AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY Northern Section SECURITY GRADE Best AREA NO. A 1
2.	DESCRIPTION OF TERRAIN. Level. Best residential area.
	AND THE RESERVE THE PROPERTY OF THE PERSON O
3.	FAVORABLE INFLUENCES. Site of Butler University in west portion. All city facilities.
4.	DETRIMENTAL INFLUENCES. None.
5.	INHABITANTS: Native white; executive and a. Type other white-collar type ; b. Estimated annual family income \$ 2000 to 100,00
	c. Foreign-born Nominal ; %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families None ;
	g. Population is increasing Yes ; decreasing; static.
6.	BUILDINGS: a. Type or typesOne-family units ; b. Type of construction Frame and Br Veneer ;
	c. Average age 10 to 20 years ; d. Repair Good
7.	HISTORY:SALE VALUES RENTAL VALUES
	PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$5000 to \$100,000 \$15,000 100% \$40 to 150 \$60 100%
	low \$3000 to 30,000 \$6,000 40 25 to 75 \$45 75
	current4000 to 50,000 \$10,000 66 40 to 100 \$50 83
	Peak sale values occurred in 1927 and were 115 % of the 1929 level.
	Peak rental values occurred in 1926 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 100%; c. Home owners 75 %
9.	SALES DEMAND: a. Xcellent; b.Br Veneer \$8,000; c. Activity is Xcellent
0.	RENTAL DEMAND: a. Xcellent ; b. Singles: \$60.00 ; c. Activity is Xcellent
1.	NEW CONSTRUCTION: a. Types Br Veneer singles; b. Amount last year
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Xcellent; b. Home building Xcellent
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Most part - up.
4.	CLARIFYING REMARKS:
	West of Illinois Street: Influenced by Butler University. 42nd & Central: New Catholic Church and School where such families with good incomes desire their children to attend grade schools. Other section north of this, newer type houses, mostly brick veneer, built within last ten years.
The same of	
5.	Information for this form was obtained from
	Date 11:3 3 0 1037
	Date

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY Meridian Hills - Etc. SECURITY GRADE Best AREA NO. A 2
2.	DESCRIPTION OF TERRAIN. Partly level, partly rolling. All high ground, only partially developed. Section to become best residential
3.	part of the city. FAVORABLE INFLUENCES. Large lots some well wooded. Very highly restricted.
4.	DETRIMENTAL INFLUENCES. Lack of sewers, city water and transportation.
5.	INHABITANTS: 5,000 to a. Type Native white ; b. Estimated annual family income \$ 20,000
	c. Foreign-born None ; %; d. Negro None ; %; %; %;
	e. Infiltration of None ; f. Relief families None ;
	g. Population is increasing Rapidly; decreasing; static.
6.	BUILDINGS: a. Type or types One family units; b. Type of construction Brick or Brick veneer;
	c. Average age 10 years; d. Repair Good
7.	HISTORY:SALE VALUESRENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTITUTE % RANGE INSTITUTE %
	1929 level \$12,000 to 30,000 \$18,000 100% \$60 to 125 \$100 100%
	1932 1ow 7,000 to 15,000 10,000 55 50 to 100 75 75
	current 10,000 to 30,000 15,000 83 75 to 125 90 90
	Peak sale values occurred in 1927 and were 120 % of the 1929 level.
	Peak rental values occurred in 1927 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land <u>5</u> %; b. Dwelling units <u>100</u> %; c. Home owners <u>95</u> %
9.	SALES DEMAND: a. Xcellent ; b. Xcellent ; c. Activity is Xcellent
0.	RENTAL DEMAND: a. Xcellent ; b. Xcellent ; c. Activity is Xcellent
1.	NEW CONSTRUCTION: a. Types Single Family Units; b. Amount last year 10
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Xcellent b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Decidedly up.
4.	CLARIFYING REMARKS:
	A section of high land north of White River, well platted. Mostly small estate type lots. Will be future best residential section.
	Color the transfer termination in the color of the color
5.	Information for this form was obtained from
	Date MAR 3 0 1937 193
	Date193

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY Crows Nest - Incorporated SECURITY GRADE Best AREA NO. A 3
2.	DESCRIPTION OF TERRAIN. Rolling, hilly. Small restricted area of larger estates.
3.	FAVORABLE INFLUENCES. High land. Developed with larger type homes.
4.	DETRIMENTAL INFLUENCES. Lack of transportation, city sewer and water.
5.	INHABITANTS: a. Type Native white; b. Estimated annual family income \$ 50,000 & up
	c. Foreign-born None ; %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u> ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>Single Family Units</u> b. Type of construction <u>Brick and Stucco</u> ;
	c. Average age <u>15 years</u> ; d. Repair <u>Good</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level SEE # 14. 100% NO RENTALS 100%
	low
	current " " "
	Peak sale values occurred in and were % of the 1929 level.
	Peak rental values occurred inand were% of the 1929 level.
8.	OCCUPANCY: a. Land 3 %; b. Dwelling units 100 %; c. Home owners 100 %
9.	SALES DEMAND: a; b; c. Activity is
0.	RENTAL DEMAND: a; b; c. Activity is
	NEW CONSTRUCTION: a. Types; b. Amount last year
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Yes
4.	CLARIFYING REMARKS:
	This section contains only about thirty large estates averaging in value in the hundreds of thousands of dollars. No re-sale value can be set.
	Information for this form was obtained from
	MAR 3 0 1937
	Date

Date _

_193 __

AREA DESCRIPTION (For Instructions see Reverse Side)

1.	. NAME OF CITY Golden Hill SECURITY GRADE Best AREA NO. A 4
2.	DESCRIPTION OF TERRAIN. Level to rolling. Small restricted section known as "Golden Hill."
3.	FAVORABLE INFLUENCES. Small restricted section of large lots and small estate tracts.
4.	
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 20,000
	c. Foreign-born None (Nationality); %; d. Negro None (Tes or No)
	e. Infiltration of Static ; f. Relief families None
	g. Population is increasing; decreasing; static. Yes
6.	
	c. Average age 18 years; d. Repair Good
7.	HISTORY:SALE VALUES RENTAL VALUES
	YEAR PANCE INATING #
	1929 level \$90 <u>00 to 20,000 \$12,000 100% \$60 to 100</u> \$75 100%
	1932 1ow 6000 to 12,000 8,000 66 50 to 75 60 80
	current 8000 to 15,000 10,000 83 60 to 90 70 92
	Peak sale values occurred in 1926 and were 110 % of the 1929 level.
	Peak rental values occurred in 1926and were 110 % of the 1929 level.
3.	OCCUPANCY: a. Land 20 %; b. Dwelling units 100%; c. Home owners 95 %
9.	SALES DEMAND: a. Good ; b. Sing.Fam. \$8,000 ; c. Activity is Good
) .	RENTAL DEMAND: a. Good ; b. " " 70.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types Br. Veneer Singles; b. Amount last year 2
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Will become slightly better.
١.	CLARIFYING REMARKS:
	Attractive location for property known as "small estates," yet not far from City Center.
	Information for this form was obtained from
	Date Date 193

AREA DESCRIPTION

1.	NAME OF CITY Irvington		_SECURITY GRADE_	Best	AREA NO.	A 5
2.	DESCRIPTION OF TERRAIN.	CH THE THE		CAUSE CAL		
	2230KIZZIZON GI IBRUMIN	Eastern part of t	he City most	ly level lot	s and street	s.
3.	FAVORABLE INFLUENCES.	Boulevard along C Park. Newer deve	The second secon			
4.	DETRIMENTAL INFLUENCES.	Section along 10th far from Schools; Section. Other p	"Hower" School	is to be bu	ilt in this	
5.		facilities.				
	c. Foreign-born Germ	$\frac{1/2 \text{ of }}{\text{onality}}; \frac{1/2 \text{ of }}{1 \text{ %}}; $	1. Negro None	Tes or No)	;	%;
	e. Infiltration of N					
	g. Population is incr	SATURDAY HOLDON		PROFES OF	: static.	
6.	BUILDINGS: a. Type or types Sir					eer ·
	c. Average age 8 t	PACE OF THE PROPERTY OF THE PACE OF THE PA				
-	HISTORY:	SALE VALUES		DENTAL	VALUES	
7.	THE REAL PROPERTY AND ASSESSED.	PREDOM-		PR	EDOM-	
	YEAR RANGE			7 79-1	ATING %	
	1929 level \$4500 to 20			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	60 1009	
	1932 1ow 3500 to 10		4910		40 66	
	current 45 <u>00 to 12</u>			-	50 83	
	Peak sale values occur	red in <u>1927</u> and w	ere <u>120</u> % of t	the 1929 lev	e1.	
	Peak rental values occu	erred in 1927 and w	ere <u>110</u> % of 1	the 1929 lev	e1.	
8.	OCCUPANCY: a. Land 5	0%; b. Dwelling	units <u>100</u> %; c.	Home owners	85	_%
9.	SALES DEMAND: a. Very goo	d; b. Br. Ven. Bu	ng. \$6,000; c.	Activity is	Very goo	be
0.	RENTAL DEMAND: a. Very goo	d; b	\$50.00 ; c.	Activity is	Very goo	<u>bo</u> d
1.	NEW CONSTRUCTION: a. Typ	es Br. Veneer Bung	alow; b. Amoun	t last year	20	
2.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home pu	rchase Very good	b. Home bu	ilding Very	good
3.	TREND OF DESIRABILITY NEX	KT 10-15 YEARS	Up	4 100 00	ALEX STRU	
4.	CLARIFYING REMARKS: Best Pleasant Run Parkway, veneer singles from ne south of 10th devel to 15 years old. Sect and including Hawthorn along north side of 10 tion of City. Section Street to south line o part of which is built Information for this form Michigan St. north to singles and bungalows	east of Emerson Av w to 20 years old. oped with frame an ion from 10th nort e Lane, newer type th to Arlington from west side of f Shelby St br up nearly 100% and a was obtained from said Boulevard, 10	enue, developed all well kept. d brick veneer by of 12th Street frame and brick not built up but Kenmore Road to ick veneer and fit east part being Emerson to Ples built up, good built up bui	with good to Section for ungalows and and from En veneer bung to next in life Edmondson arame bungalog developed. asant Run Bod type frame	ype frame and rom Ritter ead singles, for merson Avenue galows. Section eastern and from Washows and single Section ead and brick a section.	d brick ast and rom new e to tion ern sec- hington les. West ast of from veneer
			Da	te	MAR 30 100	193_

