

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 b. Class and Occupation White-collar, business, professional & some wealthy summer residents. Income range of all-year-round residents, \$3000-7500
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1-family, 6-8 rooms to large mansions			
b. Construction	Frame & brick			
c. Average Age	12 years			
d. Repair	Good			
e. Occupancy	98%			
f. Owner-occupied	80%			
g. 1935 Price Bracket	\$ 8000-30,000	% change	\$	% change
h. 1937 Price Bracket	\$ 9000-30,000	+3 %	\$	%
i. 1940 Price Bracket	\$ 6000-25,000	-21 %	\$	%
j. Sales Demand	Fair up to \$17,500			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 50-100	% change	\$	% change
m. 1937 Rent Bracket	\$ 50-100	0 %	\$	%
n. 1940 Rent Bracket	\$ 50-100	0 %	\$	%
o. Rental Demand	Good to \$85 - very few above			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 21 Type & Price One-family detached \$5500-18,000 How Selling On order
 HOLC Loans: 17 @ \$4870 - 59% in default 1 @ \$6554 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 @ \$6148 b. Institutions 15
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 4 @ \$7135 b. Institutions 36
6. MORTGAGE FUNDS: Plenty 7a TOTAL TAX RATE PER \$1000 (1940) \$ 104.83
 b. Effective rate based on 25 sales \$28.30
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Area is from 25% to 50% improved. Restricted by deed to one-family dwellings with no price on minimum. All city facilities. This area is the most desirable in the Atlantic City district and ranks as the most popular with those who can afford it. The beach front; the side streets between the beach front and Pacific Ave.; and Ventnor Parkway contain many fine and modern homes whose original cost ran to \$100,000 and more. Present day prices obtainable do not exceed about \$25,000 although "fair values" would run far over this figure. The lower price range - at \$6000 up - applies to sales of smaller, but attractive homes, which are for the most part farther from the beach.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation White-collar, business, professional - incomes @ \$4000-10,000
 c. Foreign Families 0 % Nationalities Minor percentage Jewish d. Negro 0 %
 e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING <u>100 %</u>	OTHER TYPE _____ %
a. Type and Size	<u>1-family - substantial to large size one-family detached</u>	
b. Construction	<u>Frame - brick</u>	
c. Average Age	<u>15-17 years</u>	
d. Repair	<u>Good</u>	
e. Occupancy	<u>98%</u>	
f. Owner-occupied	<u>90%</u>	
g. 1935 Price Bracket	<u>\$7500-40,000 % change</u>	<u>\$ % change</u>
h. 1937 Price Bracket	<u>\$7500-40,000 0 %</u>	<u>\$ %</u>
i. 1940 Price Bracket	<u>\$7500-25,000 -32 %</u>	<u>\$ %</u>
j. Sales Demand	<u>Fair up to \$12,500</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	
l. 1935 Rent Bracket	<u>\$ None % change</u>	<u>\$ % change</u>
m. 1937 Rent Bracket	<u>\$ None 0 %</u>	<u>\$ %</u>
n. 1940 Rent Bracket	<u>\$ 75-125 (a few as high as \$250) %</u>	<u>\$ %</u>
o. Rental Demand	<u>Good up to \$100</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	
3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price @ \$6500 How Selling On order
 HOLC Loans: 28 @ \$4142 - 18% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 7 @ \$11,739 b. Institutions 0
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 6 @ \$3,842 b. Institutions 0
6. MORTGAGE FUNDS: Plenty 7a TOTAL TAX RATE PER \$1000 (1940) \$67.60
 b. Effective rate based on 30 sales \$41.24
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Restricted by deed to one family residence. All facilities. Land 90% developed. This area is still highly desirable in the upper brackets and contains many houses of the finest type whose original cost was far above the \$25,000 listed above as being top price of present day sales. Where formerly it was far from unusual to spend \$100,000 for a house there are now no buyers or builders at any such levels. Houses of this calibre will not bring over 25% to 35% (maximum) of former values and even those in the lower brackets will not bring today more than approximately 50% of 1929 prices. In spite of this great drop in values the rating must be very good on the basis of current prices and rents. Along the bank of the "Inside Thoroughfare" are a few "boathouses" which sell for from \$3500 to \$4000.

9. LOCATION City of Ventnor SECURITY GRADE Low 1st AREA NO. A-2 DATE 4/1/40
"St. Leonard's Tract"

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 b. Class and Occupation White-collar, business, professional - Average income varies widely
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:

	<u>PREDOMINATING</u>	<u>100 %</u>	<u>OTHER TYPE</u>	<u>%</u>
a. Type and Size	<u>1-family</u>			
	<u>moderate to substantial</u>			
b. Construction	<u>Frame - few brick & stucco</u>			
c. Average Age	<u>15-25 years</u>			
d. Repair	<u>Good</u>			
e. Occupancy	<u>98%</u>			
f. Owner-occupied	<u>85%</u>			
g. 1935 Price Bracket	<u>\$ 5000-12,000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 5000-12,000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 5000-10,000</u>	<u>-12 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$7,500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 32.50-65</u>	<u>Very few % change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 35 - 70</u>	<u>" " 78 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 35 - 70</u>	<u>" " 0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good up to \$50</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price 1-family, 5-6 rms. \$5000-12,000 How Selling Slowly
 HOLC Loans: 0

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions 5

6. MORTGAGE FUNDS: FHA Chiefly 7a. TOTAL TAX RATE PER \$1000 (1940) \$ 96.95
 b. Effective tax rates based on 2 sales \$62.05

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the newer and more desirable portion of Longport and is only about 30%-35% improved and growing slowly in favor mainly for summer residence only. There are not many rental units for any purpose, but among them is a small number for the summer only which bring from \$400 to \$1200 for the season. Along Sunset Ave. are some elaborate "boat houses" owned by wealthy people. Although having a naturally attractive location between the ocean and the inlet, which makes it desirable as a summer place, it is somewhat too far (approximately 5 miles) from the business district of Atlantic City and too limited as to shopping and amusements to attract the year-round residents whose livelihood is in Atlantic City.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing Fairly fast Decreasing _____ Static _____
 b. Class and Occupation White-collar, business, professional, clerical - est. income \$1500-6000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration A few Jewish families moving in from farther east.
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1-family, 5-6 rooms some larger			
b. Construction	Frame - some brick			
c. Average Age	12-14 years			
d. Repair	Good			
e. Occupancy	95%			
f. Owner-occupied	80%			
g. 1935 Price Bracket	\$ 3500-18,000	% change	\$	% change
h. 1937 Price Bracket	\$ 3500-18,000	0 %	\$	%
i. 1940 Price Bracket	\$ 3500-15,000	-14 %	\$	%
j. Sales Demand	Fair up to \$8500			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 30 - 100	% change	\$	% change
m. 1937 Rent Bracket	\$ 30 - 100	0 %	\$	%
n. 1940 Rent Bracket	\$ 30 - 100	0 %	\$	%
o. Rental Demand	Good up to \$60			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 40 Type & Price 1-family detached \$5200-12,000 How Selling Lower priced have sold well
 HOLC Loans: 45 @ \$5560 - 31% in default; 0 in foreclosure Others not well
4. OVERHANG OF HOME PROPERTIES: a. HOLC 14 @ \$8243 b. Institutions 37
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 7 @ \$6864 b. Institutions 91
6. MORTGAGE FUNDS: Ample 7a TOTAL TAX RATE PER \$1000 (1940.) \$104.83
 b. Effective rate based on 25 sales \$28.30.
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - restricted - fairly convenient to Atlantic City; no business except a few local shops. Land is approximately 50% improved. This is a good section of the most popular portion of Metropolitan Atlantic City for better class inhabitants. As is the case throughout houses and values are considerably higher on or close to the boardwalk and diminish as the distance from the ocean increases. Most of the higher priced, whether owned by local or summer residents are very attractive although all types are worth far less today than in boom times. Small homes which were sold in the late 1920's for from \$6500 to \$8000 will not bring over 50% of these prices today and higher priced ones not more than 35% to 40%. Marven Gardens - a development of the 1920's - in the northeast corner of this area is attractive in appearance although the houses are too close together. It is likewise reported that improper foundations were used (filled ground) and the general appearance suggested that construction otherwise was none too good. These houses are practically unsaleable today even at greatly reduced prices. As a general summary, it may be said that the present price range of those houses lying north of Ventnor Ave. is from \$3500 to \$5000, and of those from Ventnor Ave. to the beach \$8000 to \$10,000.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation White-collar, business, professional, clerical; estimated
income \$2500-6000 (summer residents excepted)
 c. Foreign Families 10 % Nationalities Italian; also approximately 15% Jewish d. Negro 0 %
 e. Shifting or Infiltration --

