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

   b. **Favorable Influences.** Convenience to schools of all grades from kindergarten to Junior College. Adequate transportation, recreational and shopping facilities. Adjacence to areas of higher grade is a stabilizing factor.

   c. **Detrimental Influences.** Proximity to Western Pacific Railroad and shops, St. Joseph's Cemetery. Presence of scattered Negro and Oriental families. Spotted development and heterogeneous improvements, both as to age and architectural type.

   d. **Percentage of land improved.** 60%

   e. **Trend of desirability next 10-15 yrs.** Downward

2. **INHABITANTS:**
   a. **Occupation**
      - Small business men, white collar workers, skilled artisans, etc.
   b. **Estimated annual family income** $1500-3000
   c. **Foreign-born families** Few%
   d. **Negro** Few
   e. **Relief families**
      - Some Orientals
   f. **Population is increasing** Slowly; decreasing; static

3. **BUILDINGS:**
   a. **Type**
      - 5 and 6 room
   b. **Construction**
      - Frame, rustic, stucco, brick
   c. **Average Age**
      - 2 groups _Years also new _Years
   d. **Repair**
      - Good
   e. **Occupancy**
      - 94%
   f. **Home ownership**
      - 48%
   g. **Constructed past yr.**
      - 16
   h. **1929 Price range**
      - $3500-6500 100%
   i. **1935 Price range**
      - $2500-6500 70%
   j. **1938 Price range**
      - $2000-6000 80%
   k. **Sales demand**
      - $All prices - fair
   l. **Activity**
      - Slow
   m. **1929 Rent range**
      - $30-50 100%
   n. **1935 Rent range**
      - $22.50-35 70%
   o. **1938 Rent range**
      - $27.50-47.50 80%
   p. **Rental demand**
      - $All prices - good
   q. **Activity**
      - Good

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

5. **CLARIFYING REMARKS:**
   This is distinctly a border-buffer area, set up as a margin to adjoining higher-grade areas, many of whose characteristics are reflected in this area. With the exception of a strip along 14th St. between Bonner Way and Coleman Way, all deed restrictions have expired, and zoning now permits two-family residences; however, construction varies from cheap to good in various parts, with maintenance universally good. If only age, quality, maintenance, and type of improvements were taken into consideration, the area would grade from "high red" to "low blue", but when the detrimental influences are considered, it is believed that a grade of "low yellow" should be accorded.

6. **NAME AND LOCATION:**
   - Boxler Tract, Myer Park, West Curtis Oaks Addition, South Curtis Oaks.