AREA DESCRIPTION

TAI	DI	ART	ADO	TT	C
TIM	DT	ELN.	APU	LI	9

1.	NAME OF CITY Northern SECURITY GRADE Desirable AREA NO. B 1	
2.	DESCRIPTION OF TERRAIN. Level	
3.	FAVORABLE INFLUENCES. South portion near best High School. Good schools Chruches of all denominations. Transportation excellent. All sections enjoy all city facilities.	
4.	DETRIMENTAL INFLUENCES. South portion: number of two-family houses and four to sixteen family apartments. Section along east edge near Monon: RR track	s.
5.	INHABITANTS: a. Type Native and foreign whites ; b. Estimated annual family income \$2500 to 25, Germans, c. Foreign-born Italians & Jeys 2 %; d. Negro No ; (Nationality)	
	e. Infiltration of Better class of ; f. Relief families None Jewish race	;
	g. Population is increasing; decreasing; static. Yes	
6.	BUILDINGS: a. Type or types Various; b. Type of construction duplexes; Br. Apartmen	
	c. Average age 20 years; d. Repair Fair to good	
7.	HISTORY: SALE VALUES RENTAL VALUES	
	PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level \$4000 to 20,000 \$8000 100% \$40 to 100 \$60 100%	
	1932 low \$2500 to 12,000 5500 70 25 to 60 40 66	
	current \$3500 to 12,000 6000 75 35 to 80 50 83	
	Peak sale values occurred in 1926 and were 125 % of the 1929 level.	
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.	
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 90 %; c. Home owners 60 %	
9.	SALES DEMAND: a. Fair ; b.Singles: \$5000 ; c. Activity is Fair to good	
10.	RENTAL DEMAND: a. Good ; b. # \$50. ; c. Activity is Good	
11.	NEW CONSTRUCTION: a. Types Small bungalows ; b. Amount last year ; Fair to	
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home building Fair	
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Good	
14.	CLARIFYING REMARKS:	
	Section along Meridian Street: to large high class apartments. Along 28th, trend is to business and apartments. Extreme east section, along both sides of Winthrop Avenue, affected by Monon RR tracks. Along Pennsylvania Street and north of 38th large older type good homes. Small section in extreme north east: cheaper type bungalows and some older type frame houses.	
15.	Information for this form was obtained from	
	+5 ce Vetter, 6-16-37 MAR 30 1937	-
	+5-ee letter 6-16-37 Date	3

AREA DESCRIPTION (For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY Suburban - Highland Golf Club SECURITY GRADE Desirable AREA NO. B 2
2.	DESCRIPTION OF TERRAIN. Part level; mostly rolling; few hill sections.
3.	FAVORABLE INFLUENCES. Golf clubs. New Boulevard.
4.	DETRIMENTAL INFLUENCES. Lack of transportation and city facilities. Access to center of city thru undesirable neighborhood.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 2500 to 15000
	c. Foreign-born Nominal ; %; d. Negro None ; %; %;
	e. Infiltration of None ; f. Relief families Very few (in oldfamily ;
	g. Population is increasing slowly; decreasing ; static.
6.	BUILDINGS: a. Type or types One-Fam. Detached; b. Type of construction Brick Singles;
	c. Average age 15 years ; d. Repair Fair to good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$500 <u>0 to 20,000 \$7,000 100% \$25 to 100 \$70 100%</u>
	1932 _{low} \$3000 to 10,000 \$5,000 85 \$20 to 65 \$40 58
	current 4000 to 10,000 \$5,000 85 \$20 to 80 \$50 85
	Peak sale values occurred in 1925 and were 125 % of the 1929 level.
	Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 3 %; b. Dwelling units 4, c. Home owners 80 %
9.	SALES DEMAND: a. Fair ; b.One-Fam. \$6000 ; c. Activity is Slow to fair
0.	RENTAL DEMAND: a. Fair ; b. " \$50. ; c. Activity is Fair to good
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchaseFair; b. Home buildingGood
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly better
4.	CLARIFYING REMARKS:
	Section along new Boulevard and near best Golf Club which didnot develop because of high land value. Can and will be developed with small and less expensive type homes than first planned.
5.	Information for this form was obtained from
	# S ee letter 6-16-37 from a. G. Deane. Date March 30, 1937 193_

AREA DESCRIPTION

	NAME OF CITY North Clif	f		still Desirable AREA	NO B3
1.	PROGRAMMAN OF MERRATIV		SECURITI GRADE	ARDA	10
2.	DESCRIPTION OF TERRAIN.	Level			
3.	FAVORABLE INFLUENCES.	Small section, spa frame and brick ve	arsely developed	with fair-to-good	d type
		Trains and prior ve	meer pungatows.	hear new might so	511001.
4.	DETRIMENTAL INFLUENCES.	Distance from cent	ter of city 0- la	ck of city facili	lties
		on all streets.			
5.	INHABITANTS:		Patinated annua	1 family income to	7500 to 4000
	a. Type Native white			l family income\$ <u>2</u>	
	c. Foreign-born None	;;	Negro No	es or No)	%;
	e. Infiltration of No	ne; f.	Relief families	None	;
	g. Population is incre	asing Yes. ;	decreasing	; st	atic.
6.	BUILDINGS:		1		
	a. Type or types <u>Sing</u> .	Fam. Detached; b.	. Type of constru	Bungalows.	r - Frame ;
	c. Average age 10 ye	ears ; d	. Repair Good	-angutonse	
	WIGHT	SALE VALUES		RENTAL VALUES	
7.	HISTORY:	PREDOM-		PREDOM-	
	YEAR RANGE	INATING %			<u></u>
	1929 level \$35 <u>00 to 65</u> 6			60 \$ 45	100%
	1932 low \$2500 to 500		<u> </u>	The same of the sa	60
	current \$3500 to 550	4500 90		45 \$ 40	
	Peak sale values occurre	ed in 1928 and we	re <u>100</u> % of t	he 1929 level.	
	Peak rental values occur	red in 1928 and we	re <u>100</u> % of t	ne 1929 level.	
8.	OCCUPANCY: a. Land 15	_%; b. Dwelling u	nits <u>100</u> %; c. 1	Home owners 85	%
9.	SALES DEMAND: a. Good	; b.1_Fam\$4,000). ; c.	Activity is <u>Goo</u>	od
10.	RENTAL DEMAND: a. Good			Activity isGo	od
11.	NEW CONSTRUCTION: a. Type	Frame and Brick s Bungalows: \$450		last year 8	
12.	AVAILABILITY OF MORTGAGE F	PUNDS: a. Home pur	chase Fair to ;	b. Home building	Good .
13.	TREND OF DESIRABILITY NEXT	T 10-15 YEARS Ver	Good ry good.		THE RES
	CLARIFYING REMARKS:	Harvara Vall	No. of the last of		
	City facilities will		of this section	and will be dev	eloped
	with about the same t	cype as has been in	the past.	did will be dev	Спороц
15.	Information for this form	was obtained from			CONTRACTOR OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO
				MAR 3 0 1937	

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY INDIANAPOLIS - Little Flower SECURITY GRADE Desirable AREA NO. B 4
	DESCRIPTION OF TERRAIN. Level
2.	DESCRIPTION OF TERRAIN. 2002
3.	FAVORABLE INFLUENCES. Near new Catholic Church and School; also good grade school and Protestant Churches.
4.	DETRIMENTAL INFLUENCES. Poor transportation bus service to downtown.
5.	INHABITANTS: a. Type Native White ; b. Estimated annual family income \$ 1800 to 3000
	c. Foreign-born Nominal ; %; d. Negro None ; %; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>None</u> ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>Single Fam. Detached</u> b. Type of construction <u>Frame and brick veneer</u> ;
	c. Average age 10 years ; d. Repair Fair to good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$40 <u>00 to 7000</u> \$5500 100% \$40 to 60 \$50 100%
	1 <u>932</u> low \$3000 to 5000 3500 63 \$25 to 40 \$32.50 60
	current \$4000 to 6000 4500 80 \$35 to 55 \$45 90
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 100%; c. Home owners 85 %
9.	SALES DEMAND: a. Good ; b. Single Fam. \$4500 ; c. Activity is Good
١0٠	RENTAL DEMAND: a. <u>Excellent</u> ; b. <u>Bungalows: \$40.</u> ; c. Activity is <u>Excellent</u>
11.	NEW CONSTRUCTION: a. Types Frame Bungalows \$4500, b. Amount last year 5
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building Very good
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Very good
14.	CLARIFYING REMARKS:
	Small section built around new Catholic Church and School. Very desirable to young couples of ordinary means.
	TO THE PARTY OF THE PROPERTY OF THE PARTY OF
5	Information for this form was obtained from
	Date MAR 3 0 1937
	193

193 __

AREA DESCRIPTION

	INDIANAPOLIS	Still	
1.	. NAME OF CITY SEC	CURITY GRADE Desirable	AREA NO. <u>B 6</u>
2.	. DESCRIPTION OF TERRAIN. Level		
3.	. FAVORABLE INFLUENCES. Older but good section of Irvington. New st	on of former fine reside	ential section ools.
4.	. DETRIMENTAL INFLUENCES. Several large older t	ype houses.	
5.		stimated annual family	income \$ 1500 to 4000
	c. Foreign-born Nominal ; %; d. No (Wationality)	egro None (Yes or No)	% ;
	e. Infiltration of <u>None</u> ; f. R	elief families Very f	ew ;
	g. Population is increasing; d	ecreasing	; static. Yes
6.	. BUILDINGS: a. Type or types <u>1 & 2 Fam. units</u> ; b. T	ype of construction	Frame ;
	c. Average age 30 years; d. R	epair Fair to good	
7.			L VALUES
	YEAR RANGE INATING %		PREDOM— INATING
	1929 level \$4 <u>000 to 10,000 \$6000 100%</u>	\$40 to 80	\$55 100%
	1932 low \$2500 to 6,000 \$4000 66	\$25 to 50 _	35 63
	current \$3500 to 7000 \$4500 _75_	\$30 to 60	40 72
	Peak sale values occurred in 1926 and were	<u>125</u> % of the 1929 le	evel.
	Peak rental values occurred in 1926 and were		
8.	OCCUPANCY: a. Land 100 %; b. Dwelling unit	$\frac{100\%}{90}\%$; c. Home owner	s <u>70</u> %
9.	SALES DEMAND: a.Fair to good; b. Single & 2-fa	am. ; c. Activity i	s Fair to good
0.	RENTAL DEMAND: a. Good ; b. 1 & 2 Fam. \$4	40.00 ; c. Activity i	s <u>Good</u>
1.			
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purcha	ase good; b. Home b	uilding Fair to good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Up slig	ghtly; then static.	
4.	CLARIFYING REMARKS:		Land Land
	Good old section of Irvington. A former very good single houses mixed with two-family douk Washington Street: apartments, business and f	oles more recently cons	rb. Older but tructed. Along
5.	Information for this form was obtained from		
	+See letter 6-16-37 from a. G. Deane	Date	R 8 0 1537 193

