

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Best AREA NO. A-1,2,3,4
2. DESCRIPTION OF TERRAIN. Principal subdivisions are known as Peacock Woods (A-1); Dinglewood (A-2); best portion of Woodcrest (A-3); and best portion of Overlook (A-4). A-4 is outside of city limits. Land is rolling in all areas except A-4, which is practically level.
3. FAVORABLE INFLUENCES. Lots are nicely landscaped, all streets paved except in A-4. A-1 has extremely large lots with rigid building restrictions, while the other areas have good good-size lots and good building restrictions. All areas except A-4 are conveniently located to schools, parks, and have good bus transportation facilities. All utilities are in all areas and
4. DETRIMENTAL INFLUENCES. all are conveniently located to community business section.
A-4 is inconveniently located to schools and bus transportation.
5. INHABITANTS: Executives, retired business men and professional men ; b. Estimated annual family income \$ 3,000 to 25,000 ;
c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing slowly ; decreasing None ; static.
6. BUILDINGS:
a. Type or types Large 7 to 10 room singles ; b. Type of construction Brick veneer ;
c. Average age 1 to 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$7,500 - 35,000	\$12,500 100%	\$40. to 100	\$45 100%
'32-'33 low	6,000 - 25,000	9,000 72%	25 to 30	52.50 72%
current	7,500 - 35,000	11,000 88%	40 to 100	60 82%

Peak sale values occurred in 28-32 and were 100 % of the 1929 level.
Peak rental values occurred in 28-32 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners 25 %
9. SALES DEMAND: a. Fair ; b. \$10,000 singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Very good ; b. \$60 per 4 singles ; c. Activity is Very good
11. NEW CONSTRUCTION: a. Types \$12,500 singles ; b. Amount last year \$150,000 (about 10)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

A-1 is exclusive residential section. A-1 contains about 15 houses, A-2 about 5, A-3 about 10, and A-4 about 10 making a total of approximately 40 houses in these four areas.

In A-4 on the south side of Edgewood Drive, between Benning Boulevard and Brookwood Avenue, are located one or two properties whose repair condition entitles them to C grade rating.

15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Henry F. Boyce, of Boyce Realty Company, who is also president of the Columbus Real Estate Board

Date April 30, 1937 193

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Still Desirable AREA NO. B-1,2,3,4,5,6
2. DESCRIPTION OF TERRAIN. Principal subdivisions are Rock Park, Wynnton Heights, and Boulevard Terrace (B-1); Wildwood Circle and remaining portion of Woodcrest (B-3); Wynnton south of Macon Road, Oakview, and remaining portion of Overlook (B-2); Weracoba Heights (B-4); St. Elmo (B-5); Cherokee Heights (B-6). Land in these areas is rolling and hilly, except in B-2 and B-5, where
3. FAVORABLE INFLUENCES. the land is level and sloping. All public utilities in. About 60% of streets paved. All areas zoned and restricted. Proximity of the areas to schools, parks, play-grounds, and community business centers. All areas except B-3 and B-6 have adequate bus transportation.
4. DETRIMENTAL INFLUENCES. B-6 is adversely affected because of distance from schools, churches, buses, and community centers.
5. INHABITANTS: Business, professional and
a. Type skilled mechanics; b. Estimated annual family income \$ 1,200 to 10,000
c. Foreign-born None; %; d. Negro No; %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families None;
g. Population is increasing Yes; decreasing; static.
6. BUILDINGS:
a. Type or types One-story, 6-room singles; b. Type of construction Brick veneer;
c. Average age 1-15 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------|---------------------|---------------|------|---------------|---------------|------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | \$5,000 to \$15,000 | \$7,500 | 100% | \$40 - 75 | \$50 | 100% |
| 1932-1933 low | 4,000 to 10,000 | 6,000 | 80% | 35 - 60 | 40 | 80% |
| current | 5,000 to 13,000 | 6,750 | 90% | 40 - 65 | 45 | 90% |
- Peak sale values occurred in 1928-1929 and were 100% of the 1929 level.
Peak rental values occurred in 1928-1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 75%; b. Dwelling units 100%; c. Home owners 85%
9. SALES DEMAND: a. Fair; b. 1-story, 6-room singles; c. Activity is Fair
10. RENTAL DEMAND: a. Very good; b. \$40-45 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$6,500 singles; b. Amount last year \$75,000 (about 15)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: B-1 has about 40 houses; B-2 about 50; B-3 about 50; B-4 about 100; B-5 about 150; B-6 about 10, making a total of approximately 400 houses in these 6 areas. Jumping of a color grade along the southwestern boundary of B-2 (Blue to red) is explained by the fact that this portion of B-2 is on the top of a high hill which drops off abruptly to the adjoining negro property (d-4) below the crest of the hill. There is one large multiple unit apartment house in B-3. In the southeastern section of B-2, along both sides of Buena Vista Road, beginning at Brown Avenue and extending about 2 blocks west, are a group of properties whose poor repair condition places same in the D classification, instead of B as shown by the map; also in this same area on the northeast corner of Edgewood Drive and Benning Boulevard are one or two large properties which should be classified as C grade property. In B-3 from 16th to 17th Street
15. Information for this form was obtained from east of Wildwood Avenue, are several large old properties which should be classified as C grade property.

