1. AREA CHARACTERISTICS:
   a. Description of Terrain: Level with no construction hazards.
   b. Favorable Influences: In general direction of city’s growth. City’s average density of population indicates need of expanding residential areas.
   c. Detrimental Influences: Lack of improved streets, sewer and inadequacy of other public utilities and improvements. Distance from transportation, schools, churches, trading and recreational centers.
   d. Percentage of land improved: 15%.
   e. Trend of desirability next 10-15 yrs: Problematical.

   d. Negro: None.
   g. Population is increasing: Slowly; decreasing: static.

3. BUILDINGS:
   a. Type: 4 & 5 room.
   b. Construction: Frame.
   c. Average Age: 15+ years.
   d. Repair: Fair to good.
   e. Occupancy: Hatched area.
   f. Home ownership: %.
   g. Constructed past year: 7.
   h. 1929 Price range: $2000-3000.
   i. 1935 Price range: $1650-2500.
   j. 1938 Price range: $1850-2750.
   k. Sales demand: All prices - fair.
   l. Activity: Fair.
   m. 1929 Rent range: $20 - 30.
   n. 1935 Rent range: $15 - 22.50.
   o. 1938 Rent range: $15 - 27.50.
   p. Rental demand: All prices - fair.
   q. Activity: Fair.


5. CLARIFYING REMARKS: Since 1905 there have been eight abortive attempts to develop subdivisions in this hatched area; these efforts were clearly premature. While there were 7 new dwellings constructed in the area during 1937, they were scattered and largely of the maintenance homestead type. It is improbable that this area will be susceptible of successful development until the more favorably located areas near the city center are more highly developed. The area is accorded a provisional "low yellow" grade.