AREA DESCRIPTION

1.	INDIANAPOLIS Still NAME OF CITY St. PHILLIPS SECURITY GRADE Desirable AREA NO. B 7
2.	DESCRIPTION OF TERRAIN.
2.	Level
3.	FAVORABLE INFLUENCES. Largest Catholic Parish. Close to good Public High School. Good transportation.
4.	DETRIMENTAL INFLUENCES. Several older type houses, but mixed with majority of better type.
5.	INHABITANTS: a. Type Native White; b. Estimated annual family income \$1200 to 2600
	c. Foreign-born Nominal ; %; d. Negro 2 negro families only ; %; (Nationality); %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing No ; decreasing ; static. Yes
6.	BUILDINGS: One and two-family a. Type or types knouses. ; b. Type of construction Frame ;
	c. Average age <u>25 years</u> ; d. Repair <u>Fair to good</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$3 <u>000 to 7000 \$5000 100% \$25 to 60 \$40 100%</u>
	1932 low 2000 to 5000 3500 70 20 to 40 30 75
	current <u>2500 to 5500 4000 80 20 to 50 35 87</u>
	Peak sale values occurred in 1928 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 96%; c. Home owners 65 %
9.	SALES DEMAND: a. Fair to good b. 1-2 Fam.: \$4000 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Good ; b. " " \$35.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly up; then static.
4.	CLARIFYING REMARKS:
	This section good because of desire of families of depreciated sections to move into this part of City particularly because of High School and Church influence.
5.	Information for this form was obtained from
	* See letter 6-16-37 from a. N. Deane. Date MAR 30 1937

AREA DESCRIPTION (For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY Beech Grove - Incorporated SECURITY GRADE Desirable AREA NO. B 8
2.	DESCRIPTION OF TERRAIN. Flat terrain. Contiguous to Indianapolis on the south. Inhabited chiefly by employees of CCC, St. Louis RR shops.
3.	FAVORABLE INFLUENCES. Convenience to employment in RR shops
4.	DETRIMENTAL INFLUENCES. One industry
5.	INHABITANTS: a. Type White; RR shop employees ; b. Estimated annual family income \$ 1400 to 2400
	c. Foreign-born Mixed; 2 %; d. Negro None; 3; %; %; d. Negro None; 3;
	e. Infiltration of None ; f. Relief families Very few at present ;
	g. Population is increasing slowly; decreasing; static.
6.	BUILDINGS: a. Type or types One-Fam. Detached; b. Type of construction Frame
	c. Average age 15 years ; d. Repair Fair to good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTITUTE % RANGE INSTITUTE %
	1929 level \$3000 to 6000 \$4500 100% \$25 to 45 \$35. 100%
	1932 low 2000 to 4000 3000 66% 15 to 30 25 70 %
	current 2500 to 5000 3500 80% 25 to 40 30 85%
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 50 %; b. Dwelling units 100%; c. Home owners 60 %
9.	SALES DEMAND: aFair ; b. Singles: \$3000 ; c. Activity is _Fair
0.	RENTAL DEMAND: a. Good ; b. Singles: \$50.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. TypesSingle Family ; b. Amount last year2
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Fair</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Static depending on employment in RR shops
4.	CLARIFYING REMARKS:
	Best part of RR shop district. Excellent rental and sale section of small houses when RR shops are in operation.
5.	Information for this form was obtained from
	Date

193 __

AREA DESCRIPTION

(For Instructions see Reverse Side)

	INDIANAPOLIS Still NAME OF CITY Edgewood-Southport SECURITY GRADE Desirable AREA NO. B 9
1.	Suburban Section '
2.	DESCRIPTION OF TERRAIN. Level to slightly rolling
3.	FAVORABLE INFLUENCES. Suburban section not far from city center. Good transportation
4.	DETRIMENTAL INFLUENCES. Lack of city facilities number of cheaper type houses. Few restrictions in most additions.
5.	INHABITANTS: a. Type Native White ; b. Estimated annual family income \$1000 to 3000
	c. Foreign-born Nominal ; %; d. Negro None ; %; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing <u>Slowly</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>1-Fam. Detached</u> ; b. Type of construction <u>Frame</u> ;
	c. Average age 20 years ; d. Repair Fair to good
	CALE VALUED
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$2000 to 6000 \$5500 100% \$20 to 40 \$30 100%
	<u>1932</u> 1ow \$1000 to 4000 \$2500 60 \$ 8 to 30 \$16 55
	current \$1500 to 5000 \$3000 85 \$ 12 to 35 \$22 73
	Peak sale values occurred in 1928 and were 110 % of the 1929 level.
	Peak rental values occurred in 1928 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 10 %; b. Dwelling units 95%; c. Home owners 70 %
9.	SALES DEMAND: a. Fair ; b. Singles - \$2500 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Good ; b. " \$20.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types Frame Bungalows ; b. Amount last year Four
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Fair only</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Will improve greatly.
4.	CLARIFYING REMARKS:
	Section not far out, where working men and mechanics can have small additional ground for gardening purposes in addition to homes. A number of very good frame and brick veneer homes in this section. Most purphasers buy or build mon-modern homes and improve and modernize as finances permit.
5.	Information for this form was obtained from
	Date MAR 3 0 1037 193
	- 15 Company of the C

_193 __

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLIS Still NAME OF CITY UNIVERSITY HEIGHTS SECURITY GRADE Desirable AREA NO. B 10
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Small section near small College (Indiana Central) at southern edge of the city.
4.	DETRIMENTAL INFLUENCES. Unimproved streets distance to grade and high school. RR Tracks.
5.	INHABITANTS: a. Type Native White ; b. Estimated annual family income \$ 1200 - 2400
	c. Foreign-born Nominal; %; d. Negro None; %; %; d. Negro None; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types 1_Fam. Detached ; b. Type of construction Frame bungalows ;
	c. Average age 15 years; d. Repair Fair to good
7.	
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$2500 - 5000 \$3500 100% \$25 to 40 \$30 100%
	1932 low \$1500 - 3000 2000 60 \$15 to 25 20 66
	current \$2000 - 4000 3000 85 \$20 to 35 25 85
	Peak sale values occurred in 1928 and were 100% of the 1929 level.
	Peak rental values occurred in 1928 and were 100% of the 1929 level.
8.	OCCUPANCY: a. Land 60 %; b. Dwelling units 100%; c. Home owners 75 %
9.	SALES DEMAND: a. Fair ; b. Sing.Fam. \$3000 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Good ; b. " " \$25.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Fair only</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Will increase slowly.
4.	CLARIFYING REMARKS:
	College will develop some, and increase demand. Streets will be improved and grade school facilities bettered.
	Information for this form was obtained from
3.	THE THE TOTAL AND TOTAL WAS OBTAINED FROM
	CONTROL CONTRO

MAR 8 0 1937

193

Date

AREA DESCRIPTION (For Instructions see Reverse Stde)

	INDIANAPOLIS
1.	NAME OF CITY St. Rock German Catholic SECURITY GRADE Desirable AREA NO. B 11
2.	DESCRIPTION OF TERRAIN. Level to rolling.
3.	FAVORABLE INFLUENCES. New German-Catholic Church and School (Branch of large old German-Catholic Parish) Not far from City Center.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities and improved streets.
5.	INHABITANTS:
	a. Type Native White; b. Estimated annual family income \$ \$1500 - 3000
	c. Foreign-born German; 2 %; d. Negro None; %; (Yes or No)
	e. Infiltration of None ; f. Relief families None ;
	g. Population is increasing Yes; decreasing ; static.
6.	BUILDINGS:
	a. Type or types Single-Fam. detached b. Type of construction Frame and Brick Veneer;
	c. Average age 15 years ; d. Repair Good
7.	HISTORY:SALE VALUESRENTAL VALUES
	PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$3000 - 7000 \$ 5000 100% No rentals known 100%
	1932 low \$2500 - 5000 3500 70% " " " "
	current \$3000 - 6000 4000 80 " " " "
	Peak sale values occurred in 1929 and were 100 % of the 1929 level.
	Peak rental values occurred in 1920and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 10 %; b. Dwelling units 100%; c. Home owners 98 %
9.	SALES DEMAND: a. Good ; b. Singles \$4,000 ; c. Activity is Good
0.	RENTAL DEMAND: aExcellent; b. None available ; c. Activity is
1.	NEW CONSTRUCTION: a. Types Single Family; b. Amount last year 2
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very good b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Decidedly up
4.	CLARIFYING REMARKS:
† £	Section being developed by younger citizens of German descent. Will greatly improve during the next several years. Large lots to acreage tracts. Number of truck green houses scattered thruout the section.
5.	Information for this form was obtained from

