

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling land, fairly well timbered.
3. FAVORABLE INFLUENCES. Good schools. Adjacency to James Millikin University, Fairview Park and Sunnyside Golf Club.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
- a. Type Business & professional; b. Estimated annual family income \$5000 to \$25,00
- c. Foreign-born None; 0 %; d. Negro None; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing No; decreasing Static; static.
6. BUILDINGS: Single 5-7 rooms, a few duplexes (Brick);
- a. Type or types few duplexes (Brick); b. Type of construction Brick and Frame;
- c. Average age 15 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|---------------|-------------|---------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$5000-\$15000</u> | <u>\$7500</u> | <u>100%</u> | <u>\$40 - \$100</u> | <u>\$60</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$3000-\$9000</u> | <u>\$4500</u> | <u>60</u> | <u>\$24 - \$60</u> | <u>\$35</u> | <u>60</u> |
| current | <u>\$4000-\$12000</u> | <u>\$6000</u> | <u>80</u> | <u>\$36 - \$90</u> | <u>\$54</u> | <u>90</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
- Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 95 %; c. Home owners 90 %
9. SALES DEMAND: a. Good; b. \$6000-\$7500 (Single); c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$50 - \$55; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Single \$7500-\$15000; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Some new construction west of N. Victoria Street of single \$8000 homes;
Trend of growth, west of A1.
South of A1 ground is low, worth between \$250 and \$300 per acre.

15. Information for this form was obtained from George E. Odor, Realtor.

Member of the National Association of Real Estate Boards.
30 years in real estate business in Decatur.

Date July 6, 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN. High and level, but east of Monroe rolling and timbered.

3. FAVORABLE INFLUENCES. Restricted to residential homes, \$7500 minimum, and adjacent to Lincoln Park.

4. DETRIMENTAL INFLUENCES. Greenwood Cemetery -- but not considered as detrimental by those living in this area.

5. INHABITANTS:

a. Type Business & professional ; b. Estimated annual family income \$5000-\$25,000

c. Foreign-born None ; 0 %; d. Negro None ; 0 %;
(Nationality) (Yes or No)

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

g. Population is increasing No ; decreasing Static ; static.

6. BUILDINGS:

a. Type or types Single, 5-7 rooms ; b. Type of construction Brick predominates ;

c. Average age 12 - 15 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10000-\$30000</u>	<u>\$15000</u>	<u>100%</u>	<u>\$60 - \$75</u>	<u>\$65</u>	<u>100%</u>
<u>1932</u> low	<u>\$5000-\$15000</u>	<u>\$7500</u>	<u>50</u>	<u>\$42 - \$52</u>	<u>\$45.50</u>	<u>70</u>
current	<u>\$7500-\$22500</u>	<u>\$11000</u>	<u>75</u>	<u>\$54 - \$67.50</u>	<u>\$58.50</u>	<u>90</u>

Peak sale values occurred in 1929 and were --- % of the 1929 level.

Peak rental values occurred in --- and were --- % of the 1929 level.

8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 100 %

9. SALES DEMAND: a. Good ; b. Single \$9000-\$10000 ; c. Activity is Fair

10. RENTAL DEMAND: a. None ; b. Available ; c. Activity is None

11. NEW CONSTRUCTION: a. Types (One) Single \$15,000 ; b. Amount last year None

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: Fine view of river. No homes for sale during depression. Close to colored district, DE, to west, but is not considered as troublesome to those living here.

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Date July 6, 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. The best area close to industrial plants on the east. Well laid out.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS: Mechanics and others working
a. Type in industrial plants on the east.; b. Estimated annual family income \$ 1800 - \$3600.
c. Foreign-born None; 0 %; d. Negro None; 0 %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families None;
g. Population is increasing No; decreasing Static; static.
6. BUILDINGS:
a. Type or types Single 5 & 6 rooms; b. Type of construction Mixed frame & brick;
c. Average age 12 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|--------------------|-------------|--------------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$5000-\$7500</u> | <u>\$5500</u> | <u>100%</u> | <u>\$35 - \$50</u> | <u>\$40</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$2500-\$3750</u> | <u>\$2750</u> | <u>50</u> | <u>\$17.50 - \$25</u> | <u>\$20</u> | <u>50</u> |
| current | <u>\$3250-\$4875</u> | <u>\$3575</u> | <u>65</u> | <u>\$29.75 - \$42.50</u> | <u>\$34</u> | <u>85</u> |
- Peak sale values occurred in 1929 and were -- % of the 1929 level.
Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 75 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Good; b. \$4000-\$5000 single; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$30 - \$35; c. Activity is Good
11. NEW CONSTRUCTION: a. Types (2) Single \$7500; b. Amount last year None
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: North of Kenwood mostly vacant but very desirable property. Good school and transportation facilities.