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Still Desirable AREA NO. B-7

2. DESCRIPTION OF TERRAIN. Principal subdivisions in this area are known as Evans Manor and Rosehill Heights. The land in same is slightly rolling.

3. FAVORABLE INFLUENCES. All utilities in. Moderate restrictions. Play-ground in area and new \$300,000 Industrial High School, recently completed, adjoins the area on the eastern side.

4. DETRIMENTAL INFLUENCES. Less than 10% of the streets are paved. Distance from community business centers, main business section of Columbus, and churches.

5. INHABITANTS: City employees, skilled mechanics, and clerical workers ; b. Estimated annual family income \$ 900 to 2,400

c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families None ;

g. Population is increasing Moderate ; decreasing ; static.

6. BUILDINGS: 1 story, 5-room singles ; b. Type of construction 50% brick veneer 50% frame ;

c. Average age 1-12 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2,500 to 4,000</u>	<u>\$3,500</u>	<u>100%</u>	<u>\$20 to 35</u>	<u>25</u>	<u>100%</u>
'32-'33 low	<u>2,000 to 3,500</u>	<u>2,750</u>	<u>79%</u>	<u>17 to 30</u>	<u>20</u>	<u>80%</u>
current	<u>2,500 to 4,500</u>	<u>3,500</u>	<u>100%</u>	<u>22.50 to 35</u> (a)	<u>27.50</u> (a)	<u>110%</u>

Peak sale values occurred in '28-'29 and were 100% of the 1929 level.

Peak rental values occurred in '28-'29 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 10% ; b. Dwelling units 100% ; c. Home owners 85%

9. SALES DEMAND: a. Good ; b. \$3,500 singles ; c. Activity is Good

10. RENTAL DEMAND: a. Very good ; b. \$30 singles ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \$4,000 singles ; b. Amount last year \$20,000 (about 7)

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample (b) ; b. Home building Ample (b)

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly upward temporarily on account of new school, then static later on.

14. CLARIFYING REMARKS: (a) There are about 40 houses in this area at the present time. About 30 of same have been built since 1929 and about 10 of this 30 have been completed since Jan. 1, 1937. In 1929 there were no paved streets in the area, which was then about 3/4 miles distant from adequate bus transportation as well as schools. Due principally to the erection of the new Industrial High School, the new residential construction in the area is of a higher type than that of the residences originally built in the area and, consequently, demands a better rental price. (b) Generally speaking, insurance companies will not lend in this area, but local individual lenders, building and loan associations, and "Federals" will, although at a slightly higher rate than in the other B areas (about 6%).

15. Information for this form was obtained from Mr. H. Land, of the Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board.