MAR 3 0 1937

193 __

Date _

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLIS . NAME OF CITY <u>Garfield Park Section</u> S	Still ECURITY GRADE <u>Desirable</u>	AREA NO. B-12
2.	. DESCRIPTION OF TERRAIN. Level		
3.	. FAVORABLE INFLUENCES. Near Large Park. Several Protestant	Good Transportation. Good and one Catholic Church ar	grade of schools; ad School.
4.		r and older sections. RR Tracks to city Center	
5.	. INHABITANTS: a. Type <u>Native White</u> ; b.	Estimated annual family inc	come \$ 1500 to 6000
	c. Foreign-born Nominal ; %; d.	Negro Yes - see below # 1	%;
	e. Infiltration of <u>None</u> ; f.	Relief families Few	;
	g. Population is increasing Yes ;	decreasing	; static.
6.	BUILDINGS: One to two family a. Type or types units ; b.	Type of construction Frame	and Brick Veneer;
	c. Average age <u>18 years</u> ; d.	Repair Fair to good	
7.	. HISTORY: SALE VALUES PREDOM—	RENTAL \	/ALUES
	YEAR RANGE INATING %		TING %
	1929 level <u>2500 - 10000</u> <u>5,000 100%</u>	\$25 - 65 \$	35 100%
	<u>1932</u> 1ow <u>1500 - 7000</u> <u>3,50</u> 0 <u>70</u>	\$12 - 40 \$	20 60%
	current <u>2000 - 9000 _ 4,00</u> 0 <u>80</u>	\$16 - 50 \$	28 80%
	Peak sale values occurred in 1928 and were	e% of the 1929 leve	1.
	Peak rental values occurred in 1928 and were	e100 % of the 1929 leve	1.
8.	OCCUPANCY: a. Land <u>75</u> %; b. Dwelling uni	its <u>100</u> %; c. Home owners	75%
9.	. SALES DEMAND: a. Fair to good b. Single Fam.	. \$3500 ; c. Activity is	Good
.0.	RENTAL DEMAND: a. Good ; b. "	\$28.00 ; c. Activity is	Good
1.	NEW CONSTRUCTION: a. Types Frame Bungalows	; b. Amount last year _	2
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purch	hase <u>Very Good</u> b. Home bui	lding Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Will 1	remain good for several year	rs.
4.	CLARIFYING REMARKS:		ALL SERVICE
5.	Section south of Southern Avenue, newer type bungalows in demand. Mechanics to white-col to Shelby Street, and south of Raymond is be Neighborhood business and professional men. Catholic Church. Mostly mechanics. In thrufamilies better class, all home owners. being developed with frame and semi-modern a white collar type occupancy. Information for this form was obtained from	llar type. Section eastof est residential section of Section east of Shelby St this part are scattered a West of Garfield Park not and modern bungalows med	Garfield Park South Side. creet around about ten negro fully built up

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY GERMAN LUTHERANSECTION	SECURITY GRADE Desir	
2.	DESCRIPTION OF TERRAIN. Level		
3.	FAVORABLE INFLUENCES. Number of old Churches and	er German Type citizens n Schools.	ear Lutheran
4.	DETRIMENTAL INFLUENCES. Older type ho thru very old	uses; bordered by cheaper part of city to City Cen	old class ter.
5.	INHABITANTS: a. Type German & native white	; b. Estimated annual fam	nily income \$ 1200 - 2400
	c. Foreign-born German 4 %	; d. Negro None (Tes or	;%;
	e. Infiltration ofNone	; f. Relief families <u>Ve</u>	ry few ;
	g. Population is increasing No	; decreasing	; static. Yes
6.	BUILDINGS: Single and two- a. Type or types family	; b. Type of construction	n Frame ;
	c. Average age 30 years	; d. Repair	Good
7.	HISTORY: SALE VALUES		RENTAL VALUES
	PREDOM— YEAR RANGE INATING		PREDOM- INATING %
	1929 level \$2000- 6000 \$3,500	100% \$20 to 40	\$ 30 100%
	1932 low \$1500 - 4000 \$2,500	70% \$12 to 30	\$18 60%
	current \$2000 - 5,000 \$3,000	86% \$20 to 35	\$25 83%
	Peak sale values occurred in 1926 and	1d were <u>110</u> % of the 19	29 level.
	Peak rental values occurred in 1926 ar	id were <u>110</u> % of the 19	29 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelli	ing units 100%; c. Home	owners%
9.	SALES DEMAND: a. Fair; b. Single	s, \$3,000 ; c. Activ	ity is <u>Fair</u>
10.	RENTAL DEMAND: a. Good; b. "		
11.	NEW CONSTRUCTION: a. Types None	; b. Amount last	year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home	e purchase <u>Good</u> ; b. H	ome building None
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS	Will remain static.	
14.	CLARIFYING REMARKS:	A CONTROL OF THE PERSON	THE COUNTY OF
	Old but good section. Nearly all hom to be near to their Churches and Scho	ools.	
15.	Information for this form was obtained	LTOM	A THE SECTION ASSESSMENT
	WELL OF CHEAT PARKETS ALLOW		2 0 1937

Date

193

AREA DESCRIPTION

1.	NAME OF CITY Brentonwood	A CONTRACTOR OF THE PROPERTY O	SECURITY GRADE_	Still Desirable	AREA NO.	B 14
2.	DESCRIPTION OF TERRAIN.					
3.	FAVORABLE INFLUENCES.	Highly restricted with forests, tree	subdivision.	Large estate	e tracts	
4.	DETRIMENTAL INFLUENCES.	Lack of transports from City Center a reach City Center.	and distance fr	facilities.	Distance ways to	
5.	INHABITANTS: a. Type <u>Native white</u>	; b.	Estimated annu	al family inc	come \$ 6000	to 25,000
	c. Foreign-born None	;%; d.	Negro <u>None</u>	Tes or No)	;;	%;
	e. Infiltration of No.	ne ; f.	Relief families	None None		;
	g. Population is increa	sing Yes;	decreasing		; static.	
6.	BUILDINGS: Large a. Type or types One Far	n.Singles. ; b.	Type of constr	uction_Brick	Veneer &	Stucco ;
	c. Average age 15 year	rs ; d.	Repair <u>Excel</u>	lent		
7.	HISTORY:	SALE VALUES		RENTAL V	/ALUES	
	YEAR RANGE	PREDOM— INATING %	RAN		DOM- TING %	
	1929 level \$25,000 to 50	0,000 \$35,000 100%	\$75 to	\$125 \$ 1	00 100	<u>%</u>
	1932 low \$10,000 to 30	0,000 \$25,000 60	\$50 to	\$ 75 \$	60 60	
	current 20,000	\$25,000 60	\$75 to	\$100 \$ 8	5 85	<u> </u>
	Peak sale values occurred	d in <u>1926</u> and wer	e <u>125</u> % of t	he 1929 leve	1.	
	Peak rental values occur	red in 1926 and were	e <u>120</u> % of t	he 1929 leve	1.	
8.	OCCUPANCY: a. Land 10	_%; b. Dwelling un	its <u>100</u> %; c.	Home owners	100	_%
9.	SALES DEMAND: a. Fair	; b. Sing.Fam. \$2	0,000 ; c.	Activity is	Fair	
0.	RENTAL DEMAND: a. Good	; b. <u>"</u> # \$7	5.00 ; c.	Activity is _	Good	
1.	NEW CONSTRUCTION: a. Types	One family units	; b. Amount	last year _	3	
2.	AVAILABILITY OF MORTGAGE FU	JNDS: a. Home purc	hase <u>Fair</u> ;	b. Home bui	lding Fair	to Good
3.	TREND OF DESIRABILITY NEXT	10-15 YEARS Incr	easing.			
4.	CLARIFYING REMARKS:		Control Control			
	A highly restricted su original owner attempt the City affected deve from city limits is no materially.	ed to control the lopment. However.	purchasers. The new Boulevard	his and lack along west	of access	+-
5.	Information for this form w	as obtained from				
		44.5	Dat	e AP	R 1 1 1937	193_

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Speedway City SECURITY GRADE Desirable AREA NO. B 15
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Small suburban town, incorporated. Near manufacturing plants.
4.	DETRIMENTAL INFLUENCES. Lack of proper sewage system. This is being corrected by new sewer. Limited school facilities also, which are being being corrected by additional building.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$1500 to 3000
	c. Foreign-born Nominal ; %; d. Negro None ; %; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing <u>Rapidly</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types One-Fam. Units ; b. Type of construction Frame bungalows ;
	c. Average age <u>15 years</u> ; d. Repair <u>Good</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$2500 to 5000 \$4000 100% \$ 20 to 40 \$ 30 100%
	1932 low \$2000 to 4000 3000 78 10 to 25 20 66
	current 2500 to 4500 3500 87 20 to 40 27.50 91
	Peak sale values occurred in 1998 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners
9.	SALES DEMAND: a. Good ; b. Sing. Fam. \$3500 ; c. Activity is Good
10.	RENTAL DEMAND: a. Good ; b. " \$25.00 ; c. Activity is Very good
11.	NEW CONSTRUCTION: a. Types Frame & Br. Veneer ; b. Amount last year 10
12.	bungalows. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Good
4.	CLARIFYING REMARKS:
	A small section not greatly affected by the depression in which prices remained very stable and will continue to improve as city facilities in this section are bettered. Building combination single house and bungalow types.
5.	Information for this form was obtained from
	Date APR 11 1937

193 __

AREA DESCRIPTION

1.	NAME OF CITY Warfleigh	rs ·	_SECURITY GRADE_	Still Desirable	AREA NO. B	16
2.	DESCRIPTION OF TERRAIN. Le	evel - low-lying.				
3.	TO A VACOU AUDITOR OF THE PROPERTY OF THE PROP	nall section deve ordering on the b			omes	
4.		revious floods. treets. Distance		ers. Unimpr	oved	
5.	INHABITANTS: a. Type Native White	e; b	. Estimated annu	nal family in	come \$ 2000 t	7000
	c. Foreign-born Nomin	nal ; %; d	Negro None	Yes or No)	;	 %;
	e. Infiltration of Non	e ; f	. Relief familie	es None		;
	g. Population is increa	asing Rapidly;	decreasing		; static.	
6.	BUILDINGS:					
	a. Type or types Sing	No. OF CHANGE STATE			& br. venee	er ,
	c. Average age 12 y	ears ;	d. Repair	Good		
7.	HISTORY:	SALE VALUES	Taring Market	RENTAL	SACRONIC CONTRACTOR OF THE PARTY OF THE PART	
	YEAR RANGE	PREDOM— INATING	% RA		EDOM- ATING %	
	1929 level \$3000 to 60	000 \$4000 <u>10</u>	0% \$25 to	50 \$3	1009	<u>8</u>
	1932 low 2000 to 35	2500	60 <u>15 to</u>	30	22.50 63	
	current 3 <u>000 to 80</u>	00 5000	.20 <u>25 to</u>	60 _	115	
	Peak sale values occurre	ed in <u>1928</u> and w	vere 100 % of	the 1929 lev	el.	
	Peak rental values occur	red in 1928 and w	vere 100 % of	the 1929 lev	el.	
8.	OCCUPANCY: a. Land 25	_%; b. Dwelling	units <u>100</u> %; c.	Home owners	90	_%
9.	SALES DEMAND: a. Good	; b. Single Fr	ames:\$4000 ; c.	Activity is	Good	
0.	RENTAL DEMAND: a. Good	; b	" \$30.00 ; c.	Activity is	Good	
1.	NEW CONSTRUCTION: a. Type	es Frame & Br. Ven	eer ; b. Amoun	t last year_	12	
2.	AVAILABILITY OF MORTGAGE F	FUNDS: a. Home pu	rchase <u>Good</u> ;	b. Home bu	ilding Goo	<u>d</u>
3.	TREND OF DESIRABILITY NEXT	10-15 YEARS Up				
4.	CLARIFYING REMARKS:	ense to burden			1117	100
	Section was affected by straightening the chann sewer on which construc- this against the proper	el of the White I tion will start t	River. Will be a	further corre	ected by new	for
15.	Information for this form	was obtained from	n			
	The second second					