15. Information for this form was obtained from George E. Odor, Realtor.
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30 years in real estate business in Decatur.

Date July 6, 1937

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 2
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Close to 3 excellent schools.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
- a. Type Business clerks, mechanics.; b. Estimated annual family income \$2000-\$2500.
- c. Foreign-born None; 0 %; d. Negro None; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing No; decreasing Static; static.
6. BUILDINGS:
- a. Type or types Single, 5 rooms; b. Type of construction Frame, some brick.;
- c. Average age 15 - 20 years; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|---------------|-------------|--------------------|----------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$5000-\$7500</u> | <u>\$6000</u> | <u>100%</u> | <u>\$40 - \$50</u> | <u>\$45</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$3000-\$4500</u> | <u>\$3600</u> | <u>60</u> | <u>\$20 - \$25</u> | <u>\$22.50</u> | <u>50</u> |
| current | <u>\$3500-\$5250</u> | <u>\$4200</u> | <u>70</u> | <u>\$32 - \$40</u> | <u>\$36</u> | <u>80</u> |
- Peak sale values occurred in 1929 and were -- % of the 1929 level.
- Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Good; b. Single 5-6 \$3500-\$4500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$30 - \$35; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Good transportation facilities.

15. Information for this form was obtained from George E. Odor, Realtor.

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Date July 6, 1937

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Good schools.
4. DETRIMENTAL INFLUENCES. None (except a few colored people on W. King and along Marietta to the east, in D3).
5. INHABITANTS: Clerical, business,
 a. Type professional and mechanics ; b. Estimated annual family income \$2000- \$2500
 c. Foreign-born None ; 0 %; d. Negro None ; 0 %;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
 a. Type or types Single 5-6 Rm. \$5000 b. Type of construction Frame, 25% brick ;
 c. Average age 12- 15 years ; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|--------------------|-------------|------------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$5000-\$6500</u> | <u>\$5500</u> | <u>100%</u> | <u>\$45 - \$50</u> | <u>\$45</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$3250-\$4225</u> | <u>\$3575</u> | <u>65</u> | <u>\$22.50 - \$25</u> | <u>\$22.50</u> | <u>50</u> |
| current | <u>\$3750-\$4875</u> | <u>\$4125</u> | <u>75</u> | <u>\$29.25-\$32.50</u> | <u>\$29.25</u> | <u>65</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
 Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Single \$4000-\$5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. None ; b. Available ; c. Activity is ---
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Good clean neighborhood.

15. Information for this form was obtained from George E. Odor, Realtor.

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Date July 6, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN. Some rolling land, mostly level.
3. FAVORABLE INFLUENCES. Fairview Park, James Millikin University, Denis School.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
a. Type Business and professional ; b. Estimated annual family income \$3000-\$10000
c. Foreign-born None ; 0 %; d. Negro None ; 0 %;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
a. Type or types Single 5-8 Rm. \$7500 ; b. Type of construction Brick and frame ;
c. Average age 18 years. ; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|--------------------|-------------|-----------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$6000-\$15000</u> | <u>\$7500</u> | <u>100%</u> | <u>\$50 - \$100</u> | <u>\$65</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$3900-\$9750</u> | <u>\$4875</u> | <u>65</u> | <u>\$52.50 - \$65</u> | <u>\$42.25</u> | <u>65</u> |
| current | <u>\$4500-\$11250</u> | <u>\$5625</u> | <u>75</u> | <u>\$40 - \$80</u> | <u>\$52</u> | <u>80</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Good ; b. \$5500- \$6500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. None available ; c. Activity is ---
11. NEW CONSTRUCTION: a. Types (1) single \$8000 ; b. Amount last year very few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: A very desirable section and popular area in which to live.