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	10 %
a. Type and Size	<u>1-family detached</u> <u>small and large</u>		<u>2-family</u>	
b. Construction	<u>Frame (75%); brick & stucco (25%)</u> <u>Frame, brick, stucco</u>			
c. Average Age	<u>15-20 years</u>		<u>15-18 years</u>	
d. Repair	<u>Good</u>		<u>Good</u>	
e. Occupancy	<u>95%</u>		<u>95%</u>	
f. Owner-occupied	<u>70%</u>		<u>70%</u>	
g. 1935 Price Bracket	<u>\$ 3500-25,000</u>	<u>% change</u>	<u>\$ 5000-10,000</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3500-25,000</u>	<u>0 %</u>	<u>\$ 5000-10,000</u>	<u>0 %</u>
i. 1940 Price Bracket	<u>\$ 3500-20,000</u>	<u>-21 %</u>	<u>\$ 4000- 8,000</u>	<u>-20 %</u>
j. Sales Demand	<u>Fair up to \$10,000</u>		<u>Poor up to \$4500</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>		<u>Static</u>	
l. 1935 Rent Bracket	<u>\$ 25-70*</u>	<u>% change</u>	<u>\$ 25-60 per flat</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 25-70*</u>	<u>0 %</u>	<u>\$ 25-60 per flat</u>	<u>0 %</u>
n. 1940 Rent Bracket	<u>\$ 25-70*</u>	<u>0 %</u>	<u>\$ 25-60 per flat</u>	<u>0 %</u>
o. Rental Demand	<u>Good up to \$60</u>		<u>Good up to \$45 per flat</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>		<u>Static</u>	

3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price Singles @ \$3500 How Selling On order
 HOLC Loans: 79 @ \$3887 - 29% in default; 4 @ \$3999 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 21 @ \$9121 b. Institutions 75
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 13 @ \$5029 b. Institutions 91
6. MORTGAGE FUNDS: Fair to good 7a TOTAL TAX RATE PER \$1000 (1940.) \$67.60
 b. Effective rate based on 30 sales \$41.24
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities. Land is approximately 90% improved.

This is still a desirable neighborhood and for the most part restricted or zoned against business. Local business is concentrated on Ventnor Ave. from Portland to New Haven. Like all of Absecon Island, values are much greater and houses generally larger on or close to the ocean front and likewise these have suffered the greatest degree of depreciation in price - not because of age or obsolescence, since they are both modern and attractive - but because of lack of buyers in the \$50,000-100,000 class. While a good portion of these higher priced homes belong to summer residents, there are many which are occupied all year round by local residents in business or retired. Houses in the present day \$3500-5000 class are practically all found in the portion of the area north of Ventnor Ave. Between Ventnor And Atlantic, the average is higher and "tops" generally is from Atlantic to the sea.

*As high as \$100 on beach front.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static _____ Yes _____
(summer residents excepted)
b. Class and Occupation white-collar, mixed, estimated income \$2000-6000
c. Foreign Families 0 % Nationalities Approximately 60% Jewish d. Negro 0 %
e. Shifting or Infiltration _____ Jewish population increasing _____
2. BUILDINGS:

	PREDOMINATING	85 %	OTHER TYPE	15 %
a. Type and Size	1-family		2-family	
	various sizes			
b. Construction	Frame (75%)		Frame - Brick	
	Brick & Stucco (25%)			
c. Average Age	20 years		20 years	
d. Repair	Good		Good	
e. Occupancy	95%		95%	
f. Owner-occupied	80%		80%	
g. 1935 Price Bracket	\$ 3000-35,000	% change	\$ 5000-7500	% change
h. 1937 Price Bracket	\$ 3000-35,000	0 %	\$ 5000-7500	0 %
i. 1940 Price Bracket	\$ 3000-30,000	-13 %	\$ 4500-7500	-4 %
j. Sales Demand	Fair up to \$10,000		Slow up to \$6,000	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 30 - 100	% change	\$ 30 - 55 per flat	% change
m. 1937 Rent Bracket	\$ 30 - 100	0 %	\$ 30 - 55 " "	0 %
n. 1940 Rent Bracket	\$ 30 - 100	0 %	\$ 30 - 55 " "	0 %
o. Rental Demand	Good up to \$75		Good up to \$50 per flat	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
HOLC Loans: 19 @ \$4582 - 0% in default; 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 10 @ \$10,468 b. Institutions 31
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 6 @ \$5,710 b. Institutions 36
6. MORTGAGE FUNDS: Slow 7a TOTAL TAX RATE PER \$1000 (1940.) \$ 67.60
b. Effective rate based on 30 sales \$41.24.
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities. Land is approximately 95% improved. There is a small amount of business in the western portion of this area. This area ranks as still desirable and being adjacent to Atlantic City is very conveniently located from all standpoints. However, in spite of the fact that properties from Atlantic Ave. to the Boardwalk are restricted by deed, there is a degree of pressure from Atlantic City by somewhat less desirable factors. It should be noted that there are a few apartment houses and 3-family structures in this area. Another disadvantage to be noted is the fact that very few of the houses have garages. As in the case of all sections which run to the ocean front, the explanation of the wide range of prices shown under the "Price Bracket" above lies in the fact that values recede with distance from the Boardwalk. Having been a highly regarded residential neighborhood for the past twenty years, it follows that many of the houses on or near the beach front are of large and expensive type.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation White-collar, business, professional, clerical; estimated income \$1800-\$10,000+
 c. Foreign Families 0 % Nationalities 70% Jewish families d. Negro 0 %
 e. Shifting or Infiltration Increase in Jewish families
2. BUILDINGS:

