1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain.** Level with no construction hazards. Hatched portion below grade of the developed parts of area.
   b. **Favorable Influences.** Schools, churches and trading facilities adequate. Low tax burden. Charm of location. Highly deed restricted.
   c. **Detrimental Influences.** Inadequate transportation. Being outside city limits, there is a lack of fire and police protection and no sewers. Proximity to low swamp lands to the south.
   d. **Percentage of land improved** 70 %; **trend of desirability next 10-15 yrs.** Up to static

2. **INHABITANTS:**
   a. **Occupation** Executive, professional, and business men
   b. **Estimated annual family income** $2400-5000
   c. **Foreign-born families** Few %; None predominating; **Negro** None
   d. **Infiltration of Deed protected** None
   e. **Relief families** None
   f. **Population is increasing** Rapidly; decreasing static

3. **BUILDINGS:**
   a. **Type** 5 and 6 rooms
   b. **Construction** Frame, stucco & brick
   c. **Average Age** New to 10 Years
   d. **Repair** Good
   e. **Occupancy** 98 %
   f. **Home ownership** 65 %
   g. **Constructed past yr.** (1937) 70
   h. **1929 Price range** $4500-10,000
   i. **1935 Price range** $3750-8000
   j. **1938 Price range** $4250-9000
   k. **Sales demand** $4250-6500
   l. **Activity** Good
   m. **1929 Rent range** $45-50
   n. **1935 Rent range** $33.50-45
   o. **1938 Rent range** $40-55
   p. **Rental demand** $4250-6500
   q. **Activity** Good

4. **AVAILABILITY OF MORTGAGE FUNDS:**
   a. **Home purchase** Ample
   b. **Home building** Ample

5. **CLARIFYING REMARKS:** This is a new subdivision, located in natural oak grove. It is highly deed restricted but is without zoning. Improvements and population are homogeneous, and construction is high class. There is a movement on foot to obtain a sewer system. This area has many of the qualities of a green area, but owing to detrimental influences set forth, it is deemed inadvisable to accord better than a high blue grade.

6. **NAME AND LOCATION** Woodlake
   **SECURITY GRADE** B
   **AREA NO.** 1