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

   b. Favorable Influences. Convenience to schools, churches, trading centers, and industrial employment. Well improved streets. Proximity to recreational areas.

   c. Detrimental Influences. Heterogeneous population and improvements. Surrounded by industrial and business areas. Mormon Channel traverses area.

   d. Percentage of land improved 70 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Small tradesmen, artisans and common labor; b. Estimated annual family income $1000-1500

   c. Foreign-born families Few; d. Negro Yes 1 %

   e. Infiltration of Subversive population exists

   f. Relief families Few

   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:

   a. Type 5 rooms

   b. Construction Frame

   c. Average Age 15 Years

   d. Repair Fair

   e. Occupancy 99 %

   f. Home ownership 45 %

   g. Constructed past yr. None

   h. 1929 Price range $2000-2500

   i. 1936 Price range $2000-2500

   j. 1938 Price range $2000-2500

   k. Sales demand All prices poor

   l. Activity Poor

   m. 1929 Rent range $20 - 25

   n. 1936 Rent range $20 - 25

   o. 1938 Rent range $20 - 25

   p. Rental demand $20 - Fair

   q. Activity Fair


5. CLARIFYING REMARKS: There are no deed restrictions and while zoned to permit 2-family dwellings, improvements in the area consist almost wholly of 5-room, single family dwellings. The quality of construction and maintenance varies widely. There are three second rate auto courts in the area and one block is occupied as a junk yard. The Mormon Channel which runs through the area is considered a detrimental influence. There are few, if any, negro, oriental or Mexican residents. However, the population is distinctly of low class. The area is accorded a low red grade.

6. NAME AND LOCATION SECURITY GRADE D AREA NO. 9