Date May 3, 1937 193

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Definitely declining AREA NO. C-1
2. DESCRIPTION OF TERRAIN. Principal subdivisions are the old portion of Wynnton and Old Wynnton Heights. The land in this area is all high, with some rolling and some level.
3. FAVORABLE INFLUENCES. Community business center and restrictions in most of the area, good schools, play-ground and adequate bus transportation. All utilities in. About 90% of streets paved.
4. DETRIMENTAL INFLUENCES. Distance from churches. Heavy traffic conditions along Wynnton Road.
5. INHABITANTS: Mixed, varying from business executives and professionals men to retired Army people.
- a. Type executives and professionals men to retired Army people. b. Estimated annual family income \$ 2,500 to 30,000
- c. Foreign-born None; (Nationality) %; d. Negro No; (Yes or No) %;
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1-sty. 8-rm singles; b. Type of construction 50% brick and 50% frame;
- c. Average age 1-35 years; d. Repair Good to fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|--------------------|--------------------------|-----------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$5,000 to 20,000</u> | <u>\$10,000</u> | <u>100%</u> | <u>\$35 to 75</u> | <u>\$55</u> | <u>100%</u> |
| <u>'32-'33 low</u> | <u>3,500 to 15,000</u> | <u>7,000</u> | <u>70%</u> | <u>25 to 60</u> | <u>40</u> | <u>73%</u> |
| | (a) | (a) | (a) | | | |
| current | <u>4,000 to 15,000</u> | <u>8,500</u> | <u>85%</u> | <u>40 to 75</u> | <u>45</u> | <u>82%</u> |
- Peak sale values occurred in '28-'29 and were 100% of the 1929 level.
- Peak rental values occurred in '28-'29 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Good; b. 1-story \$5,000 singles; c. Activity is Good
10. RENTAL DEMAND: a. Very good; b. 1 and 2-story \$40 to 60 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types brick singles; b. Amount last year \$50,000 (about 10)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward
14. CLARIFYING REMARKS: (a) Less than a dozen sales occurred in this area at the low, hence difficult to fix sale values at low. This area contains heterogeneous and spotted residential property. Some of the property should receive a B grade, the location of these groups of property are on the north side of Buena Vista Road, in the eastern portion of Dinglewood; the eastern side of 16th Avenue, from Wynnton Road to the alley north of 12th Street; and the northwest corner of Wynnton Road and Peacock Avenue. Also in this area, on the west side of Britt Avenue, midway between Wynnton Road and Schaul Street, is located the community fire station and a group of Negro rental property adjoining expensive residential property which fronts on Wynnton Road.
15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board.

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Definitely declining AREA NO. C-2
2. DESCRIPTION OF TERRAIN. Principal subdivisions in this area are Britt Addition, East Wynnton, Tate Survey and Wynnton & Blankenship Survey. The land is practically level.
3. FAVORABLE INFLUENCES. Proximity to Wynnton School, playgrounds, churches, and community business center. All utilities in. Adequate bus transportation.
4. DETRIMENTAL INFLUENCES. Building restrictions only medium. Only about 20% of the streets are paved.
5. INHABITANTS: Skilled mechanics and clerical workers ; b. Estimated annual family income \$ 900 to 2,400
- c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
- a. Type or types 1-story 6-room singles ; b. Type of construction Frame ;
- c. Average age 1-20 years ; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|--------------------|-------------------------|----------------|-------------|--------------------|------------------|----------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$2,000 to 6,000</u> | <u>\$3,500</u> | <u>100%</u> | <u>\$20 to 50</u> | <u>\$40</u> | <u>100%</u> |
| <u>1933-35</u> low | <u>1,750 to 2,500</u> | <u>2,300</u> | <u>66%</u> | <u>17.50 to 40</u> | <u>27.50</u> | <u>69%</u> |
| current | <u>2,500 to 6,000</u> | <u>3,000</u> | <u>86%</u> | <u>25 to 50</u> | <u>(a) 32.50</u> | <u>(a) 81%</u> |
- Peak sale values occurred in 1928-1929 and were 100% of the 1929 level.
- Peak rental values occurred in 1928-1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 900% ; b. Dwelling units 100% ; c. Home owners 50 %
9. SALES DEMAND: a. Good ; b. 1-story \$3,500 singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$32.50 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 1-story \$4,000 singles ; b. Amount last year \$25,000 (about 6)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample (b) ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward
14. CLARIFYING REMARKS: (a) Rental prices did not go lower because presence of Army people at depression low furnished stronger rental demands than would ordinarily have prevailed. Most lenders restrict their loans in this area. At the northeast corner of Lawyer's Lane and Marion Street are located one or two fine residences which are superior to the other property in the area and deserve a B rating. Also in this area, on the south side of Wynnton Road, just east of Tate Drive, are a group of Negro houses, with another group located on the east side of Britt Avenue, between Schaul and Marion Streets. On both sides of Francis Street, between Lawyer's Lane and Ada Avenue, are several properties whose repair condition entitles them to a D grade rating.
15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Royce, of the Royce Realty Company, who is also president of the Columbus Real Estate Board

