1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   
   b. Favorable Influences. Adequate transportation, schools, churches, and trading centers. Proximity to city center and State Office Building.
   
   c. Detrimental Influences. Rapidly developing into residential income property district and mixed types of single-family dwellings. Adjacent to business and commercial districts. Higher than city average of population density.
   
   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Down
   
   2. INHABITANTS: All types (very mixed as to owners)
   a. Occupation and renters
   b. Estimated annual family income $1500-5000+
   c. Foreign-born families Few %; None subversive predominating; d. Negro None, known %
   e. Infiltration of ; f. Relief families None known
   g. Population is increasing Slowly; decreasing ; static
   
   3. BUILDINGS:
   a. Type 5-6 room 4-6 unit 8 to 10 room homes to 14-30 unit apts.
   b. Construction Frame Flats
   c. Average Age 30+ Years 20+ Years
   d. Repair Fair to good Fair to good
   e. Occupancy 99 % single family - %
   f. Home ownership 25 %
   g. Constructed past yr. 1
   h. 1929 Price range $6000-10,000+ 100% $6000-10,000 100% $100%
   i. 1935 Price range $3750-6000 60 % $4500-7000 70 % $100%
   j. 1938 Price range $4250-7000 70 % $5000-8000 80 % $100%
   k. Sales demand $All prices - fair $All prices - fair
   l. Activity Fair Fair
   m. 1929 Rent range $40 - 50 100% $35 - 50 100% $100%
   n. 1935 Rent range $30 - 35 70 % $25 - 35 70 % $100%
   o. 1938 Rent range $32,50 - 40 80 % $30 - 40 80 % $100%
   p. Rental demand $All prices - good $All prices - good
   q. Activity Good Good
   
   
   5. CLARIFYING REMARKS: This area is part of the old city and is zoned multi-family residential without deed restrictions. As stated under 1-c., it is rapidly becoming an income property district, and price ranges given reflect speculative land values. Transfers are usually affected upon a speculative basis. The area is hazardous from a strictly single-family dwelling standpoint, but owing to active rental demand for this class of property and the generally high quality of maintenance, it is deemed more accurate to accord a "low yellow" grade.
   
   6. NAME AND LOCATION Part of Old City SECURITY GRADE C AREA NO. 11