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

   b. Favorable Influences. Convenience to city center, transportation, schools, churches and trading centers. Development of district under supervision of competent sub-dividers has had an effect of establishing its pattern along distinctly favorable lines. Proximity to city's main high schools. Below city average in population density.

   c. Detrimental Influences. Proximity to business and lower grade areas. Some sales resistance to property abutting high school on account of noise and student car parking.

   d. Percentage of land improved: 85%

   e. Trend of desirability next 10-15 yrs. Up to static

2. INHABITANTS:
   a. Occupation: White collar workers, small
   b. Estimated annual family income: $1500-2000
   c. Foreign-born families: Few%
   d. Negro: None
   e. Infiltration of subversive predominating
   f. Relief families: None known
   g. Population is increasing slowly; decreasing;

3. BUILDINGS:
   a. Type: 5-6 room, few 2-family
   b. Construction: Frame, stucco & brick veneer
   c. Average Age: 15 Years, 15 Years
   d. Repair: Good
   e. Occupancy: 99%
   f. Home ownership: 50%
   g. Constructed past yr.: 4
   h. 1929 Price range: $3500-4500, 100%
   i. 1933 Price range: $2750-3750, 80%
   j. 1935 Price range: $3200-4000, 90%
   k. Sales demand: All prices - good
   l. Activity: Good
   m. 1929 Rent range: $35-45, 100%
   n. 1935 Rent range: $27.50-37.50, 90%
   o. 1938 Rent range: $32.50-42.50, 95%
   p. Rental demand: All prices - good
   q. Activity: Good

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

5. CLARIFYING REMARKS:
   This area consists of 7 subdivisions which were placed on market during period from 1913-27. Is zoned 2-family residential with exception of extreme northeastern section where multi-family dwellings are permitted. The area was developed under adequate & strictly enforced deed restrictions, which have generally expired. Improvements are 95% single-family dwellings of medium price range, which are well constructed and conform to type. Population consists of moderate income group and is generally homogeneous. Sales and rental demand is steady. Maintenance is of good quality. Is a well regarded, popular price area and is accorded a "low blue" grade.

6. NAME AND LOCATION:
   High School Tract 2nd St. Court
   SECURITY GRADE: B
   AREA NO. 7