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Definitely declining AREA NO. C-3,4,5,6
2. DESCRIPTION OF TERRAIN. Principal subdivisions are the eastern portion of East Highlands (C-3); Delamay Place (C-4); Waverly Terrace, and part of Rosehill Heights (C-5); Rosehill (C-6). The land is partly rolling and partly level, with the majority level.
3. FAVORABLE INFLUENCES. Good schools, churches, play-grounds and bus facilities. All utilities in.
4. DETRIMENTAL INFLUENCES. Lack of zoning and poor building restrictions in C-6; other areas only fair in this respect. Advanced age and poor repair condition of properties in C-3 to C-6, inclusive. About 40% of streets paved in these four areas.
5. INHABITANTS: Skilled mechanics, city
 a. Type employees, and clerical ; b. Estimated annual family income \$ 800 to 2,500
workers
 c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 e. Infiltration of Only in C-3 and 6
of lower income ; f. Relief families A few in C-3 and 6 ;
bracket
 g. Population is increasing ; decreasing Yes ; static.
6. BUILDINGS: 1-story
 a. Type or types 5-room singles ; b. Type of construction Frame ;
 c. Average age 1-40 years ; d. Repair Fair to poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1,500 to 4,500</u>	<u>\$2,500</u>	<u>100%</u>	<u>\$15. to 45</u>	<u>\$30</u>	<u>100%</u>
<u>'32-'33 low</u>	<u>1,250 to 3,500</u>	<u>1,500</u>	<u>60%</u>	<u>12.50 to 35</u>	<u>20</u>	<u>67%</u>
current	<u>1,500 to 4,000</u>	<u>1,900</u>	<u>76%</u>	<u>15 to 40</u>	<u>24</u>	<u>80%</u>

Peak sale values occurred in '28-'29 and were 100 % of the 1929 level.

Peak rental values occurred in '28-'29 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair ; b. 5-room singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$25 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 1-story
\$3,000 singles ; b. Amount last year \$25,000 (about 10)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
(a) (a)
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: (a) Insurance companies will not lend in these areas and local lenders will only lend on a restricted basis. In C-5 many of the properties located on both sides of 10th Avenue, from 31 to 32 Streets and both sides of 32 Street, from 10th to 11th Avenues, are in such poor repair condition as to rate a D grading. A similar group of property is located at the northeast and southeast corners of 33rd Street and 12th Avenue. There is a small business section located at the intersection of River and Hamilton Roads.
In C-6 there is a small business section located on Hamilton Road, from 26th to 29th Streets.
15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board.

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Definitely declining AREA NO. C-7
2. DESCRIPTION OF TERRAIN. Principal subdivision is the best residential section of Old City. The land is practically level.
3. FAVORABLE INFLUENCES. About 95% of the streets are paved. Good schools, churches, and bus transportation. All utilities in. Proximity to main business district.
4. DETRIMENTAL INFLUENCES. Encroachment of business. Heavy traffic conditions. Boarding houses in the area. Advanced age of properties.
5. INHABITANTS: Clerical workers and retired
a. Type business people (Some of city's oldest families) ; b. Estimated annual family income \$ 500 to 25,000
c. Foreign-born Greeks, Rus- ; 5 % ; d. Negro No ; (Yes or No) % ;
(Nationality)
sians and Italians
e. Infiltration of Lower income ; f. Relief families A few ;
group
g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS: 2-story
a. Type or types 10-room singles ; b. Type of construction Frame ;
c. Average age 10-100 years ; d. Repair Fair to poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-------------|----------------------------|----------------|-------------|--------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$1,500 to \$10,000</u> | <u>\$3,500</u> | <u>100%</u> | <u>\$15 to 75</u> | <u>\$35</u> | <u>100%</u> |
| '32-'33 low | <u>1,250 to 7,500</u> | <u>2,300</u> | <u>66%</u> | <u>12.50 to 50</u> | <u>22.50</u> | <u>64%</u> |
| | | | | | <u>(a)</u> | <u>(a)</u> |
| current | <u>1,500 to 8,000</u> | <u>2,700</u> | <u>80%</u> | <u>15 to 50</u> | <u>27.50</u> | <u>79%</u> |
- Peak sale values occurred in '28-29 and were 100 % of the 1929 level.
- Peak rental values occurred in '28-29 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 15 %
9. SALES DEMAND: a. Poor ; b. Investment property ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$27.50 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
(b) (b)
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: (a) Due to doubling up process. (b) Only local individual lenders will lend in this area.