	PREDOMINATING <u>85 %</u>	OTHER TYPE <u>10 %</u>
a. Type and Size	<u>1-family, small to very large</u>	<u>2-family</u>
b. Construction	<u>Brick & Stucco (25%) Frame (75%)</u>	<u>Frame - Brick</u>
c. Average Age	<u>25-30 years</u>	<u>20 years</u>
d. Repair	<u>Good</u>	<u>Good</u>
e. Occupancy	<u>90%</u>	<u>90%</u>
f. Owner-occupied	<u>60%</u>	<u>75%</u>
g. 1935 Price Bracket	<u>\$2000-40,000</u> % change	<u>\$4500-7000</u> % change
h. 1937 Price Bracket	<u>\$2000-40,000</u> <u>0 %</u>	<u>\$4500-7000</u> <u>0 %</u>
i. 1940 Price Bracket	<u>\$2000-35,000</u> <u>-14 %</u> <u>Fair up to \$6000</u>	<u>\$4500-7000</u> <u>0 %</u> <u>Fair up to \$5000</u>
j. Sales Demand	<u>Good up to \$3500</u>	<u>Fair up to \$5000</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
l. 1935 Rent Bracket	<u>\$30 - 100</u> % change	<u>\$25 - 65 per flat</u> % change
m. 1937 Rent Bracket	<u>\$30 - 100</u> <u>0 %</u>	<u>\$25 - 65 " "</u> <u>0 %</u>
n. 1940 Rent Bracket	<u>\$30 - 100</u> <u>0 %</u>	<u>\$25 - 65 " "</u> <u>0 %</u>
o. Rental Demand	<u>Good up to \$70</u>	<u>Good up to \$50 per flat</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price \$4200 How Selling On order
 HOLC Loans: 70 @ \$4558 - 29% in default; 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 14 @ \$8571 b. Institutions 75
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 15 @ \$4621 b. Institutions 73
6. MORTGAGE FUNDS: Scarce 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 60.46
 b. Effective rate based on 95 sales \$38.09
8. DESCRIPTION AND CHARACTERISTICS OF AREA: All city facilities. Very convenient to everything. Land is almost 100% improved. This is the only portion of Atlantic City proper which can be classed as still desirable residentially and it is having difficulty resisting encroachment of rooming house business from the east. This is in spite of the fact that most of the beach front and practically all of the portion of the area west of Delancey Place is zoned as "A" residence. In addition the lower part of the "Newton Tract" is restricted by deed. Since this area was the most desirable on the island prior to the development of Ventnor and Margate, it follows that there are many homes of very large size - some of comparatively substantial age - and others of thoroughly modern vintage. The combination of generally falling prices and deteriorating neighborhood gives these houses a present-day sales value of only small fractions of former cost - probably as low as 25% to 35%. Only two blocks between Atlantic Ave. and the Boardwalk are undesirable - the west side of Columbia and Bartram and Kingston Sts. These are old houses of unattractive type crowded closely together, and useful only as rooming houses (which use is prohibited by restrictions). Recent sales of these have been made as low as \$2000. The Wanamaker family formerly owned a very large mansion fronting on Ventnor Ave. and occupying the whole of a large city block. Failing in efforts to sell it for any reasonable consideration, the house has been demolished. While it is true - as in all sections on Absecon Island - that values tend to recede with distance from the ocean, there are perhaps none of the larger type located away from the Boardwalk than in the other areas. However, with the exception of the two blocks of poor type
9. LOCATION Atlantic City SECURITY GRADE 2nd Low AREA NO. B-5 DATE 4/1/40
 houses mentioned above, it is still true that the smaller and lower priced dwellings are located several blocks or more from the beach.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation White collar workers in Atlantic City-est. income \$1200-\$3000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1 Fam- 5-8 rooms - semi bungalow - 2 story</u>			
b. Construction	<u>Frame & few brick & stucco</u>			
c. Average Age	<u>25 years</u>			
d. Repair	<u>Fair to good</u>			
e. Occupancy	<u>98%</u>			
f. Owner-occupied	<u>80%</u>			
g. 1935 Price Bracket	<u>\$ 3000 - 7000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3000 - 7000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 3000 - 7000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$4,500 - Sales have been made as low as \$2500 and as high as \$12000, but these are exceptions.</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 25 - 45</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good up to \$35.00</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price \$8,000 How Selling On order
 HOLC Loans: 19 at \$2842 - 16% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 at \$5589 b. Institutions 7
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 4 at \$3965 b. Institutions 9
6. MORTGAGE FUNDS: FHA will insure 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 71.20
 b. Effective rate based on 14 sales \$37.73
8. DESCRIPTION AND CHARACTERISTICS OF AREA:
 All city facilities - Land is approximately 30 per cent improved.
 This area deserves a fairly desirable rating. It is connected with Atlantic City by train as well as by the main arteries to New York, Philadelphia, etc. One of its chief advantages today lies in the fact that neither the tax rate nor tax burden is excessive.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation _____ Mixed white collar - est. income \$1200-3000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1-Fam. 5-8 rms.		Many bungalows and semi-bungalows as well as 2 story.	
b. Construction	Frame, few stucco & brick			
c. Average Age	15 yrs(except White Horse Village)			
d. Repair	Fair to good			
e. Occupancy	95%			
f. Owner-occupied	75%			
g. 1935 Price Bracket	\$ 2500 - 6000	% change	\$	% change
h. 1937 Price Bracket	\$ 2500 - 6000	0 %	\$	%
i. 1940 Price Bracket	\$ 2500 - 6000	0 %	\$	%
j. Sales Demand	Fair up to \$3,500 - Exceptional sales have been made as low as \$700. and as high as \$6500.			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 20 - 40	% change	\$	% change
m. 1937 Rent Bracket	\$ 20 - 40	0 %	\$	%
n. 1940 Rent Bracket	\$ 20 - 40	0 %	\$	%
o. Rental Demand	Fair up to \$35			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 42 at \$2648 - 24% in default - 1 at \$1409 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 21 at \$4508 b. Institutions 30
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 6 at \$1953 b. Institutions 11
6. MORTGAGE FUNDS: Local bank thru FHA a. TOTAL TAX RATE PER \$1000 (1940.) \$ 71.20
 b. Effective rate based on 14 sales \$37.73
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - Land is approximately 40 per cent improved. "White Horse Village" in the center of town is quite old and contains some structures of fair size and out-moded type. The line of the Penn. Reading R.R. runs through this area and its tracks are in process of being elevated. There is also the junction of the main artery, Philadelphia to Atlantic City and of that of N.Y. City-Atlantic City. Along these highways particularly, many or most of the houses are either used for rooming houses or have "tourist accommodations". With the exception of "White Horse Village" most of the houses are small but of modern type with quite a good class of native white Americans living in them. Some houses were demolished on the east side of Ohio Avenue in connection with the R.R. track elevation and houses on the other side of this street now face a high bank.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing Very slowly Decreasing _____ Static _____
 b. Class and Occupation Mixed clerical, etc. - est. income \$1200 - 3000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
--	---------------	-------	------------	---

 a. Type and Size 1 Family - 5-7 rooms
 b. Construction Frame
 c. Average Age 12 years
 d. Repair Good
 e. Occupancy 98%
 f. Owner-occupied 95%
 g. 1935 Price Bracket \$3500 - 9000 % change _____ \$ _____ % change _____
 h. 1937 Price Bracket \$3500 - 9000 0 % \$ _____ %
 i. 1940 Price Bracket \$3000 - 7500 -19 % \$ _____ %
 j. Sales Demand Fair up to \$5000
 k. Predicted Price Trend (next 6-12 months) Static
 l. 1935 Rent Bracket \$ 25 - 50 % change _____ \$ _____ % change _____
 m. 1937 Rent Bracket \$ 25 - 50 0 % \$ _____ %
 n. 1940 Rent Bracket \$ 25 - 50 0 % \$ _____ %
 o. Rental Demand Few available - demand good up to \$40
 p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 4 Type & Price 1 Fam. 5-6 rm. detached How Selling Built on order
 HOLC Loans: 3 at \$2473 - 33% in default - 0 in foreclosure

