1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, trading centers, recreational areas, transportation and city center.
   c. Detrimental Influences. Age and obsolescence of improvements.
   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Downward

2. INHABITANTS: From professional & business a. Occupation men to common laborers; b. Estimated annual family income $1200-5000; c. Foreign-born families Yes %; d. Negro None %; e. Infiltration of Possible in southern portion; f. Relief families few; g. Population is increasing slowly; decreasing static

3. BUILDINGS:
   a. Type 5-6 rooms 7-10 rooms Multi-family
      b. Construction Frame, brick, stucco Frame, brick Frame, brick & stucco
      c. Average Age 30 Years 35 Years 20 Years
      d. Repair Fair to good Fair to good Fair to good
      e. Occupancy 98 % 96 % 92 % of units
      f. Home ownership 50 % 75 % - %
      g. Constructed past yr. 5
      h. 1929 Price range $2500-4500 100% $6000-8000 100% $100%
      i. 1936 Price range $2000-4000 85% $3500-5000 60% $100%
      j. 1938 Price range $2250-4000 90% $3500-5000 60% $100%
      k. Sales demand $3000 fair $poor at any price
      l. Activity Poor None
      m. 1929 Rent range $25 - 50 100% $ 100% $100%
      n. 1936 Rent range $20 - 40 80% $ 100% $100%
      o. 1938 Rent range $25 - 50 100% $ 100% $100%
      p. Rental demand $30 - good $poor at any price
      q. Activity Good


5. CLARIFYING REMARKS: Deed restrictions, if they ever existed, expired long ago in area, which was formerly one of the 1st gradle areas of city, 1/3 of area constituting the northwest part is zoned for 2 family dwellings and balance zoned to permit apt. houses. Large old family homes constitute 40% of improvements in area. Many have been remodeled into multi-family dwellings; however, the great majority are still used as 1-family residences, and many are still occupied by original owners. A number of those are people of means and maintain them accordingly. A number of small high class opt. houses of 8 to 30 units are scattered throughout but are well maintained and are not subversive as they are tenanted by the same general class as other residents. The predominating type of improvement is usually an old, but well constructed, 5-6 room dwelling, many of which have been modernized. While there is some sales resistance, rental demand is 1st class. While definitely declining it is thought area will remain acceptable as a single-family residential district for some yrs to come, is therefore accorded a "medial yellow" grade.

6. NAME AND LOCATION: Old City SECURITY GRADE C AREA NO. 8