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

   b. Favorable Influences. Transportation, schools, churches, and trading centers conveniently available. Developed portion comparatively new subdivision under supervision of reliable firm of realtors.

   c. Detrimental Influences. Proximity of railroad and levee is slightly retardant. Distance to city center.

   d. Percentage of land improved 30 %; e. Trend of desirability next 10-15 yrs. Up to

2. INHABITANTS: Skilled laborers to upper a. Occupation bracket white collar; b. Estimated annual family income $1800-2100 

   c. Foreign-born families Few%; d. Negro None; 

   e. Infiltration of Remote; f. Relief families Few; 

   g. Population is increasing Slowly; decreasing ; static ;

3. BUILDINGS: Predominating 95% Other Type % Other Type %

   a. Type 5 - 6 room 

   b. Construction Frame, rustic, stucco 

   c. Average Age 12 Years 

   d. Repair Good 

   e. Occupancy 99 % 

   f. Home ownership 55 % 

   g. Constructed past yr. 14 

   h. 1929 Price range $3000-4000 100% $ 100% $ 100% 

   i. 1935 Price range $2500-3600 90% $ 100% $ 

   j. 1938 Price range $2750-3250 90% $ 100% $ 

   k. Sales demand $ All prices - good 

   l. Activity Good 

   m. 1929 Rent range $30 - 40 100% $ 100% $ 

   n. 1935 Rent range $22.50 - 30 70% $ 100% $ 

   o. 1938 Rent range $27.50 - 37.50 95% $ 100% $ 

   p. Rental demand $ All prices - good 

   q. Activity Good 


5. CLARIFYING REMARKS: An abortive attempt was made to market the hatched portion of this area in 1896; a small tract between 54th and 56th was subdivided in 1907; the balance of area was subdivided in 1925 and is adequately deed restricted. The whole area is zoned 2-family, but improvements are all single-family dwellings which conform to type, construction being of medium quality with high-grade maintenance. Population is homogeneous, both as to social and income levels. The future grade of the hatched portion of this area is problematical; the developed part is accorded a 'high yellow' grade.

6. NAME AND LOCATION 53rd to 58th Sts. H to J SECURITY GRADE C AREA NO. 10