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 1 at \$2191 b. Institutions 0

6. MORTGAGE FUNDS: Scarce 7.a. TOTAL TAX RATE PER \$1000 (1940) \$ 96.95
 b. Effective rate based on 2 sales \$62.05

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All facilities. Sparsely settled (approximately 10%-20% improved) although most or all of area is laid out with streets etc., due to abortive land development schemes. Like all of Absecon Island, the terrain is flat and practically treeless but nevertheless its location between the ocean and Risley's channel is attractive. Its chief disadvantage - particularly for all-year residence - lies in its distance from Atlantic City, shopping centers etc. There is some tendency to build within this area which may well justify a higher rating some day or at least the inclusion of the portion where new construction takes place in area "B" 1

9. LOCATION Boro of Longport SECURITY GRADE 3rd AREA NO. C-1 DATE 4/1/40

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation _____ Mixed daily workers - estimated income \$1200-3000
 c. Foreign Families 0 % Nationalities _____ German Descent d. Negro 0 %
 e. Shifting or Infiltration _____ None
2. BUILDINGS:

	PREDOMINATING <u>100</u> %	OTHER TYPE _____ %
a. Type and Size	<u>1 Family 5-6 rm, few very old ones somewhat larger</u>	
b. Construction	<u>Frame - few brick</u>	
c. Average Age	<u>Up to 30 yrs. +</u>	
d. Repair	<u>Fair</u>	
e. Occupancy	<u>90%</u>	
f. Owner-occupied	<u>80%</u>	
g. 1935 Price Bracket	<u>\$ 2000-6000</u> % change _____	<u>\$</u> % change _____
h. 1937 Price Bracket	<u>\$ 2000-6000</u> <u>0</u> %	<u>\$</u> %
i. <u>1940</u> Price Bracket	<u>\$ 2000-6000</u> <u>0</u> %	<u>\$</u> %
j. Sales Demand	<u>Fair to slow up to \$1000</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	
l. 1935 Rent Bracket	<u>\$ 20 - 35</u> % change _____	<u>\$</u> % change _____
m. 1937 Rent Bracket	<u>\$ 20 - 35</u> <u>0</u> %	<u>\$</u> %
n. <u>1940</u> Rent Bracket	<u>\$ 20 - 35</u> <u>0</u> %	<u>\$</u> %
o. Rental Demand	<u>Fair up to \$30</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ 0 How Selling _____ 0
 HOLC Loans: 7 at \$3190 - 57% in default 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC _____ 0 b. Institutions _____ 15
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC _____ 0 b. Institutions _____ 7
6. MORTGAGE FUNDS: Very scarce 7. a TOTAL TAX RATE PER \$1000 (1940 \$ 104.83
 b Effective rate based on 25 sales \$28.30
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

City facilities. Sparsely settled - approx. 40% of land is improved. This is the older portion of Margate which was originally incorporated in 1885 as South Atlantic City. Although its location between the ocean and Risley's Channel is attractive it has shown no signs of development in recent years, partly because of the distance from Atlantic City (as applied to daily workers) and partly because of the presence of so many houses of substantial age and comparatively poor quality (as applied to summer residents). Among its structures are a very few two family dwellings, but they are not numerous enough to establish any satisfactory price record.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static _____ Yes
 b. Class and Occupation _____ Daily workers - clerical - skilled - est. income _____
 c. Foreign Families - % _____ Nationalities _____ d. Negro - % _____
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	10 %
a. Type and Size	1-family 5-6 rooms		2-family	
b. Construction	Frame - few stucco		Frame	
c. Average Age	18 yrs.		18 yrs.	
d. Repair	Fair		Fair	
e. Occupancy	95%		95%	
f. Owner-occupied	60%		60%	
g. 1935 Price Bracket	\$ 2000-4,000	% change	\$ 2750-4,000	% change
h. 1937 Price Bracket	\$ 2000-4,000	0 %	\$ 2750-4,000	0 %
i. 1940 Price Bracket	\$ 2000-4,000	0 %	\$ 2500-4,000	-1 %
j. Sales Demand	Fair up to \$3000		Fair up to \$3500	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 17.50 - 35	% change	\$ 25 - 30 per flat	% change
m. 1937 Rent Bracket	\$ 20 - 35	+6 %	\$ 25 - 30 "	" 0 %
n. 1940 Rent Bracket	\$ 20 - 35	0 %	\$ 25 - 30 "	" 0 %
o. Rental Demand	Good up to \$27.50		Good up to \$27.50 per flat	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 7 at \$3476 - 0 in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 at \$2974 b. Institutions 22
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 1 at \$6250 b. Institutions 27
6. MORTGAGE FUNDS: None 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 67.60
 b. Effective tax rate based on 30 sales \$41.24
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities. Land is approx. 50% improved. There are only about 150 residential structures in this area which is separated from Absecon Island by the "Inside Thoroughfare". These are mostly concentrated on two streets (Dorsot and Dudley) with the higher prices and rents confined to the former. The area was originally a fairly poor type cheap development. Its chief - and perhaps only - attraction lies in the fact that it is convenient to the best school on Absecon Island which is located just across the "Inside Thoroughfare" in Ventnor. One house which had been converted to a 3-family sold recently for \$6000.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Mixed daily workers - est. income \$1000-2000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1-family 5-8 rms</u>			
b. Construction	<u>Frame & stucco - some brick</u>			
c. Average Age	<u>20 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>90%</u>			
f. Owner-occupied	<u>60%</u>			
g. 1935 Price Bracket	<u>\$ 1200-3500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 1200-3500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. <u>1940</u> Price Bracket	<u>\$ 1200-3500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$2500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 15 - 30</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 17.50 - 30</u>	<u>+4 %</u>	<u>\$</u>	<u>%</u>
n. <u>1940</u> Rent Bracket	<u>\$ 20 - 35</u>	<u>+16 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair up to \$25</u> <u>Increase due to reconditioning - see below</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ - How Selling _____ -
 HOLC Loans: 35 at \$2428 - 36% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 4 at \$5198 b. Institutions 30
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 1 at \$3121 b. Institutions 36
6. MORTGAGE FUNDS: None 7a. TOTAL TAX RATE PER \$1000 (1940) \$ 60.16*
 b. Effective Tax Rate based on 95 sales \$38.09*
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All facilities. Land is approx. 30%-50% improved. This was a poor grade speculative development on low (filled in) ground. Although situated adjacent to the Municipal Airport and to one of the main arteries entering Atlantic City (Pleasantville Blvd. - Black Horse Pike) it is not attractively located. Considerable improvement has been made in a number of the structures in this section which were acquired by institutions notably by replacing exterior stucco which was in very bad shape by one or another type of prepared sheeting or shingles. It is this substantial reconditioning (including interior renovation) which has enabled these institutions to obtain somewhat higher rents from properties so treated. Many of the houses in this area are constructed with the garage in the front and 3 living rooms on the ground floor in the rear thereof. These can be rented during the summer for \$100 per season to other local residents who have in turn rented their homes in more desirable sections to summer residents.