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Woodstock - Shooters Hill SECURITY GRADE Desirable AREA NO. B 17
2.	DESCRIPTION OF TERRAIN. Rolling to hilly
3.	FAVORABLE INFLUENCES. Small section of high land overlooking WhiteRiver. Developed into medium to large estates.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities, also transportation.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 50,000
	c. Foreign-born None ; %; d. Negro None ; %;
	e. Infiltration of None; f. Relief families None;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types Large Single Family; b. Type of construction Frame and Br Veneer.;
	c. Average age 20 years ; d. Repair Good
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$15,000 to 100,000 \$30,000 100% NON RENTAL SECTION 100%
	1933 low 10,000 to 75,000 25,000 83% " " " "
	current 12,500 to 75,000 25,000 83% " " "
	Peak sale values occurred in 1926 and were 100 % of the 1929 level.
	Peak rental values occurred inand were% of the 1929 level.
8.	OCCUPANCY: a. Land75_%; b. Dwelling units 100 %; c. Home owners100%
9.	SALES DEMAND: a. Fair ; b. Sing.Fam. \$25,000 ; c. Activity is Fair
10.	RENTAL DEMAND: a; b; c. Activity is
11.	NEW CONSTRUCTION: a. Types <u>Brick Veneer</u> ; b. Amount last year <u>None</u>
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Good</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Good
4.	CLARIFYING REMARKS:
	Small large-estate section. Particularly popular to a certain social group. Generally find buyer available if the present owner must sell.
5.	Information for this form was obtained from

AREA DESCRIPTION

	INDIANAPOLIS NAME OF CITY Michigan Road - Northwest SECURITY GRADE Declining AREA NO. C 1
1.	Suburban
2.	DESCRIPTION OF TERRAIN. Level to rolling, with hilly land along the River and Creek.
3.	FAVORABLE INFLUENCES. Number of estates developed particularly along Eagle Creek branches in the extreme northwest.
4.	DETRIMENTAL INFLUENCES. Number of cheaper type subdivisions developed; lack of city facilities; lack of transportation.
5.	INHABITANTS: a. Type Native white; b. Estimated annual family income \$ 30,000
	c. Foreign-born None ; %; d. Negro Few ; %; %;
	e. Infiltration of None; f. Relief families subdivisions;
	g. Population is increasing Rapidly; decreasing ; static.
6.	BUILDINGS: a. Type or types Single Fam. Units; b. Type of construction from large Bungalows; to small.
	c. Average age 15 years; d. Repair Fair to good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 40,000 \$10,000 100% \$15 to 100 \$ 75 100%
	7079 1 1000 to 90 000 F 500 FF
	Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 3%; b. Dwelling units 10%% c. Home owners 65 %
9.	SALES DEMAND: a. Good ; b. See #14 ; c. Activity is Good
0.	RENTAL DEMAND: a. Good ; b. See #14 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types Singles: Frame and; b. Amount last year 10
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS See #14
4.	CLARIFYING REMARKS: A very spotty section. Some parts in particular near Creeks and rolling land developed into large estates with prospect of continuing development of
5.	such types. Along Michigan Road a number of cheap subdivisions with non-modern type houses on average to large lots. Section west of Broadmoor Ave — attempted development along new Blvd. which failed, — somewhat over developed — considerable time for an active demand in this particular section. Small section called "Spring Hills, Inc." is subdivision on high land above the River, north of Riverside Park — an attempted likewise subdivision which will be very slow in developing. Immediately south of Spring Hills is section in which several years ago an amount of extreme wealth attempted to develop into large estates, building houses from \$150,000 to \$300,000 with no demand for such types Information for this form was obtained from
	today. Immediately west of Riverside Park is abuilt-up section with some good and some cheaper type houses.
	Date

AREA DESCRIPTION

1.	NAME OF CITY Crown H		SECURITY (GRADE Declinite). C 2
2.	DESCRIPTION OF TERRAIN.			· ·		
	STATE OF THE RESIDENCE OF THE PARTY OF THE P	Level.				
3.	FAVORABLE INFLUENCES.	Near good section	on of the Ci	ty and Schools.		
4.		Near Cemetery. Number of negro				
5.	INHABITANTS: a. Type Native white	;	b. Estimate	d annual family	v income \$ 12	200 to 3000
	c. Foreign-born Nomi	nal ; %;	d. Negro	Yes · (Yes or No	; _	3 %;
	e. Infiltration of Ne	gro ;	f. Relief f	amilies <u>Few</u>		;
	g. Population is incre	asing;	decreasi	ng	; stat	ic. Yes
6.	BUILDINGS: a. Type or types 1-2 I	Fam. Units ;	b. Type of	construction_	Frame	Marian;
	c. Average age 20 ye	ears ;	d. Repair _	Fair to good.	15 N 10	
7.	HISTORY:	SALE VALUES		REN ¹	TAL VALUES	
	YEAR RANGE	PREDOM-		RANGE	PREDOM-	
	1929 level \$1500 to 50			\$15 to 40		100%
				10 to 30	18_	60
	current 1500 to 40					83
	Peak sale values occurre					
	Peak rental values occur	red in 1924and	were 125	% of the 1929	level.	
8.	OCCUPANCY: a. Land 95	_%; b. Dwelling	units 100 g	; c. Home own	ers 60_	%
9.	SALES DEMAND: a. Not good					
10.	RENTAL DEMAND: a. Not good		The second second			
11.	NEW CONSTRUCTION: a. Type					
12.	AVAILABILITY OF MORTGAGE E	FUNDS: a. Home	Low purchase rat	io logans. Home	building 1	ow ratio
13.	TREND OF DESIRABILITY NEXT					
4.	CLARIFYING REMARKS:			are a fill design.	W. Land	
	Narrow strip 42nd to 4 affected by several negro 42nd St. a number of negro hood. East: Crown Hill a older type homes. Severa which a few negro familie	families in sec o families of the nd 32nd St. to I l apartments on	ction south ne better ty Maple Road a	of 42nd St. Fr pe tho majority and Salem Street	rom Maple Ro y is a white t west, a nu	e neighbor-
5.	Information for this form	was obtained fro	OIN			10000
					1027	
				Date	APR 11 1937	193

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY North Indianapolis and Riversids ECURITY GRADE Declining AREA NO. C 3
2.	Park DESCRIPTION OF TERRAIN.
2.	Level
3.	FAVORABLE INFLUENCES. West section borders on largest Park and Golf Course. North section: very good type of citizenry.
4.	DETRIMENTAL INFLUENCES. Encroachment of inharmonious groups (negro). Necessity of travel thru blighted section to reach City Center. Distance from educational centers, particularly High Schools.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$1200 to 2800
	c. Foreign-born Nominal; %; d. Negro Yes - very few ; %; (Yes or No)
	e. Infiltration of Negro ; f. Relief families Several ;
	g. Population is increasing No ; decreasing ; static. Yes
6.	BUILDINGS:
	a. Type or types <u>1-2 Fam. Units</u> ; b. Type of construction <u>Frame</u> ; North mection: 25 years
	c. Average age West Section: 18 "; d. Repair Fair to good
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 6000 \$3500 100% \$15 to 50 \$30 to 35 100%
	1932 low 1000 to 3000 2500 70 8 to 30 18 60
	current 1500 to 4000 2800 80 12 to 35 25 83
	Peak sale values occurred in 1926 and were 115 % of the 1929 level.
	Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %
9.	SALES DEMAND: aFair ; bSingles: \$2800 ; c. Activity isFair
10.	RENTAL DEMAND: a. Good ; b. " \$25.00 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12.	Fair to Fair to
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good in north section; fair-to-good in west.
14.	CLARIFYING REMARKS:
	North section nearly 100% built up older type houses with bungalows intermingling. Possibility of negro purchasers from territory south of 30th Street. West section not fully developed newer type frame bungalows; will probably remain stable for several years with some new building.
15.	Information for this form was obtained from
	Date APR 11 1937