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30 years in real estate business in Decatur.
Date July 6, 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 5
2. DESCRIPTION OF TERRAIN. Level. All well timbered.
3. FAVORABLE INFLUENCES. Adjacent to downtown, Millikin University, and Art Institute.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
a. Type Business and Professional ; b. Estimated annual family income \$ 2500-\$25,000
c. Foreign-born None ; 0 % ; d. Negro None ; 0 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing No ; decreasing Static ; static.
Some apartments 2 units to 8, some duplexes
6. BUILDINGS: Single 5-8-10 rooms.
a. Type or types \$4000 - \$50,000 ; b. Type of construction Frame and brick ;
c. Average age 30 years ; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|--------------------|-------------|--------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$4000-\$35000</u> | <u>\$6500</u> | <u>100%</u> | <u>\$40 - \$50</u> | <u>\$45</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$2000-\$17500</u> | <u>\$3250</u> | <u>50</u> | <u>\$20 - \$25</u> | <u>\$22.50</u> | <u>50</u> |
| current | <u>\$2600-\$22750</u> | <u>\$4225</u> | <u>65</u> | <u>\$32 - \$40</u> | <u>\$36</u> | <u>80</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Single \$4500-\$5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Few available ; 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 ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Millikin Place is bounded on the west by N. Haworth Avenue, on the east by Pine Street, on the north by William, and on the south by Main. Situated here are exceptionally good homes costing from \$30,000 to \$75,000 with beautiful grounds, community heating plant, but today, however, only one is for sale at approximately 50% on the dollar. Property here today won't bring 50% of cost.
Some old large homes down fully 50%. Houses in the area are being bought for apartment house purposes.
15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 7, 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Near several fine schools and Nelson Park. Close to Lake Decatur.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
- a. Type Mechanics, clerks, and mixed; b. Estimated annual family income \$ 1500-32500
- c. Foreign-born None; 0%; d. Negro None; 0%;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Very few.;
- g. Population is increasing No; decreasing Static; static.
6. BUILDINGS:
- a. Type or types 5-6 Rms. \$3000-\$6000; b. Type of construction Frame, some brick;
- c. Average age 15 - 20 years; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|---------------|-------------|-----------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$4000-\$7500</u> | <u>\$6000</u> | <u>100%</u> | <u>\$40 - \$45</u> | <u>\$40</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$2000-\$3750</u> | <u>\$3000</u> | <u>50</u> | <u>\$20 - \$22.50</u> | <u>\$20</u> | <u>50</u> |
| current | <u>\$2800-\$5250</u> | <u>\$4200</u> | <u>70</u> | <u>\$32 - \$36</u> | <u>\$32</u> | <u>80</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
- Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 75%; b. Dwelling units 100%; c. Home owners 60%
9. SALES DEMAND: a. Good; b. \$4200 - \$4500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Few for rent; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Very little; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample; b. Home building ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Nelson Park and Lake Decatur have favorable effect. Some very fine homes in that part of area east of Jasper to 16th and north of Cantrell Street. From 16th to 19th is probably the worst part of area with Polish and laboring class predominating.
From 19th west, area is quite desirable with some fine homes scattered throughout.
15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 7, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE B AREA NO. 7
2. DESCRIPTION OF TERRAIN. Rolling - high.
3. FAVORABLE INFLUENCES. Near Lake Decatur.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
a. Type Business and professional ; b. Estimated annual family income \$10,000-\$25,000
c. Foreign-born None ; 0 % ; d. Negro None ; 0 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
a. Type or types Single 6-8 Rm. \$25,000 ; b. Type of construction Brick ;
c. Average age 10 - 12 years ; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|--------------------|-------------|----------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>None for sale</u> | | <u>100%</u> | <u>None for rent</u> | | <u>100%</u> |
| <u>1932</u> low | <u>--</u> | <u>--</u> | | <u>--</u> | <u>--</u> | |
| current | <u>None for sale</u> | | | <u>None for rent</u> | | |
- Peak sale values occurred in _____ and were _____ % of the 1929 level.
Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 10 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. _____ ; b. None ; c. Activity is None available
10. RENTAL DEMAND: a. _____ ; b. " ; c. Activity is "
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: "Old Country Club Place" and subdivided into very expensive lots, a few fine homes \$25,000 each, beautiful view, but will be a long time before it will built up -- too expensive for size of town. No houses for sale and none for rent. Lots sold in 1928 from \$2500 to \$9000, but can be bought today for 50% on the dollar. Known as South Moreland Place. Only subdivision on Lake for permanent residences. All property is in strong hands. Building restrictions are \$7500 to \$10,000. Should be "A" grade in next 10 to 15 years if city expands substantially.
15. Information for this form was obtained from George E. Odor, Realtor
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30 years in real estate business in Decatur.