*Does not include sewer which is a private utility.

9. LOCATION Atlantic City SECURITY GRADE 3rd AREA NO. C-4 DATE 4-1-40
"Chelsea Heights"

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation _____ Mixed white collar - labor - est. income \$1000-2400
 c. Foreign Families 60+ % Nationalities Mostly Italian - also Irish & Jewish
 d. Negro 0 %
 e. Shifting or Infiltration _____ Italians pressing to the west
2. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 40 %
a. Type and Size	1-family all types	Mixed - stores & 2-3 apts., etc.
b. Construction	Frame - brick	Frame - brick - stucco
c. Average Age	25-28 yrs.	25-28 yrs.
d. Repair	Fair to poor	Fair to poor
e. Occupancy	95%	95%
f. Owner-occupied	60%	60%
g. 1935 Price Bracket	\$ 2000-6000 % change	\$ 3500-8000 % change
h. 1937 Price Bracket	\$ 2000-6000 0 %	\$ 3500-8000 0 %
i. 1940 Price Bracket	\$ 2000-6000 0 %	\$ 3500-8000 0 %
j. Sales Demand	Fair up to \$3000	Fair up to \$5000
k. Predicted Price Trend (next 6-12 months)	Static	Static
l. 1935 Rent Bracket	\$ 15 - 45 % change	\$ 20 - 35 per flat % change
m. 1937 Rent Bracket	\$ 15 - 45 0 %	\$ 20 - 35 " " 0 %
n. 1940 Rent Bracket	\$ 15 - 45 0 %	\$ 20 - 35 " " 0 %
o. Rental Demand	Good up to \$40	Good up to \$30 per flat Low price is without heat
p. Predicted Rent Trend (next 6-12 months)	Static	Static
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 41 at \$3802 - 17% in default - 2 at \$1953 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 at \$6514 b. Institutions 105
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 5 at \$4503 b. Institutions 54
6. MORTGAGE FUNDS: None 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 60.46*
 b. Effective rate based on 95 sales \$38.09*
8. DESCRIPTION AND CHARACTERISTICS OF AREA: All city facilities, Land is approx. 100% improved. This section could well be divided into two since the eastern end from the Penn-Reading R.R. station to California Ave. is decidedly fourth grade. However since this worst part is comparatively small and is being considerably reduced by demolition of some of its poorest structures to make way for a slum clearance project and since the whole area is predominantly Italian, it seems adequate to class it as one section. This low cost housing project is the direct cause of a good part of the recent sales activity in this area since it is causing a number of Italians who have been ousted to move farther west. The presence of a Catholic School on Texas Ave. helps to hold them in this immediate neighborhood. The farther west one goes in this section the better the values are, both because some older residents of different type are still hanging on and because the Italians of larger incomes are concentrating there. Likewise in this western end - on the former site of the Penn. R.R. station - there is a large scale housing development (not slum clearance but FHA Sec. 207) nearing completion whose rent scale will be approx. \$12.00 per room per month. Also adjacent to this enterprise the city is doing considerable improving in the form of playgrounds, sea-wall on the "Inland Thoroughfare", etc. This area is convenient or close to all Atlantic City activities.
- *Does not include sewer which is a private utility.
 Low
9. LOCATION Atlantic City SECURITY GRADE 3rd AREA NO. C-5 DATE 4-1-40

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Daily workers - small incomes - municipal employees -
est. income \$900-2000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1-family bungalow - semi-bungalow</u>			
b. Construction	<u>Frame - few stucco</u>			
c. Average Age	<u>15-20 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>90%</u>			
f. Owner-occupied	<u>80%</u>			
g. 1935 Price Bracket	<u>\$ 2500-6000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 2500-6000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 2500-5000</u>	<u>-13 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$3500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 17.50 - 40</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 20 - 40</u>	<u>+4 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 20 - 40</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair up to \$25</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 16 at \$3025 - 50% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 at \$5998 b. Institutions 15
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 3 at \$3706 b. Institutions 9
6. MORTGAGE FUNDS: None 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 60.46 *
 b. Effective rate based on 95 sales \$38.09*
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - land is approx. 30% improved. This area has very little, if anything, to commend it. Probably its only appeal is to municipal employees who politically are compelled to live in this ward. It is a more or less scattered collection of poor to mediocre type bungalows with only a few homes that would be worth even \$5000. There is just one 2-family structure. Although adjacent to the major artery entering Atlantic City (Absecon Blvd-White Horse Pike) it is a long way from anything and transportation - except by automobile - is very poor. In addition to these disadvantages the sewerage disposal plant for Atlantic City is close by as well as the gas plant.

*Does not include sewer which is a private utility.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
- b. Class and Occupation Daily workers including municipal employees - avg. income
\$1000-2000
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____ None _____

2. BUILDINGS: PREDOMINATING 90 % OTHER TYPE 10 %
- | | | |
|--|---------------------------------------|---|
| a. Type and Size | <u>1-family largely bungalow type</u> | <u>2-family converted</u> |
| b. Construction | <u>Frame and brick</u> | <u>Frame</u> |
| c. Average Age | <u>35 yrs.</u> | <u>35 yrs.</u> |
| d. Repair | <u>Fair to good</u> | <u>Fair to good</u> |
| e. Occupancy | <u>95%</u> | <u>95%</u> |
| f. Owner-occupied | <u>75%</u> | <u>75%</u> |
| g. 1935 Price Bracket | <u>\$ 3000-6000</u> % change _____ | <u>\$ 3500-6500</u> % change _____ |
| h. 1937 Price Bracket | <u>\$ 3000-6000</u> <u>0</u> % | <u>\$ 3500-6500</u> <u>0</u> % |
| i. 1940 Price Bracket | <u>\$ 3000-6000</u> <u>0</u> % | <u>\$ 3500-6500</u> <u>0</u> % |
| j. Sales Demand | <u>Fair up to \$5000</u> | <u>Fair up to \$5000</u> |
| k. Predicted Price Trend
(next 6-12 months) | <u>Static</u> | <u>Static</u> |
| l. 1935 Rent Bracket | <u>\$ 25 - 35</u> % change _____ | <u>\$ 20 - 35 per flat</u> % change _____ |
| m. 1937 Rent Bracket | <u>\$ 25 - 35</u> <u>0</u> % | <u>\$ 20 - 35 " "</u> <u>0</u> % |
| n. 1940 Rent Bracket | <u>\$ 25 - 35</u> <u>0</u> % | <u>\$ 20 - 35 " "</u> <u>0</u> % |
| o. Rental Demand | <u>Good up to \$30</u> | <u>Good up to \$30 per flat</u> |
| p. Predicted Rent Trend
(next 6-12 months) | <u>Static</u> | <u>Static</u> |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ - How Selling _____
 HOLC Loans: 6 at \$2932 - 33% in default - 1 at \$3706 in foreclosure

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 at \$6106 b. Institutions 8

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions 3

6. MORTGAGE FUNDS: Very scarce 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 60.46*
 b. Effective rate based on 95 sales \$38.09*

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities. Land is approx. 95% improved. While this area is quite old, it still constitutes a modest homogeneous neighborhood of native white American-born. Because of the political necessity for municipal employees - particularly policemen and firemen - to live in certain wards this is a favored section for that purpose. It is quite far from the ocean but fairly convenient for other purposes. A large number of the structures within the area are of bungalow or semi-bungalow type with basements rising about 8 feet or more above the street level. In a considerable number of cases these basements have been converted into apartments - hence the 2-family houses listed above.

