1. **AREA CHARACTERISTICS:**
   a. Description of Terrain: Level with no construction hazards.

   b. Favorable Influences: Convenience to schools, churches, trading centers, and transportation. Low taxes.

   c. Detrimental Influences: Distance from city center. That portion outside city limits lacks sewers and fully improved streets.

   d. Percentage of land improved: 50%; e. Trend of desirability next 10-15 yrs: Upward

2. **INHABITANTS:** Small merchants, small farmers,
   a. Occupation: semi-skilled artisans; b. Estimated annual family income: $1500-2500
   c. Foreign-born families: Few; None subversive or predominating; d. Negro: None
   e. Infiltration of: Slowly; f. Relief families: Infiltration of...
   g. Population is: increasing; decreasing; static.

3. **BUILDINGS:**
   
<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
<th>OTHER TYPE</th>
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<tbody>
<tr>
<td>90%</td>
<td>%</td>
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</table>
   
   a. Type: 5 - 6
   b. Construction: Frame
   c. Average Age: 10 Years
   d. Repair: Fair to good
   e. Occupancy: 98%  
   f. Home ownership: 75%  
   g. Constructed past yrs: 5

   h. 1929 Price range: $2000-3500  
   i. 1936 Price range: $1600-2250  
   j. 1938 Price range: $2000-3500  
   k. Sales demand: $2500 - good
   l. Activity: Good

   m. 1929 Rent range: $20 - 35  
   n. 1936 Rent range: $15 - 30  
   o. 1938 Rent range: $20 - 35  
   p. Rental demand: $25 - good
   q. Activity: Good

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

5. **CLARIFYING REMARKS:** Lots facing Horace Avenue are within city limits and zoned single family residential. The entire area has modified good restrictions, which protects against infiltration of undesirable racial elements. The foregoing data refers particularly to the developed portion of area, however, improvements in the undeveloped or hatched portion while scattered, indicates a pattern similar to the unhatched portion, price and rental ranges given will be affected by size of plot upon which dwelling is built. The area is well regarded and is accorded a "high yellow" grade.

6. **NAME AND LOCATION:** Burkett Villas, Burkett Acres  
   **SECURITY GRADE:** C. **AREA NO.:** 14