Date July 7, 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Adjacent to downtown district. Good schools and transportation.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS: Mixed business, clerical
a. Type and laboring.; b. Estimated annual family income \$ 1200-\$2500
c. Foreign-born Few; b %; d. Negro None; 0 %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families Few;
g. Population is increasing No; decreasing Static; static.
6. BUILDINGS: Single 4-8 rooms,
a. Type or types \$1500-\$7500; b. Type of construction Frame and brick;
c. Average age 30 years; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|--------------------|-------------|------------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$2000-\$3500</u> | <u>\$4000</u> | <u>100%</u> | <u>\$25 - \$35</u> | <u>\$30</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$1000-\$4250</u> | <u>\$2000</u> | <u>50</u> | <u>\$12.50-\$17.50</u> | <u>\$15</u> | <u>50</u> |
| current | <u>\$1200-\$5100</u> | <u>\$2400</u> | <u>60</u> | <u>\$20 - \$28</u> | <u>\$25</u> | <u>80</u> |
- Peak sale values occurred in 1929 and were -- % of the 1929 level.
Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 95 %; c. Home owners 50 %
9. SALES DEMAND: a. Poor; b. --; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. \$25 - \$30; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Apartment houses are scattered throughout but these are mostly duplexes of 2 - 4 units. Some fine homes on Church, Union, and Edward, north of Center Street and on Main north of Grand Avenue.
15. Information for this form was obtained from George E. Odor, Realtor.
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 7, 1937

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 2
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Good schools, near James Millikin University, adjacent to downtown business district.
4. DETRIMENTAL INFLUENCES. Colored folks in red area, D4, one of the oldest parts of city.
5. INHABITANTS: Mixed, business, professional & laboring class ; b. Estimated annual family income \$600 - \$10,000
- c. Foreign-born Few ; 5 % ; d. Negro None ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Few ;
- g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS: Single 4-6-8 rooms, duplex 2-8 units, a number of apartments scattered throughout area of 2-6 units ; b. Type of construction Frame and Brick ;
On S.W. 20 years
c. Average age Balance 40 years ; d. Repair Fair -- bad
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|---------------|-------------|----------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$1200-\$15000</u> | <u>\$3000</u> | <u>100%</u> | <u>\$12 - \$75</u> | <u>\$40</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$600-\$7500</u> | <u>\$1500</u> | <u>50</u> | <u>\$6 - \$37.50</u> | <u>\$20</u> | <u>50</u> |
| current | <u>\$720-\$9000</u> | <u>\$1800</u> | <u>60</u> | <u>\$7.25 - \$45</u> | <u>\$24</u> | <u>60</u> |
- Peak sale values occurred in 1929 and were -- % of the 1929 level.
- Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 95 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. -- ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$25 - \$30 ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: The small section of area west of James Millikin Athletic Field is fairly well settled with some brick (in addition to frame construction) of single type 5 - 7 room houses currently valued at from \$4,000 to \$7,500/ It is a newer and better district than the balance of the C2 area and adjoins Fairview Park.

15. Information for this form was obtained from George E. Odor, Realtor,

Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 1937

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 8
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Torrence Park and close to industrial plants. Good schools.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
- a. Type Laboring class; b. Estimated annual family income \$ 800-\$1500
- c. Foreign-born Few; 5 %; d. Negro None; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Few;
- g. Population is increasing No; decreasing Static; static.
6. BUILDINGS:
- a. Type or types Single 4-5 room -; b. Type of construction Frame, some brick.;
\$1200-\$4000
- c. Average age 20 years.; d. Repair Fair -- bad.
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|-----------------|----------------------|--------------------|-------------|------------------------|--------------------|-------------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | <u>\$2000-\$5500</u> | <u>\$4000</u> | <u>100%</u> | <u>\$12 - \$35</u> | <u>\$25</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$1000-\$2750</u> | <u>\$2000</u> | <u>50</u> | <u>\$6 - \$17.50</u> | <u>\$12.50</u> | <u>60</u> |
| current | <u>\$1200-\$3300</u> | <u>\$2400</u> | <u>60</u> | <u>\$10.20-\$29.75</u> | <u>\$21.25</u> | <u>85</u> |
- Peak sale values occurred in 1929 and were -- % of the 1929 level.
- Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 75 %; b. Dwelling units 95 %; c. Home owners 40 %
9. SALES DEMAND: a. Fair; b. \$1750 - \$2500; c. Activity is None
10. RENTAL DEMAND: a. Good; b. \$25.00; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Industrial region and well located for this class of people.
East of Jasper and north of Locust has been built up during last 15 years.
15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards.
30 years in real estate business in Decatur.