*Does not include sewer which is a private utility.

9. LOCATION Atlantic City SECURITY GRADE 3rd AREA NO. C-7 DATE 4-1-40
"Bungalow Park"

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Yes _____ Static _____
 b. Class and Occupation _____ Mixed daily workers - Est. income \$800-2000 (few higher)
 c. Foreign Families _____ 0 % Nationalities _____ 70% Jewish d. Negro _____ 0 %
 e. Shifting or Infiltration _____ Better class Jews moving to west end of city
2. BUILDINGS:

	PREDOMINATING	75 %	OTHER TYPE	25 %
a. Type and Size	2-family or more		1-family 6 rooms	
b. Construction	Frame & brick		Frame & brick	
c. Average Age	30 yrs.		30 yrs.	
d. Repair	Fair to poor		Poor	
e. Occupancy	65%		70%	
f. Owner-occupied	20%		50%	
g. 1935 Price Bracket	\$ 3500-10,000	% change	\$ 1500-7000	% change
h. 1937 Price Bracket	\$ 3500-10,000	0 %	\$ 1500-7000	0 %
i. 1940 Price Bracket	\$ 3500-8000	-21 %	\$ 1500-6000	-15 %
j. Sales Demand	Poor up to \$4500		Poor up to \$4000	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 20 - 45	% change	\$ 15 - 50	% change
m. 1937 Rent Bracket	\$ 20 - 45	0 %	\$ 15 - 50	0 %
n. 1940 Rent Bracket	\$ 20 - 45	0 %	\$ 15 - 50	0 %
o. Rental Demand	Poor up to \$35, although a few apts. rent as high as \$65.00		Poor up to \$35 per flat	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. _____ 0 Type & Price _____ - How Selling _____ -
 HOLC Loans: 93 at \$3,224 - 26% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC _____ 33 at \$6213 b. Institutions _____ 225
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC _____ 10 at \$4008 b. Institutions _____ 72
6. MORTGAGE FUNDS: _____ None 7. a. TOTAL TAX RATE PER \$1000 (1949) \$ _____ 60.46*
 b. Effective rate based on 95 sales \$38.09*
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities. Land is approx. 100% improved. A considerable number of years ago - in the earlier times of Atlantic City's active development - this was the best residential section of the city. A number of large old houses (of former summer residents) still remain standing but are now without exception used as rooming houses, boarding houses, etc. The rest of the section is a mixture of multiples of varying size and small one-family dwellings. Of these latter many are of the row or semi-detached type. Institutional holdings are heavy and vacancy percentage is very large. This latter is partly accounted for by the moving to Camden and Wilmington of many mechanics who formerly lived here. Recent activity in shipyards is the reason. Considerable demolition has occurred in recent years - chiefly of old frame hotels. Some small structures have sold as low as \$1000 "as is". Streets such as Virginia Ave. between Oriental and the ocean front contain many structures of fair size although set very close together, which were originally intended for one-family use and which have long since lost any attraction as such. Their use as rooming houses is limited by the fact that this part of Atlantic City is beyond the bathing beaches. Unless conditions improve materially, this area is headed definitely for the lowest classification.

*Does not include sewer which is a private utility.

Low

9. LOCATION Atlantic City _____ SECURITY GRADE 3rd AREA NO. C-8 DATE 4-1-40
 "Inlet Section"

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Modest white collar - est. income \$1000-2500
 c. Foreign Families 0 % Nationalities _____ d. Negro 0%
 e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1-family 5-8 rms Bungalows to substantial cottages			
b. Construction	Frame			
c. Average Age	12 years			
d. Repair	Fair to good			
e. Occupancy	95%			
f. Owner-occupied	80%			
g. 1935 Price Bracket	\$ 1500-7500	% change	\$	% change
h. 1937 Price Bracket	\$ 1500-7500	0 %	\$	%
i. 1940 Price Bracket	\$ 1500-7500	0 %	\$	%
j. Sales Demand	Good up to \$3000			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 20 - 40	% change	\$	% change
m. 1937 Rent Bracket	\$ 20 - 40	0 %	\$	%
n. 1940 Rent Bracket	\$ 20 - 40	0 %	\$	%
o. Rental Demand	Slow up to \$25 except in summer			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 14 Type & Price 2-fam. \$4000 How Selling Slowly
 HOLC Loans: 18 at \$4819 - 44% in default - 1 at \$3552 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 at \$9829 b. Institutions 9
5. SALE OF HOME PROPERTIES (3-yr.) a. HOLC 4 at \$5161 b. Institutions 11
6. MORTGAGE FUNDS: None 7. a. TOTAL TAX RATE PER \$1000 (1940) \$ 131.94
 b. Effective rate based on 5 sales \$27.71
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Land is only 1% improved. This island (about 5 miles long) was the site of a very extensive and ambitious land development scheme in the middle 1920's. Streets were laid out and paved, other city facilities provided, a long and modern Boardwalk (approx. 2 miles) provided, a large and expensive hotel erected, and an elaborate country club with golf course constructed. It never got to first base and only a handful of scattered houses were erected. Lots were lost to the tax collector and general chaos resulted. Some faint hope is held out for this community because it is on the ocean (although the Boardwalk is too close to high water mark) and because Brigantine Blvd. brings it as near or nearer to the center of Atlantic City as lower Margate or Longport. Although it enjoys the lowest effective tax rate in the entire area, the city is bankrupt.

9. LOCATION Brigantine Beach SECURITY GRADE 3rd AREA NO. C-9 DATE 4-1-40

Low

Security Map of Metropolitan Atlantic City, N. J.

b. Class and Occupation Mixed skilled mechanics - store clerks, etc.-est. inc. 800-1800
(few higher)

c. Foreign Families 0 % Nationalities _____ d. Negro 0 %

e. Shifting or Infiltration..... None

a. Type and Size 1-Fam. 5-8 rooms

b. Construction Frame - Brick (few)

c. Average Age 15 yrs.

d. Repair Good

e. Occupancy 95%

f. Owner-occupied 80%

g. 1935 Price Bracket	\$ 2500 - 7500	% change	\$	% change
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h. 1937 Price Bracket	\$ 2500 - 7500	0 %	\$	%
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i.	1940	Price Bracket	\$ 2500 - 7500	0 %	\$	%
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j. Sales Demand	Fair up to \$4500
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k. Predicted Price Trend (next 6-12 months) Static

1. 1935 Rent Bracket	\$ 25 - 40	% change	\$	% change
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m. 1937 Rent Bracket	\$ 25 - 40	0 %	\$	%
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n.	1940	Rent Bracket	\$ 25 - 40	0 %	\$	%
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o. Rental Demand Fair up to \$30

p. Predicted Rent Trend (next 6-12 months) Static

Single

3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price at \$4000 How Selling On order

HOLC Loans: 15 at \$2217 - 33% in default; 0 in foreclosure

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 10 at \$41.71 b. Institutions 7

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 3 at \$2029 b. Institutions 10

Scarce although

6. MORTGAGE FUNDS: FHA will insure 1a TOTAL TAX RATE PER \$1000 (1940) \$ 88.67

b. Effective rate based on 3 sales	\$31.92
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8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Land is approximately 30% improved. All city facilities. This is a small development of the 1920's which was not particularly successful. Although most of the houses are of small modern type (a few of substantial size) the area suffers from lack of easy access to Atlantic City (see description of Somers Point under D2) and consequently price levels are low and sales difficult to make. If the area were more conveniently located it would undoubtedly deserve a somewhat better rating.

