade in the western part.

6. NAME AND LOCATION Carleton SECURITY GRADE 0 AREA NO. 26