Date

193

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLIS 1. NAME OF CITY North Central SECURIO	Definitely TY GRADE Declining AREA NO. C - 4
2.		men no
	THE ROLLING OF MEMORIES AND SECURITION OF THE PARTY OF THE PARTY.	
3.	3. FAVORABLE INFLUENCES. Near good schools and ch	urches of all denominations.
	Short distance from City	Center.
4.	4. DETRIMENTAL INFLUENCES. Older type houses. Some	very large used for rooming
	house purposes.	
5.	5. INHABITANTS: a. Type <u>Native white</u> ; b. Estimate	ated annual family income to
	c. Foreign-born Nominal; %; d. Negro	Yes ; 1 %;
	e. Infiltration of Rooming House Class f. Relie	f families Several ;
	g. Population is increasing No ; decrea	asing <u>Yes</u> ; static.
6.	6. BUILDINGS: a. Type or types <u>Single to Multiple</u> ; b. Type of	of construction Frame to Bride .
	c. Average age 40 years ; d. Repair	
	, d. Repair	2000
7.	7. HISTORY: SALE VALUES PREDOM—	RENTAL VALUES
	YEAR RANGE INATING %	PREDOM— RANGE INATING %
	1929 level \$300 <u>0 to 10,000</u> \$6000 100%	\$15 to 75 \$45 100%
	1932 low 1500 to 6000 3000 50	10 to 50 25 55
	current1500 to 7000 _ 3500 58	<u>15 to 60</u> <u>35</u> <u>80</u>
	Peak sale values occurred in 1927 and were 11	0_% of the 1929 level.
	Peak rental values occurred in 1926 and were 1	20 % of the 1929 level.
8.	3. OCCUPANCY: a. Land 100 %; b. Dwelling units 9	8_%; c. Home owners%
9.	SALES DEMAND: a. Fair ; b. Sing. Fam. : \$3,000	c. Activity is only fair
0.	RENTAL DEMAND: a. Fair to good. " " \$25 to ;	30; c. Activity is Good
1.	. NEW CONSTRUCTION: a. Types None;	b. Amount last year <u>One Apartment</u>
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase]	bldg. Fair ; b. Home building <u>Fair</u>
3 •	. TREND OF DESIRABILITY NEXT 10-15 YEARS In most par	rts - not good.
ų·	west side of Central Ave known as "Martin's Place dences, some converted into apartments and 2-fam. sales demand. Section from 22nd St. north to Fall east side of Broadway, large older type houses of and fair sale. Section north of Fall Creek from single family and 2-fam. units, still desirable meast of Fall Creek, north of 28th St. mixed 1-&-2 very poor sales. Section along Illinois St measurements business property and apartments, fair rental but Information for this form was obtained from mixed we cheap older type frames, declining, except for poor	units, still in good rental and fair Creek and from west side of Park to fairly good construction, good rental Penn. St. east to College older type cental, with fair sales demand. Section Fam. units, fair rental section, but mixed with old type one-two fam. singles, to very poor sale. Balance of section with large old, fine residences, to essible development of apartment.
	Delaware, Pennsylvania, Central, Park and Broadwa	V.
		Date APR 1 1 1037

	AREA DESCRIPTION 3-37 INDIANAPOLIS. AREA DESCRIPTION AREA DESCRIPTION See Reverse Side)
2.	Northeast Suburban: NAME OF CITY Broadripple, Allisonville SECURITY GRADE Declining AREA NO. C 5 Millersville
3.	FAVORABLE INFLUENCES. Topography.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities and transportation.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 1000 to 10,000 c. Foreign-born Nominal ; %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families Several ; g. Population is increasing Rapidly; decreasing ; static.
6.	BUILDINGS: a. Type or types 1-Fam. units ; b. Type of construction Frame & BrVeneer ;
7.	C. Average age 20 years; d. Repair Fair to good HISTORY: SALE VALUES RENTAL VALUES PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$200 <u>0</u> to 20,000 \$4000 100% \$15 to 80 \$35 100% 1932 low 1000 to 10,000 2500 62-1/2 8 to 40 20 55
	Current2000 to 7,500 3500 87-1/2 15 to 60 30 85 Peak sale values occurred in 1928 and were 100 % of the 1929 level.
8.	Peak rental values occurred in 1928 and were 100 % of the 1929 level. OCCUPANCY: a. Land 5 %; b. Dwelling units 100 %; c. Home owners 70 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$3,000 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Good ; b. # \$25.00 ; c. Activity is Good
2.	NEW CONSTRUCTION: a. Types Single Family units; b. Amount last year 5 AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Very good
4.	CLARIFYING REMARKS:
	Section along Allisonville Road and Millersville Road — developed with some good brick veneer singles. Several small additions scattered thru this section with cheaper type houses. Towns of Millersville, Castleton and Allisonville vary — old cross-roads towns — with cheap old style houses.
5.	Information for this form was obtained from

APR 11 1937

193

Date

	AREA DESCRIPTION 3-37 INDIANAPOLIS AREA DESCRIPTION For Instructions see Reverse Side)
	INDIANAPOLIS Definitely
1.	NAME OF CITY Pendleton Pike Section and SECURITY GRADE Declining AREA NO. C 6
2.	PROGRESSIAN OF THE PROGRESSIAN O
3.	FAVORABLE INFLUENCES. Interurban service. Large lots to acre tracts. New highway developed on 38th St.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities. Several cheaper type properties.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 800 to 3000
	c. Foreign-born Nominal; %; d. Negro None; %; %; d. Negro None; %; %; %; d. Negro None; %; %; %; %; d. Negro None; %; %; %; %; %; %; %; %; %; %; %; %; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Several</u>
	g. Population is increasing Yes ; decreasing; static.
6.	BUILDINGS: a. Type or types <u>Small 1-fam. units</u> ; b. Type of construction Frame & br veneer
	A THE RESERVE OF THE PARTY OF T
	c. Average age <u>15 years</u> ; d. Repair <u>Fair to good</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$2,000 to 6,000 \$4,000 100% \$15 to \$45 \$30 100%
	1932low 1,000 to 3,500 2,500 62-1/2 8 to 30 20 66-2/3
	current 1,500 to 5,000 3,250 81 12 to 40 27.50 91
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land <u>15</u> %; b. Dwelling units <u>100</u> %; c. Home owners <u>65</u> %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2800 ; c. Activity is Fair to good
0.	RENTAL DEMAND: a. Good ; b. # \$ 20.00 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types Single Fam. Frame ; b. Amount last year 6
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Good
4.	CLARIFYING REMARKS:
	Moderate price suburban section occupied by working class. Large lots. Will continue to develop about the same type of home in the future.
	Information for this form was obtained from
	APR 17 1987
	Date

3

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	INDIANAPOLIS 1. NAME OF CITY Montrose Section SECURITY G	Definitely RADE Declining AREA NO. C 7
2.	2. DESCRIPTION OF TERRAIN. Level	
	FeACT	
3.	3. FAVORABLE INFLUENCES.	
4.	4. DETRIMENTAL INFLUENCES. Section of cheaper type house section. Bus transportation. Distance from high school.	
5.		annual family income \$800 to 2400
	c. Foreign-born None ; 3; d. Negro	(Tes or No)
	e. Infiltration of <u>None</u> ; f. Relief fa	
	g. Population is increasing <u>Slowly</u> ; decreasin	g; static.
6.	6. BUILDINGS: a. Type or types <u>l-fam. units</u> ; b. Type of o	construction Small frame bungalows;
	c. Average age <u>15 years</u> ; d. Repair	Fair
7.	7. HISTORY: SALE VALUES	RENTAL VALUES
	PREDOM— YEAR RANGE INATING %	PREDOM— RANGE INATING %
		20 to 45 \$30 100%
	1932 low 1000 to 3500 2250 64	8 to 30 16 53
	current1500 to 4000 3000 85	12 to 35 22.50 75
	Peak sale values occurred in 1927 and were 105	% of the 1929 level.
	Peak rental values occurred in 1927 and were 105	% of the 1929 level.
8.	8. OCCUPANCY: a. Land <u>50</u> %; b. Dwelling units <u>100</u> %	; c. Home owners%
9.	9. SALES DEMAND: a. Fair ; b. Singles: \$2500	; c. Activity is Fair
10.	o. RENTAL DEMAND: a. Fair to good; b. " \$20.00	; c. Activity is Good
11.	1. NEW CONSTRUCTION: a. Types None ; b.	Amount last yearNone
2.	2. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair	r ; b. Home building Not good
13.	3. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good	d.
4.	4. CLARIFYING REMARKS:	
	Section of semi-modern and modern type houses, for med types. Section affected by high cost of street improvement will continue to develop with about the same type of a	vements. construction.
5.	5. Information for this form was obtained from	
		Date APR 11 1937

Date

	NS FORM-8 AREA DESCRIPTION 2-3-37 (For Instructions see Reverse Side)					
2-3-37 INDIANAPOLIS (For Instructions see Reverse Side) Northeast Park and Definitely						
1.	NAME OF CITY Forest Man	or Section	_ SECURITY (GRADE Declining	AREA N	o. <u>c s</u>
2.	DESCRIPTION OF TERRAIN.	Level to slightly	rolling.			
3.	FAVORABLE INFLUENCES.	Moderate priced halong 38th Street new grade school.	. West par			
4.	DETRIMENTAL INFLUENCES.	North section is Distance from Cer Possible heavy st	nter of City	7. Lack of cit	y facilitie	s.
5.	INHABITANTS: a. Type Native wh	ite :	b. Estimate	d annual family	income \$ 80	0 to 2400
	c. Foreign-born Nom			Yes	;	%
				(Yes or No		
	e. Infiltration of			The state of the s	TO WAR THE	
6	g. Population is inc: BUILDINGS:	reasing ies;	decreasi	ng	; stat	ic.
	a. Type or types 1	Fam. Units ;	b. Type of	construction	Frame	
	c. Average age1	8 years ;	d. Repair_	Fair		
7.	HISTORY:	SALE VALUES		RENT	AL VALUES	
	YEAR RANGE	PREDOM— INATING	8	RANGE	PREDOM- INATING	%
	1929 level \$1,50 <u>0 to 6</u>	000 \$3500 10	00%_	15 to 40	\$30	100%
	<u>1932</u> low 10 <u>00 to 3</u>	500 2500	71	8 to 30	16	53
	current 1500 to	4500 3000 8	35	15 to 35	22.50	75
	Peak sale values occur	red in <u>1928</u> and w	vere <u>100</u>	% of the 1929	Level.	
	Peak rental values occ	urred in <u>1928</u> and w	vere <u>100</u>	% of the 1929 1	level.	
8.	OCCUPANCY: a. Land	10_%; b. Dwelling	units100%	; c. Home own	ers <u>60</u>	%
9.	SALES DEMAND: a. Fair	; b. Single F	'am.: \$2500	; c. Activity	is <u>Fair</u>	
0.	RENTAL DEMAND: a. Fair	; b	n \$22.50	; c. Activity	is Fair	
1.	NEW CONSTRUCTION: a. Ty	pes One Fam. Frame	; b.	Amount last yea	ar <u>4</u>	
2.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home pu			building _	Fair
3.	TREND OF DESIRABILITY NE	XT 10-15 YEARS Fai	good.	ALL ALL ALL		
4.	CLARIFYING REMARKS:	Property and the				WHI I
8	Suburban section, west parection east of Sherman I and sparsely developed will be highway, widening 38th gives access to downtown	Prive to Arthin gto th brick veneer ty The Street and new b	n, known as pe of home. oridge cross	"Forest Manor sing Fall Creek	", part woo	troot
5.	Information for this for	n was obtained from				
				Date	APR 11 1937	, 100

Date

13.