9. LOCATION Somers Point SECURITY GRADE 3rd AREA NO. C-10 DATE 4/1/40
"Glyn Neath"

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Skilled labor - hotel help, etc. Est. inc. \$1000-2000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1 Fam. mixed chiefly- 5 to 6 rooms modest houses</u>			
b. Construction	<u>Frame - some brick and stucco</u>			
c. Average Age	<u>20 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>90%</u>			
f. Owner-occupied	<u>60%</u>			
g. 1935 Price Bracket	<u>\$1500 - 4500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$1500 - 4500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$1500 - 4500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Very poor - \$2500 top</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$15 - 35</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$15 - 35</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$15 - 35</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair up to \$25</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price Bungalow How Selling On order
 HOLC Loans: 22 at \$2423 - 27% in default 2 at \$2659 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 20 at \$4040 b. Institutions 45
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 0 b. Institutions 27
6. MORTGAGE FUNDS: Very scarce 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 75.45
 b. Effective tax rate based on 197 sales in the
8. DESCRIPTION AND CHARACTERISTICS OF AREA: area \$42.25

All facilities - Land is approximately 20 - 25% improved. The portion of this borough which is developed lies fairly close to the main Atlantic City and Suburban Shore Road. The terrain, although flat and with only a fair number of trees, is not unattractive. Its chief disadvantage lies in its distance from Atlantic City and poor and comparatively expensive transportation. The high speed electric line runs to Atlantic City, but the daily return fare is 34¢. The Linwood Country Club - a golf course operated chiefly for the benefit of hotel guests is the possible site of a race track under the recently enacted racing law of the State. Attempts are being made in this direction which, if successful, will undoubtedly affect the community at least to the extent of increasing activity in business properties. Structures vary in type from small fairly modern homes to a mixture of older dwellings of various size and condition.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static _____ Yes _____
 b. Class and Occupation Skilled labor, hotel help, clerks, etc. est. income \$1000-\$2500 (Few higher)
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%
a. Type and Size	<u>1 Family - mixed chiefly 5-6 rooms</u>			
b. Construction	<u>Frame - few brick and stucco</u>			
c. Average Age	<u>20 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>90%</u>			
f. Owner-occupied	<u>60%</u>			
g. 1935 Price Bracket	<u>\$ 1500 - 4500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 1500 - 4500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 1500 - 4500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Poor up to \$3500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 15 - 35</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 15 - 35</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 15 - 35</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair up to \$30</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price Bungalow at \$700 How Selling On order
 HOLC Loans: 0
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 75
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 0 b. Institutions 27
6. MORTGAGE FUNDS: Scarce (see below) 7a. TOTAL TAX RATE PER \$1000 (1940) \$ 78.70
 b. Effective rate based on 4 sales \$44.07
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All facilities. Land is 20 to 30 per cent improved. This town is quite similar to Linwood although having the advantage of being somewhat nearer to Atlantic City, and with one less carfare to that city. The portion of the town which lies between Mill Road and the Pleasantville Line is somewhat better than that from Mill Road to the Linwood Line both as to houses and class of inhabitants and might deserve a C+ rating. Mortgage funds are very scarce. Although FHA will extend insurance to this area and in fact are reported to have taken over 2 properties previously insured. The Country Club of Atlantic City - the major golf course for the use of Atlantic City year-round residents - is an attractive lay-out and adds somewhat to the appeal of the section.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation White collar clerical, etc. Est. income \$1200-2500
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1 Family 6-7 rooms</u>			
b. Construction	<u>Frame & few brick -stucco</u>			
c. Average Age	<u>15 yrs.</u>			
d. Repair	<u>Good</u>			
e. Occupancy	<u>95%</u>			
f. Owner-occupied	<u>75%</u>			
g. 1935 Price Bracket	<u>\$2500-6500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$2500-6500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$2500-6500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$4500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$25 - 45</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good up to \$35</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price Bungalows at \$1000 How Selling On order
 HOLC Loans: 42 at \$2890 - 21% in default; 3 at \$4317 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 27 at \$6,606 b. Institutions 60
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 2 at \$4358 b. Institutions 10
 Scarce but FHA
6. MORTGAGE FUNDS: will insure 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 66.50
 b. Effective rate: based on 19 sales \$51.87
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - Land is approximately 30% improved. This is the best part of Pleasantville which is a fairly active little community on its own account. This area is comparatively modern; the ground is good and somewhat elevated. It has a good view of Atlantic City. Transportation to Atlantic City is quite good and one of the two main arteries to the shore (Pleasantville Blvd-Black Horse Pike) is adjacent.

9. LOCATION City of Pleasantville. SECURITY GRADE High 3rd. AREA NO. C-13 DATE 4/1/40

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation _____ Skilled labor - clerical, etc. Est. income \$1000-2400
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	One family - 5/8 rooms			
b. Construction	Frame - few brick-stucco			
c. Average Age	25 - 30 yrs.			
d. Repair	Fair			
e. Occupancy	90%			
f. Owner-occupied	60%			
g. 1935 Price Bracket	\$ 1500 - 4500	% change	\$	% change
h. 1937 Price Bracket	\$ 1500 - 4500	0 %	\$	%
i. 1940 Price Bracket	\$ 1500 - 4500	0 %	\$	%
j. Sales Demand	Poor - \$4,000 top			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 15 - 35	% change	\$	% change
m. 1937 Rent Bracket	\$ 15 - 35	0 %	\$	%
n. 1940 Rent Bracket	\$ 15 - 35	0 %	\$	%
o. Rental Demand	Fair up to \$30			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 88 at \$2027 - 24% in default - 3 at \$2,456 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 71 at \$4,000 b. Institutions 225
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 5 at \$2601 b. Institutions 36
6. MORTGAGE FUNDS: Scarce 7a. TOTAL TAX RATE PER \$1000 (19 40) \$ 66.50
 b. Effective rate based on 19 sales \$51.87
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - Land is 10 to 15 per cent improved. While this city is something of a community in itself with a shopping district and bank, it is almost entirely dependent on Atlantic City today. One disadvantage was the cessation of railroad service by the consolidation of the Reading and Penn. Railroad's lines to Atlantic City which now goes through Absecon only. It is still served by the high speed electric line. Formerly there were several manufacturing plants (Hosiery Mill, Plush Factory and Wash Rag Factory) which gave employment to quite a number of the local residents. These have all been closed since the "depression" with consequent loss of jobs. This has been one of the important reasons why distress properties (small residential) have been comparatively more numerous here than in any other part of the Atlantic City area. Being on one of the main arteries to Atlantic City (Pleasantville Boulevard - Black Horse Pike) many of the houses offer "tourist accommodations."