15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board
- Date May 5, 1937 193

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Definitely declining AREA NO. C-8 and 9
2. DESCRIPTION OF TERRAIN. Principal subdivisions are Brookhaven (C-8); Andrews Woods, Andrews Survey, and Benning Park (C-9). The land in these Areas is mostly level. Both areas are outside of city limits.
3. FAVORABLE INFLUENCES. Electricity and city water in all except Benning Park and Andrews Survey.
4. DETRIMENTAL INFLUENCES. Only street is State Highway, which traverses the area. Distance from city, along with inadequate bus transportation, schools and churches. No gas. Restrictions virtually disregarded. Surface toilets in all except Andrews Woods. Proximity to fertilizer and meat packing plants.
5. INHABITANTS:
 - a. Type Enlisted soldiers, mechanics, and laborers; b. Estimated annual family income \$1,800 ^{350 to}
 - c. Foreign-born None; (Nationality) %; d. Negro No; (Yes or No) %;
 - e. Infiltration of None; f. Relief families Practically none;
 - g. Population is increasing Slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types 1-story 5-room singles; b. Type of construction Frame;
 - c. Average age 1-10 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1,500 to 2,500</u>	<u>\$2,000</u>	<u>100%</u>	<u>\$15 to 25</u>	<u>\$20</u>	<u>100%</u>
'32-'33 low	<u>1,250 to 2,250</u>	<u>1,400</u>	<u>70%</u>	<u>12.50 to 20</u>	<u>14</u>	<u>70%</u>
current	<u>1,500 to 2,500</u>	<u>1,800</u> (a)	<u>90%</u> (a)	<u>15 to 25</u>	<u>17.50</u> (a)	<u>88%</u> (a)

Peak sale values occurred in '28-'29 and were 100 % of the 1929 level.

Peak rental values occurred in '28-'29 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 15 %; b. Dwelling units 100 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair; b. \$2,000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$17.50 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 1-story, brick and frame 5-rm singles; b. Amount last year \$35,000 (about 25)
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable as long as new building continues, then downward.
14. CLARIFYING REMARKS:

About 50% of the occupants of these areas are Army people. (A) Due to the fact that all of the 20 houses in C-8 have been built in the past 18 months.

Much of C-9 is unimproved. There is some Negro property located along the northeast side of Cusseta Road and east side of Lumpkin Road which should carry a D grade rating.
15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board Date May 4, 1937 193__

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Hazardous AREA NO. D-1,3,4,5

2. DESCRIPTION OF TERRAIN. These areas contain portions of Old South Commons (D-1); eastern portion of Rosehill, western portion of East Highlands and Jordan City (D-3); Bottoms (D-4); Keys Quarter, Radcliff, and Brookville (D-5), portions of which areas are outside of the city. Land is rolling except in D-1, where it is level.

3. FAVORABLE INFLUENCES. Proximity to churches and schools. Adequate bus transportation for Negroes. Electricity and water in all areas.

4. DETRIMENTAL INFLUENCES. No zoning, building restrictions, or sewerage. Only about 3% of streets paved (thoroughfares which traverse the area). Vandalism present. Obnoxious odors in D-1. Portion of D-4 subject to overflow after heavy rains. Portions of D-1,4, and 5 outside of city have no fire protection.

5. INHABITANTS: 300 to
a. Type Laborers and domestics; b. Estimated annual family income \$ 1,200
D-4 100% and D-5 100%
c. Foreign-born None; %; d. Negro Yes, D-1 50%, D-3 35%; %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families Many, but decreasing; %
g. Population is increasing Slowly; decreasing _____; static.