	FORM-8 AREA DESCRIPTION 3-37 INDIANAPOLIS (For Instructions see Reverse Stde)
1.	Warren Park and NAME OF CITY Shadeland Drive Section SECURITY GRADE Declining AREA NO. C 9
2.	DESCRIPTION OF TERRAIN. Level to slightly rolling.
3.	FAVORABLE INFLUENCES. Small suburban section, north of Irvington section of Indianapolis.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities and distance from City Center. Part of community is developed with cheap type of houses.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 800 to 2000
	c. Foreign-born None ; %; d. Negro None ; %; %; %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing <u>Slowly</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types One-Fam. units ; b. Type of construction Frame ;
	c. Average age 15 years; d. Repair Fair
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 4000 \$3000 100% \$15 to 35 \$25 100%
	1932 low 800 to 3000 2000 66-2/3 8 to 25 15 60
	current 1500 to 3500 2750 91 12 to 30 20 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
3.	OCCUPANCY: a. Land 5 %; b. Dwelling units 100 %; c. Home owners 75 %
	SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
).	RENTAL DEMAND: a. Fair ; b. " \$20.00 ; c. Activity is Fäir
١.	NEW CONSTRUCTION: a. Types None; b. Amount last year None

14. CLARIFYING REMARKS:___ Warren Park is a small separate Corporation.

Development along Shadeland will be helped materially by extension of Pleasant Run Boulevard following Pleasant Run to Shadeland Avenue and north on Shadeland Avenue to connect with Kessler Boulevard — part of this is now under construction.

Neighboring tappitany partly days and and Neighboring territory partly developed.

TREND OF DESIRABILITY NEXT 10-15 YEARS Far to good

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Not good

15.	Information	for this	form was	obtained	from	
					7.55	CHARLES OF THE PARTY OF THE PAR

APR 11 1937 Date 193

AREA DESCRIPTION

(For Instructions see Reve

	INDIANAPOLI	S	one doe never se stae,		
1.	NAME OF CITY <u>Section nor</u>		SECURITY GRADE_	Definitely Declining	AREA NO. C 10
2.	DESCRIPTION OF TERRAIN.				DE TURNE W
3.	FAVORABLE INFLUENCES.	Good transpor Varied number	tation, except in no of schools and chur	orth section.	
4.	DETRIMENTAL INFLUENCES.	to Michigan.	Belt RR tracks. Som Number of older typ Number of cheaper c	e houses from	Wechington
5.	INHABITANTS: a. Type Native white	north section.			
	c. Foreign-born Nomin				;%
	e. Infiltration of No				
	g. Population is increa				static.
6.	BUILDINGS: a. Type or types 1 & 2				
	c. Average age 22 ye	ears ;	d. Repair <u>Fair</u>	to good	AND THE PERSON NAMED IN
7.	HISTORY:	SALE VALUES		RENTAL VAI	UFS
	YEAR RANGE	PREDOM— INATING	% RANG	PREDO	M-
	1929 level \$20 <u>00 to 600</u>	\$3800	100% \$22.50 1		
	1932 low 1200 to 350	2250			
	current 1600 to 4500	2800		0 40 27.	
	Peak sale values occurred	d in <u>1928</u> and			
	Peak rental values occurr	red in 1928and	were 100 % of th	e 1929 level.	
8.	OCCUPANCY: a. Land 95	%; b. Dwellin	g units <u>100</u> %; c. H	ome owners	60_%
9.	SALES DEMAND: a. Good	; b. Single	s: \$2800 ; c. A	ctivity is	Good
10.	RENTAL DEMAND: a. Good	_; b	\$25.00 ; c. A	ctivity is	Good
11.	NEW CONSTRUCTION: a. Types			NAME AND POST OF PERSONS OF	
12.	AVAILABILITY OF MORTGAGE FU	NDS: a. Home	purchase Good ;	b. Home build:	ing Fair
13.	TREND OF DESIRABILITY NEXT	10-15 YEARS	Fair to good.	STORY BUT	Markey TH
14.	CLARIFYING REMARKS:	ingeligion and		A SPICE OF	
	Section from Michigan to sales and rent very active section. Section from Washington to sale and good rental. Extreme north section: No	Michigan, 01	der type, cottages,	singles and d	in this loubles; fair
15.	Information for this form w	as obtained fr	no		
15	new of control of all the second				
			Date	APR	1 1 1937 193

AREA DESCRIPTION

1.	NAME OF CITY Brookside		SECURITY GRADE	Definitely Declining	AREA NO	C 11
2.	DESCRIPTION OF TERRAIN.	Level to rolling.				
3.	FAVORABLE INFLUENCES.	Large well develo	oped city park ar schools and Prote	nd parkways alo estant Churches	ng small cr	eek.
4.	DETRIMENTAL INFLUENCES.	Except for 10th S Number of older to Extreme northwest	type houses parti	icularly in wes	t end.	
5.	INHABITANTS:					
	a. Type Native whi		b. Estimated annu			
	c. Foreign-born Nomi	nal ; %;	d. Negro <u>Four f</u>	(Yes or No)	;	%;
	e. Infiltration of N	one ;	f. Relief familie	es_Several		;
	g. Population is incr	easing;	decreasing	;	static. y	es
6.	BUILDINGS: a. Type or types 1 8	2 family units;	b. Type of const	ruction Frame		;
	c. Average age 25	years ;	d. Repair	Fair to goo	d	
7.	HISTORY:	SALE VALUES		RENTAL VA	LUES	
	YEAR RANGE	PREDOM— INATING	% RA	NGE INAT		
	1929 level \$2000 to 7	7000 \$3500 <u>10</u>	\$18	to 60 \$32.	.50 100%	
	1932 low 1000 to 4	2500 7	1 10	to 35 20.		
	current 1500 to 5	3000 8	5 15	to 45. 27.	.50 85	
	Peak sale values occurr	red in 1927 and	were <u>120</u> % of	the 1929 level		
	Peak rental values occu	erred in 1926 and w	were <u>120</u> % of	the 1929 level.		
8.	OCCUPANCY: a. Land 9	5%; b. Dwelling	units 100 %; c.	Home owners	60 9	6
9.	SALES DEMAND: a. Fair	; b. Singles	: \$3,000 ; c.	Activity is _	Fair	
10.	RENTAL DEMAND: a. Good	; b	27.50 ; c.	Activity is	Good	
11.					the state of the s	
12.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home pu	rchase good ;	b. Home build	ling Fair	
13.	TREND OF DESIRABILITY NEX	TT 10-15 YEARS	air to good	Special Section	Ser Services	3-11
14.	CLARIFYING REMARKS:	multiparties of the		A TOPE OF		You go
	Best residential section side to Brookside Parkway very good rental; fair so Brookside Park. Extreme sales.	y. Several newer ales section: howe	type houses mixe ever, an over dev t: older type ho	d with some of relopment along ouses; only fair	the older	types;
15.	Information for this form					
	200			APP		
			De	APR 11 1	937	

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Woodruff Place and SECURITY GRADE Declining AREA NO. C 12
	DESCRIPTION OF TERRAIN.
	Level.
3.	FAVORABLE INFLUENCES. Number of schools and churches. Good transportation short distance to City Center.
4.	DETRIMENTAL INFLUENCES. Older type houses. Number of 2-family units. Women's Prison affects rent and sales on Randolph and Hamilton Avenue from New York to Michigan only.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 1000 to 2200
	c. Foreign-born Nominal; %; d. Negro No ; %; %;
	e. Infiltration of None ; f. Relief families Several ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1 & 2-Fam. units; b. Type of construction Frame;
	c. Average age 30 years; d. Repair Fair
	HISTORY: SALE VALUES RENTAL VALUES
7.	PREDOM- PREDOM-
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 8000 \$4000 100% \$15 to 70 35 100%
	1932 low 1000 to 5000 2250 55 10 to 40 22.50 64
	current 1500 to 6000 3000 75 15 to 60 27.50 78
	Peak sale values occurred in 1927 and were 120 % of the 1929 level.
	Peak rental values occurred in 1927 and were 120% of the 1929 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 9%; c. Home owners 40 %
9.	SALES DEMAND: aFair; bSingles: \$2500; c. Activity is _Fair
10.	RENTAL DEMAND: a. Fair to good b. " 27.50 ; c. Activity is Fair to good.
11.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None Fair to
12.	
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair.
14.	CLARIFYING REMARKS:
	Section known as "Woodruff Place" small incorporated town. Enjoys all city facilities and police protection. This section at one time was high class residential, now being remodeled into small apartments and very desirable rental for that class. Section: east side of Randolph and east side of Hendrick place. — development about 20 years old of good type singlesand two family units. Good rental and fair sales. Other parts, older types and somewhat depreciated.
15.	Information for this form was obtained from
	1007
	* See letter of 6-16-37 from a. s. Date