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Mixed skilled labor, clerical, etc., - est. income \$1000-2400
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1 Family - 5-8 rooms*</u>			
b. Construction	<u>Frame and stucco</u>			
c. Average Age	<u>12 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>98%</u>			
f. Owner-occupied	<u>80%</u>			
g. 1935 Price Bracket	<u>\$ 3000-6000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3000-6000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 3000-6000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair up to \$5,500</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 25 - 45</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 25 - 45</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good up to \$40</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 4 at \$2611 -0% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 at \$6075 b. Institutions 15
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions 28
6. MORTGAGE FUNDS: Scarce 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 89.20
 b. effective rate based on 197 sales throughout
8. DESCRIPTION AND CHARACTERISTICS OF AREA: entire area \$49.95

All city facilities - Land is approximately 60% improved. This is a small development lying between the Pleasantville Boulevard and Lakes Bay and is the nearest of the mainland communities to Atlantic City. It was a development of the 1920's for which great hopes were entertained and a few very expensive homes (\$50,000 and up) were erected on the lake front nearest to Atlantic City. Practically all of the other structures are of moderate to small size and quite modern. They have lost any "boom value" and many are now being used for "tourist accommodations".

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Labor - hotel employees, etc. Est. income \$500-1000
 c. Foreign Families _____ % Nationalities _____ d. Negro 100 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	1 fam. mostly 4-6 room row houses		Mixed-converted 2-3 fam., also large multiples	
b. Construction	Brick and frame		Brick and frame	
c. Average Age	35 - 40 years		35 - 40 years	
d. Repair	Fair to very poor		Fair to very poor	
e. Occupancy	80%		80%	
f. Owner-occupied	30%		30%	
g. 1935 Price Bracket	\$ 1000 - 3000	% change	\$ 1000 - 4000	% change
h. 1937 Price Bracket	\$ 1000 - 3000	0 %	\$ 1000 - 4000	0 %
i. 1940 Price Bracket	\$ 1000 - 3000	0 %	\$ 1000 - 4000	0 %
j. Sales Demand	Poor - difficult to get over \$2000.		Poor up to \$2,000	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 15 - 22 $\frac{1}{2}$	% change	\$ 15 - 25 per flat	% change
m. 1937 Rent Bracket	\$ 15 - 25	+7 %	\$ 15 - 25 " "	0 %
n. 1940 Rent Bracket	\$ 15 - 25	0 %	\$ 15 - 25 " "	0 %
o. Rental Demand	Fair if in good shape 25		Fair up to \$20 per flat	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 106 at \$2656 - 39% in default 1 at \$3765 in foreclosure;
4. OVERHANG OF HOME PROPERTIES: a. HOLC 24 at \$4,303 b. Institutions 375
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 13 at \$2700 b. Institutions 75
6. MORTGAGE FUNDS: None 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 60.46 *
 b. Effective rate based on 95 sales \$ 38.09 *
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All city facilities - Land is approximately 90 per cent improved. This section runs from the center of Atlantic City to its "back stretches." Its structures, which are mixed in character, are on the average of substantial age, and many represent either minimum shelter or are no longer fit for human habitation. Being entirely negro, the main occupation of its inhabitants is service in the hotels and boarding houses. Many are on relief - particularly during "off season" months. There is in operation in this area (Illinois, Baltic, Kentucky, Adriatic Aves.) a low cost housing enterprise for negro occupancy only. While Atlantic City has no greatly congested slums such as are found in larger cities, nevertheless this development has replaced structures unfit for human habitation. Reports indicate it is being well managed and is successful in having accomplished its purpose. It is stated that average rents per room (including utilities) which started at \$7.20 per month are now about \$5.85. This area suffers greatly from vandalism in unoccupied structures.

* Does not include sewer which is a private utility.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Skilled Mechanics - fishermen - Est. income \$750-1800.
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1 Fam - 5-6 rooms</u>			
b. Construction	<u>Frame and some brick and stucco</u>			
c. Average Age	<u>30 Years</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>95%</u>			
f. Owner-occupied	<u>75%</u>			
g. 1935 Price Bracket	<u>\$ 1500 - 6000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 1500 - 6000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 1500 - 6000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Very poor \$2000 top</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 12.50 - 35.00</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 12.50 - 35.00</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 12.50 - 35.00</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair up to \$20.00</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling 0
 HOLC Loans: 19 at \$1709- 37% in default - 0 in foreclosure
4. OVERHANG OF HOME PROPERTIES: a. HOLC 8 at \$4783 b. Institutions 30
5. SALE OF HOME PROPERTIES (.3yr.) a. HOLC 0 b. Institutions 18
6. MORTGAGE FUNDS: None 7a. TOTAL TAX RATE PER \$1000 (1940) \$ 88.67
 b. Effective rate based on 3 sales \$31.92
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Land is approximately 30 per cent improved. All city facilities. This is an old fishing settlement with few if any attractions. It is connected with Atlantic City by good roads and by high speed electric. The distance (approximately 10 miles) from Atlantic City and expense of getting there makes it undesirable for workers in that city. It lies directly across Great Egg Harbor from Ocean City and is connected therewith by a broad highway and causeway. As Ocean City is a "dry" town a number of taverns, inns and night clubs are located in this central area of Somers Point primarily to cater to residents and visitors of Ocean City. With the exception of a few somewhat large houses the structures are of very modest type - largely bungalow or semi-bungalow in very low price ranges, and occasionally there are sales even below the minimum given in the tabulation above.

AREA DESCRIPTION

Security Map of Metropolitan Atlantic City, N.J.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Labor and hotel help - est. income - relief to \$1000.
 c. Foreign Families _____ % Nationalities _____ d. Negro 100 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%
a. Type and Size	<u>1 Family -5-6 rooms - 2 story - bungalows</u>			
b. Construction	<u>Frame (few stucco)</u>			
c. Average Age	<u>25 years</u>			
d. Repair	<u>Poor</u>			
e. Occupancy	<u>90%</u>			
f. Owner-occupied	<u>50%</u>			
g. 1935 Price Bracket	<u>\$1000 - 3000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$1000 - 3000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$1000 - 3000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair to poor \$2500 top</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$10 - 20</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$10 - 20</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$10 - 20</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair to good - a few as low as \$8.00 and as high as \$25</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
 HOLC Loans: 49 at \$2249 - 27% in default - 2 at \$2003 in foreclosure

4. OVERHANG OF HOME PROPERTIES: a. HOLC 19 at \$3672 b. Institutions 30

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 4 at \$930 b. Institutions 9

6. MORTGAGE FUNDS: None 7a. TOTAL TAX RATE PER \$1000 (1940.) \$ 66.50
 b. Effective rate based on 19 sales \$ 51.87

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

All facilities - land is approximately 30 percent improved. This is an old district - not very closely built up with small frame structures of poor type and condition. The inhabitants (all negro) are for the most part dependent on relief with the addition of such odd jobs as can occasionally be found in Atlantic City.