Date July 8, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Good schools -- close to industrial district and business section
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
 - a. Type laboring & clerical ; b. Estimated annual family income \$800-\$1500
 - c. Foreign-born Few ; 5 % ; d. Negro Few on Wood Street. ; 2 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS: Single 4-5 rooms, a few apartments of 2-4 units
 - a. Type or types Scattered throughout ; b. Type of construction Frame ;
 - c. Average age 30 years ; d. Repair Fair -- bad
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2000-\$4000</u>	<u>\$3750</u>	<u>100%</u>	<u>\$15 - \$40</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>\$1000-\$3000</u>	<u>\$1875</u>	<u>50</u>	<u>\$6 - \$16</u>	<u>\$10</u>	<u>40</u>
current	<u>\$1200-\$3600</u>	<u>\$2250</u>	<u>60</u>	<u>\$10.50 - \$28</u>	<u>\$17.50</u>	<u>70</u>

Peak sale values occurred in 1929 and were -- % of the 1929 level.

Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 95 % ; c. Home owners 35 %
9. SALES DEMAND: a. Fair ; b. Single \$2000-\$3000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$15 - \$25 ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Well located. Reasonably close to Nelson Park and Lake Decatur, especially on the eastern section. From 17th east on Prairie and William Streets extending to 22nd is a better class of buildings and inhabitants.
15. Information for this form was obtained from George E. Odor, Realtor

Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 5
2. DESCRIPTION OF TERRAIN. Level, but south of Riverside Avenue to Lake Shore Drive and west of Jasper, it is hilly and rolling.
3. FAVORABLE INFLUENCES. Lake Decatur, Nelson Park.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$500-\$1200
 - c. Foreign-born None %; d. Negro None %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
 - a. Type or types Single 4-5 rooms ; b. Type of construction Frame, few brick ;
 - c. Average age 25 - 30 years. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1750-\$4500</u>	<u>\$3000</u>	<u>100%</u>	<u>\$15 - \$35</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>\$700-\$1800</u>	<u>\$1200</u>	<u>40</u>	<u>\$7.50-\$17.50</u>	<u>\$12.50</u>	<u>50</u>
current	<u>\$875-\$2250</u>	<u>\$1500</u>	<u>50</u>	<u>\$11.25-\$26.50</u>	<u>\$18.75</u>	<u>75</u>

Peak sale values occurred in 1929 and were -- % of the 1929 level.

Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 60 %; b. Dwelling units 95 %; c. Home owners 30 %
9. SALES DEMAND: a. Poor ; b. -- ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. \$15 - \$25 ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Proximity to Lake Decatur and Decatur Park District makes this a desirable area in which to live, but it is on down grade. There were no restrictions provided on the ground bordering on Lake Decatur when it was created and it is not the asset to the city it might have been from a residential point of view.

15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards.
30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE C AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Close to an excellent school and James Millikin University.
4. DETRIMENTAL INFLUENCES. Colored people in D5.
5. INHABITANTS: Mixed, business, professional,
 a. Type laboring and clerical ; b. Estimated annual family income \$ \$800-\$5000
 c. Foreign-born Few ; 5 % ; d. Negro None ; 0 % ;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families Few ;
 g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS: Single 4-8 rooms,
 a. Type or types \$1500-\$8000 ; b. Type of construction Frame and brick ;
 c. Average age 20 - 25 years ; d. Repair Fair -- bad
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000-\$10000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$12 - \$50</u>	<u>\$35</u>	<u>100%</u>
<u>1932</u> low	<u>\$500-\$5000</u>	<u>\$1500</u>	<u>50</u>	<u>\$6 - \$25</u>	<u>\$17.50</u>	<u>50</u>
current	<u>\$600-\$6000</u>	<u>\$1800</u>	<u>60</u>	<u>\$7.25 - \$30</u>	<u>\$21</u>	<u>60</u>

Peak sale values occurred in 1929 and were -- % of the 1929 level.
 Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 95 % ; c. Home owners 35 %
9. SALES DEMAND: a. Poor ; b. -- ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. -- ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: There are some better homes and class of inhabitants on Torrence Drive in the southeast.

