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:
   a. Occupation From professional & business men to common laborers;
   b. Estimated annual family income $1,200-5,000
   c. Foreign-born families Yes %; ___________ predominating; 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 $2,500-4,500 100% $6,000-8,000 100% $22,000 100%
   i. 1935 Price range $2,000-4,000 85 % $3,500-5,000 60 % $22,000 100%
   j. 1938 Price range $2,250-4,000 90 % $3,500-5,000 60 % $22,000 100%
   k. Sales demand $3,000 fair $3,500 $3,000
   l. Activity Poor None
   m. 1929 Rent range $25 - 50 100% $100 100% $100 100%
   n. 1935 Rent range $20 - 40 80 % $100 100% $100 100%
   o. 1938 Rent range $25 - 50 100 % $100 100% $100 100%
   p. Rental demand $30 - good $30 - $30 -
   q. Activity Good

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

5. CLARIFYING REMARKS:
   Deed restrictions, if they ever existed, expired long ago in area, which was formerly one of the 1st grade 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 whom are people of means, and maintain them accordingly. A number of small high class apt. 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
   Old City

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