6. BUILDINGS: 1-story
a. Type or types 3-room singles; b. Type of construction Frame; %
c. Average age 1-50 years; d. Repair Fair to poor

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$300 to 2,500	\$500	100%	\$4 to 25	\$9	100%
'32-'33 low	250 to 1,500	300	60%	4 to 20	5.50	61%
current	300 to 2,000	380	76%	5 to 25	7	78%

Peak sale values occurred in '28-'29 and were 100 % of the 1929 level.

Peak rental values occurred in '28-'29 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 75 %; b. Dwelling units 100 %; c. Home owners 10 %

9. SALES DEMAND: a. Fair; b. \$600 singles; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$7 singles; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \$650 singles; b. Amount last year \$15,000 (about 20)
1-story All in D-4 and D-5

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
(a) (a)

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward D-1 and 3; static for Negroes in D-4 and 5.

14. CLARIFYING REMARKS: (a) Only local individual lenders will lend in these areas. In D-1 on both sides of Broadway, beginning slightly north of 7th Street, extending to the business section of Broadway, just south of 9th Street, property is occupied by original owners, who keep same in fair repair (better than surrounding property), and hence property in this small section is entitled to a C grade rating; a similar condition exists on both sides of 5th Avenue from 11th to 12th Streets and on the eastern side of 5th Avenue from 12th to 13th Streets. In D-3 on the western side of Pierpont Avenue, just north of Rose Hill Street, property is in better condition and is entitled to a C rating. A similar condition exists in the property located along the north side of 18th Street, between 12th and 14th Avenues, extending through to the south side of 19th Street, between 13th and 14th Avenues, in the northern portion of this area, is located the community bus-
15. Information for this form was obtained from ness district and the Archer and Perkins Hosiery mills; a small business section is located along both sides of Linwood Boulevard in this area, between 10th and 13th Avenues. In D-4 on the east side of 10th Avenue, between Wynton Road and 12th Street is located one of the Bradley Cotton Mills.

AREA DESCRIPTION

1. NAME OF CITY Columbus, Georgia SECURITY GRADE Hazardous AREA NO. D-2
2. DESCRIPTION OF TERRAIN. This area contains sections known as Old North Highlands, North Columbus, Beallwood, and Beallwood Heights. Majority of the land is rolling.
3. FAVORABLE INFLUENCES. Proximity to churches, schools, and play-grounds. Adequate bus transportation. Electricity and water in. Proximity to sources of employment for majority of area; not applicable to Beallwood and Beallwood Heights.
4. DETRIMENTAL INFLUENCES. No zoning, but deeds contain racial restrictions. Less than 3% of streets are paved. Small percentage of vandalism. Beallwood and Beallwood Heights are outside of city, hence have no city water, sewer, gas or fire protection; also have inadequate bus transportation.
5. INHABITANTS:
 - a. Type Factory workers and laborers ; b. Estimated annual family income \$ 1,200 ^{240 to}
 - c. Foreign-born None ; % 50 ; d. Negro Yes ; % 50 ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many, but decreasing ;
 - g. Population is increasing Rapidly ; decreasing _____ ; static. in Beallwood, but static in North Columbus and Old North Highlands
6. BUILDINGS:
 - a. Type or types 1-sty. 4-rm singles ; b. Type of construction Frame ;
 - c. Average age 1-40 years ; d. Repair Fair to poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$400 to 2,500</u>	<u>\$800</u>	<u>100%</u>	<u>\$5. to 20</u>	<u>\$9</u>	<u>100%</u>
<u>'32-'33</u> low	<u>200 to 1,500</u>	<u>400</u>	<u>50%</u>	<u>4 to 15</u>	<u>5.50</u>	<u>61%</u>
current	<u>300 to 2,500</u>	<u>600</u>	<u>75%</u>	<u>4 to 20</u>	<u>7</u>	<u>78%</u>

Peak sale values occurred in '28-'29 and were 100 % of the 1929 level.

Peak rental values occurred in '28-'29 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 70 %; b. Dwelling units 100 %; c. Home owners 5 %
9. SALES DEMAND: a. Fair ; b. 1-story \$750 singles ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$7 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 1-story \$750 frame singles ; b. Amount last year \$7,500 (about 10)
Only in Beallwood
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from Mr. H. Land, of Land Realty Company, and Mr. Harry F. Boyce, of the Boyce Realty Company, who is also president of the Columbus Real Estate Board