15. Information for this form was obtained from George E. Odor, Realtor

Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level to somewhat rolling.
3. FAVORABLE INFLUENCES. Close to schools.
4. DETRIMENTAL INFLUENCES. Railroads. Cheap homes.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$600-\$1200
 - c. Foreign-born None ; 0 % ; d. Negro None ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
 - a. Type or types Single 4-5 rooms ; b. Type of construction Frame ;
 - c. Average age 20 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500-\$4500</u>	<u>\$2000</u>	<u>100%</u>	<u>\$12 - \$30</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>\$750-\$2250</u>	<u>\$1000</u>	<u>50</u>	<u>\$6 - \$15</u>	<u>\$10</u>	<u>50</u>
current	<u>\$975-\$2925</u>	<u>\$1500</u>	<u>65</u>	<u>\$9 - \$22.50</u>	<u>\$15</u>	<u>75</u>

Peak sale values occurred in 1929 and were -- % of the 1929 level.

Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 95 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. -- ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. \$15 - \$25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: West of Graceland there is a better class of homes and somewhat newer in development.
15. Information for this form was obtained from George E. Odor, Realtor

Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

6-1-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Good schools and transportation facilities.
4. DETRIMENTAL INFLUENCES. Railroads and industry.
5. INHABITANTS:
- a. Type Labor and clerical ; b. Estimated annual family income \$ 600-\$1500
- c. Foreign-born Few ; 5 % ; d. Negro Yes ; 5 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Many ;
- g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS:
- a. Type or types Single 4-5 rooms ; b. Type of construction Frame ;
- c. Average age 35 years ; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|----------------------|--------------------|-------------|-----------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1200-\$4000</u> | <u>\$2000</u> | <u>100%</u> | <u>\$15 - \$25</u> | <u>\$20</u> | <u>100%</u> |
| <u>1932</u> low | <u>\$360-\$1200</u> | <u>\$600</u> | <u>30</u> | <u>\$7.50-\$12.50</u> | <u>\$10</u> | <u>50</u> |
| current | <u>\$480-\$1600</u> | <u>\$800</u> | <u>40</u> | <u>\$9 - \$15</u> | <u>\$12</u> | <u>60</u> |
- Peak sale values occurred in 1929 and were --- % of the 1929 level.
- Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 95 % ; c. Home owners 25 %
9. SALES DEMAND: a. Poor ; b. --- ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. \$10 - \$15 ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: The northeastern part of area in industrial district from Garfield Street north is about 25 years old; balance of area is from 35 to 50 years old -- rapidly on down grade. Much rehabilitation necessary.
- Colored people are on Marietta and Sangamon east of Railroad Avenue.

15. Information for this form was obtained from George E. Odor, Realtor
- Member of National Association of Real Estate Boards,
- 30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Heavily interspersed with commercial and industrial encroachment.
4. DETRIMENTAL INFLUENCES. The oldest part of the city with business section in center.
5. INHABITANTS: Mixed -- labor, some
 - a. Type clerical and business ; b. Estimated annual family income \$600-\$2500
 - c. Foreign-born Yes ; 5 % ; d. Negro Yes ; 25 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS: Some 8 room homes, very few apartments in area
 - a. Type or types Single 4-5 rooms ; b. Type of construction Frame and brick ;
 - c. Average age 50 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000-\$6000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$10 - \$50</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>\$400-\$2400</u>	<u>\$800</u>	<u>40</u>	<u>\$4 - \$20</u>	<u>\$8</u>	<u>40</u>
current	<u>\$500-\$3000</u>	<u>\$1000</u>	<u>50</u>	<u>\$6 - \$30</u>	<u>\$12</u>	<u>60</u>

Peak sale values occurred in 1929 and were -- % of the 1929 level.

