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

   b. Favorable Influences. Convenience to schools. In line of city growth. Low
      tax burden.

   c. Detrimental Influences. Inadequate transportation, trading centers, and public
      utilities, including fully improved streets. Outside city - no fire or police
      protection. No zoning or deed restrictions.

   d. Percentage of land improved 30%; e. Trend of desirability next 10-15 yrs.
      Probably upward.

2. INHABITANTS:
   a. Occupation white collar workers, etc.
   b. Estimated annual family income $1200-1600
   c. Foreign-born families Few; Indeterminate predominating; d. Negro None; ___%
   e. Infiltration of Romanot Many; f. Relief families Slowly increasing;
      decreasing; static

3. BUILDINGS:
   a. Type 4 & 5 room 96% Other Type ___% Other Type ___%
   b. Construction Frame ___% ___% ___%
   c. Average Age Years ___ Years ___ Years ___
   d. Repair Poor to good ___% ___% ___%
   e. Occupancy 99% 7% ___% ___% ___%
   f. Home ownership 47% 53% 10% ___% ___%
   g. Constructed past yr. 3 ___%
   h. 1929 Price range $2000-3000 100% $ ___ $ ___ 100% ___ 100%
   i. 1935 Price range $1500-2100 70% $ ___ $ ___ 30% ___ 30%
   j. 1938 Price range $1750-2500 80% $ ___ $ ___ 20% ___ 20%
   k. Sales demand All prices - Good ___ ___
   l. Activity Good ___
   m. 1929 Rent range $15 - 25 100% $ ___ $ ___ 100% ___ 100%
   n. 1933 Rent range $15 - 20 80% $ ___ $ ___ 20% ___ 20%
   o. 1938 Rent range $15 - 22.50 90% $ ___ $ ___ 10% ___ 10%
   p. Rental demand All prices - Good ___
   q. Activity Good ___


5. CLARIFYING REMARKS: This outlying area is very sparsely settled, and many blocks are
    unplatted. Pattern of area is by no means definitely formed. Existing improvements
    consist largely of small, 4 & 5-room, frame dwellings of very cheap to medium quality
    construction. Many dwellings are of unsanitary framework type. Port of area was
    subdivided by speculators in 1909 and sales made upon small down payment. There
    was a high foreclosure rate during the depression. As all of the detrimental
    influences noted under 1-c will undoubtedly be cured with further development,
    the area is thought to have definite promise, but under present state of
    development, it can only be recorded a provisional "low yellow" grade.

6. NAME AND LOCATION Gould Tract, Coloma Heights, etc. SECURITY GRADE 5 AREA NO. 27