Peak rental values occurred in 1929 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 96 % ; c. Home owners 20 %
9. SALES DEMAND: a. Poor ; b. except for commercial purposes and land value ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$10 - \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building Very limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: The west section of area is heavily industrialized. Mueller Company, one of the city's big manufacturing plants, is in this section, in fact most of D3 area from east to west is one of railroads, industry and business.

15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Adjacent to business section.
4. DETRIMENTAL INFLUENCES. A colored district.
5. INHABITANTS:
 - a. Type Mixed labor, clerical ; b. Estimated annual family income \$ 500-\$2000
 - c. Foreign-born Yes ; 5 % ; d. Negro Yes ; 25-30 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing No ; decreasing Static ; static.
6. BUILDINGS: Very few apartments in area
 - a. Type or types Single 4-5 rooms ; b. Type of construction Frame and brick ;
 - c. Average age 50 years ; d. Repair Bad
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000-\$5000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$10 - \$40</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>\$400-\$2000</u>	<u>\$800</u>	<u>40</u>	<u>\$4 - \$16</u>	<u>\$8</u>	<u>40</u>
current	<u>\$500-\$2500</u>	<u>\$1000</u>	<u>50</u>	<u>\$6 - \$24</u>	<u>\$12</u>	<u>60</u>

Peak sale values occurred in 1929 and were --- % of the 1929 level.

Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 95 % ; c. Home owners 20 %
9. SALES DEMAND: a. Poor ; b. except for commercial purposes and land value ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$10 - \$15 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building Very limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: At one time this was one of the best parts of the city. The City water works is located in southwestern part of area.
15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 9, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 5
2. DESCRIPTION OF TERRAIN. Level -- rolling.
3. FAVORABLE INFLUENCES. Adjacent to good territory.
4. DETRIMENTAL INFLUENCES. Colored people.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 500-\$1000
 - c. Foreign-born None ; 0 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing _____ ; decreasing Static ; static.
6. BUILDINGS:
 - a. Type or types Single 3-4-5-rooms ; b. Type of construction Frame ;
 - c. Average age 30 ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000-\$2500</u>	<u>\$1750</u>	<u>100%</u>	<u>\$9 - \$15</u>	<u>\$10</u>	<u>100%</u>
<u>1932</u> low	<u>\$200-\$500</u>	<u>\$350</u>	<u>20</u>	<u>\$4 - \$7.50</u>	<u>\$5</u>	<u>50</u>
current	<u>\$250-\$650</u>	<u>\$450</u>	<u>25</u>	<u>\$5 - \$9</u>	<u>\$6</u>	<u>60</u>

Peak sale values occurred in 1929 and were --- % of the 1929 level.

Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 98 % ; c. Home owners 20 %
9. SALES DEMAND: a. Bad ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$5 - \$10 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: A negro section. Only sales and rents are to colored people.

Close to Lincoln Park.

15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards.
30 years in real estate business in Decatur.

Date July 8, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Decatur, Illinois SECURITY GRADE D AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Close to industry. Almost entirely occupied by A. E. Staley Manufacturing Company employees.
4. DETRIMENTAL INFLUENCES. Industrial section.
5. INHABITANTS:
 - a. Type Laborers and mechanics ; b. Estimated annual family income \$ 1000-\$2000
 - c. Foreign-born Few ; 5 % ; d. Negro None ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing _____ ; decreasing Static ; static.
6. BUILDINGS:
 - a. Type or types Single 4-5 rooms ; b. Type of construction Frame ;
 - c. Average age 15 years ; d. Repair Poor -- fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-\$5000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$12 - \$35</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>\$1000-\$2500</u>	<u>\$1250</u>	<u>50</u>	<u>\$6 - \$17.50</u>	<u>\$10</u>	<u>50</u>
current	<u>\$1400-\$3500</u>	<u>\$1750</u>	<u>70</u>	<u>\$10 - \$25</u>	<u>\$15</u>	<u>75</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 95 % ; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. \$1500 - \$2000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$10 - \$15 ; 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
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: The A. E. Staley Manufacturing Company owns the land (mostly vacant and in gardens) from Eldorado north.
15. Information for this form was obtained from George E. Odor, Realtor
Member of National Association of Real Estate Boards,
30 years in real estate business in Decatur.

Date July 8, 1937

(Over)