NS FORM-8 AREA DESCRIPTION (For Instructions see Reverse Side) 2-3-37 Christian Park and Definitely NAME OF CITY South Irvington Section _ SECURITY GRADE _ Declining AREA NO. C 13 DESCRIPTION OF TERRAIN. Level to slightly rolling In west section development is newer type semi and modern FAVORABLE INFLUENCES. bungalows for working-men types. Good transportation, near Washington Street - business district. Lack of complete city facilities in extreme south of west DETRIMENTAL INFLUENCES. portion. Lack of good transportation except Washington St. Number of older type houses in east portion. Small negro development in south portion; also negro influence in extreme INHABITANTS: northeast section and center Irvington section.
te _____; b. Estimated annual family income \$ 1500 to 3000 Туре Native white Nominal; %; d. Negro few (Yes or No) Foreign-born Nominal Infiltration of None ; f. Relief families Several g. Population is increasing slowly; decreasing ___ BUILDINGS: a. Type or types 1 & 2- Faml units; b. Type of construction Frame and br. veneer; Christian Park Sec. 18 yrs. Irvington Sec. 30 yrs d. Repair Fair to good RENTAL VALUES SALE VALUES HISTORY: PREDOM-PREDOM-RANGE INATING RANGE INATING YEAR 100% 1929 level \$2000 to 8000 \$4000 100% \$ 35 \$20 to 60 1932 low 1000 to 4000 2500 $62 - \frac{1}{2}$ 22.50 64 10 to 35 current 1500 to 5000 3000 15 to 50 27.50 75 78 Peak sale values occurred in 1928 and were 100 % of the 1929 level. Peak rental values occurred in 1928 and were 100 % of the 1929 level. OCCUPANCY: a. Land 40 %; b. Dwelling units 100 %; c. Home owners 50 ; b. Singles: \$2750. ; c. Activity is Fair SALES DEMAND: a. Fair ; c. Activity is Good RENTAL DEMAND: a. Good \$25.00 10. NEW CONSTRUCTION: a. Types _ Single Fam. units; b. Amount last year ___ 77. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home building 12. TREND OF DESIRABILITY NEXT 10-15 YEARS Christian Pk. Sec. Slightly increasing; South Irvington Sec. Static. 13. CLARIFYING REMARKS: New Boulevard along Pleasant Run Parkway and around Christian Park helping to develop that particular neighborhood. South Irvington section affected by cheaper type houses and extreme older type

residences; future - static. 15. Information for this form was obtained from APR 11 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLI NAME OF CITY Suburban So	utheast	SECURITY GRADE	Definitely Declining	AREA NO. C 14
2.	Michigan Ro DESCRIPTION OF TERRAIN.	ad		1000 000	
		Level to rolling.			
3.	FAVORABLE INFLUENCES.	Proximity to Beed Extreme southeast for gardening pur School.	to Five Points	. lots and tr	acts sufficient Church and
4.	DETRIMENTAL INFLUENCES.	Lack of city fact additions develop	ilities; transpor	rtation; num this section.	ber of cheap
5.	INHABITANTS: a. Type Native whi	te; 1	o. Estimated annu	ual family in	come \$ 1000 to 6000
	c. Foreign-born Nom	inal ; %; o	1. Negro Non	e (Tes or No)	;%;
	e. Infiltration of N	one ;	f. Relief familie	es Few	;
	g. Population is incre	easing Slowly ;	decreasing		; static.
6.	BUILDINGS: a. Type or types <u>Sing</u>	le Fam. units ;	o. Type of const	ruction Fra	me to Br Veneer ;
	c. Average age 20 y	ears ; (l. Repair	Fair to good	
7.	HISTORY:	SALE VALUES		RENTAL	Control Contro
	YEAR RANGE	PREDOM—	<u>RA</u>	NGE IN	ATING %
	1929 level \$20 <u>00 to 12</u>	000 \$4000 100	<u></u>	NOMINA	1. 100%
	1932 low 1000 to 5	000 2500 6	2-1/2	See # 14	THE RESERVE
	current 18 <u>00 to 8</u>	000 3250 81		" "	
	Peak sale values occurr	ed in <u>1929</u> and w	ere <u>100</u> % of	the 1929 leve	e1.
	Peak rental values occu	rred in <u>1929</u> and w	ere <u>100</u> % of	the 1929 leve	1.
8.	OCCUPANCY: a. Land 10	0_%; b. Dwelling	units <u>100</u> %; c.	Home owners	80 %
9.	SALES DEMAND: a. Fair to g	good b. Singles:	\$3000 ; c.	Activity is	Fair to good
0.	RENTAL DEMAND: a. Fair to g	good b. "	\$ 20.00 ; c.	Activity is	Good
1.	NEW CONSTRUCTION: a. Type	es Single Frames	; b. Amoun	t last year _	3
2.	AVAILABILITY OF MORTGAGE	FUNDS: a. Home pu	rchase good ;	b. Home bui	lding good
3.	TREND OF DESIRABILITY NEXT	T 10-15 YEARS G	bood		
4.	CLARIFYING REMARKS:	AND THE STATE OF THE STATE OF		Language of the land	STORY STORY OF
	Five Points: German Luth addition immediately to drainage. Southeastern Avenue: dev	the east which is	being poorly de	eveloped becar	use of lack of
	tracts, mostly un-platte Section Emerson Avenue: unplatted. In this sect shops. live.	d. semi-modern and mo	odern bungalows:	one-half ta	acre tracts
5.	Information for this form	was obtained from			
	* ***				1 1 1937
			Da	ate APR	193_

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY Churchman Avenue and outlying sections. SECURITY GRADE Definitely Declining AREA NO. C 15
	DESCRIPTION OF TERRAIN
2.	DESCRIPTION OF TERRAIN. Level to slightly rolling.
	FAVORABLE INFLUENCES.
3.	Proximity to RR shops at Beech Grove near factory district in southeast Indianapolis.
	THE POSTER OF THE PARTY OF THE
4.	DETRIMENTAL INFLUENCES. Lack of complete city facilities in most of this territory. Poor transportation.
5.	INHABITANTS:
٥٠	a. Type Native White ; b. Estimated annual family income \$1000 to 2400
	c. Foreign-born Nominal; %; d. Negro None; %; %;
	e. Infiltration of None ; f. Relief families Several ;
	g. Population is increasing Slowly; decreasing ; static.
6.	BUILDINGS:
	a. Type or types <u>One-Fam. units</u> ; b. Type of construction Frame;
	c. Average age 20 years ; d. Repair Fair
7.	HISTORY: SALE VALUES RENTAL VALUES
,•	PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING % 1929 level \$2000 to 6000 \$3500 100% \$15 to 50 \$30 100%
	1932 low 1000 to 3000 2000 57 8 to 22 14 47
	Current 1200 to 4000 2750 78 12 to 30 22.50 75 Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
0	
	OCCUPANCY: a. Land 20 %; b. Dwelling units 100%; c. Home owners 50 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2750. ; c. Activity is fair RENTAL DEMAND: a. Good ; b. # \$22.50 ; c. Activity is good
	NEW CONSTRUCTION: a. Types None ; b. Amount last year None Fair to
	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home building fair
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good
4.	The state of the s
	Section developed with cheap to fair type houses on small lots to acre tracts for mechanic and laboring classes. Golf course shown on plat has no influence on the section.
	THE COLUMN TWO COUNTY AND THE COLUMN THE COL
-	Information for this form was obtained from
5.	Information for this form was obtained from
	APR 11 1937

Date

193 __

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY Section East of Fountain SquarSECURITY GRADE Declining AREA NO. C 16
2.	
3.	FAVORABLE INFLUENCES. Short distance to City Center. Number of Churches: several Protestant — 2 Lutheran and schools, and one Catholic and school.
4.	DETRIMENTAL INFLUENCES. Older type houses.
5.	INHABITANTS:
	a. Type Native white ; b. Estimated annual family income \$ 1000 to 3600
	c. Foreign-born Nominal ; %; d. Negro Few (Tes or No) ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Nominal</u> ;
	g. Population is increasing; decreasing; static.Yes
6.	BUILDINGS: a. Type or types 1 & 2-Fam. Units ; b. Type of construction Frame ;
	c. Average age 35 years; d. Repair Fair to good
7.	HISTORY:SALE VALUES RENTAL VALUES
-	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 8000 \$3500 100% \$15 to 60 \$50 100%
	1932 low 800 to 4000 2000 57 8 to 30 18 60
	current 1200 to 5000 2750 78 12 to 35 25 83
	Peak sale values occurred in 1927 and were 120 % of the 1929 level.
	Peak rental values occurred in 1927 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 10%; c. Home owners 50 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Fair to good; b. " \$25.00 ; c. Activity is Fair to good
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home building good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.
4.	CLARIFYING REMARKS:
	Section occupied by mechanics and white collar type and also business men having stores within a short distance. Desirable section also for laboring and RR type of employee. In extreme southeast section number of newer type modern small bungalows.
5.	Information for this form was obtained from

APR 11 1937

193 __

Date

1.	INDIANAPOLIS NAME OF CITY Garfield Park SECURITY GRADE Declining AREA NO. C 17
2.	DESCRIPTION OF TERRAIN.
	Level.
3.	FAVORABLE INFLUENCES. Large city Park. Number of Protestant Churches. One Catholic Church and School.
4.	DETRIMENTAL INFLUENCES. Distance from transportation in east portion and several negro families. In west portion, several oldertype houses.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$ 1500 to 4000
	c. Foreign-born Nominal ; %; d. Negro East portion: 10 Families; %;
	(Nationality) (Yes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>Several</u> ; g. Population is increasing slowly : decreasing static
6.	g. Population is increasing slowly; decreasing; static. BUILDINGS:
	a. Type or types <u>1-2 Fam. Units</u> ; b. Type of construction Frame;
	c. Average age <u>25 years</u> ; d. Repair <u>Fair</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 4500 \$3500 100% \$15 to 40 \$30 100%
	current 1200 to 3500 _ 2800 80 _ 15 to 30 _ 22.50 _ 75
	Peak sale values occurred in 1928 and were 105 % of the 1929 level.
	Peak rental values occurred in 1928 and were 105 % of the 1929 level.
8.	OCCUPANCY: a. Land 90 %; b. Dwelling units 10%; c. Home owners 80 %
9.	SALES DEMAND: a. Fair to good; b. Singles: \$2800 ; c. Activity is Fair to good
10.	RENTAL DEMAND: a. Good ; b. " 22.50 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Good
14.	CLARIFYING REMARKS:
	Influence of Garfield Park, Churches, etc. in this section creates a good demand for mechanic and laboring classes, as well as lower bracket of white-collar class.
15.	Information for this form was obtained from
	passings or the sont picture of the contame and the tops, the top party and the first
	Date APR 17 1937

AREA DESCRIPTION

1.	INDIANAPOLIS 1. NAME OF CITY South Side Section SECURITY GRA	Definitely ADE <u>Declining</u> AREA NO. <u>C 18</u>
2.		
	TO THE PARTY OF PERSONS AND THE PARTY OF THE	
3.	3. FAVORABLE INFLUENCES. North portion, large German Cat South portion, number of newer and Protestant Churches.	type houses. Good school
4.	4. DETRIMENTAL INFLUENCES. North section: older type house along belt RR and grade crossin	es. South section: factories eg of two RR tracks.
5.		annual family income\$ 1500 to 4000
	c. Foreign-born Nominal; %; d. Negro	
	e. Infiltration of <u>None</u> ; f. Relief fami	
	g. Population is increasing No. " No. decreasing	
6.		; static.
	a. Type or types <u>1-2 Fam. Units</u> ; b. Type of con So. portion: 20 years	nstruction Frame ;
	c. Average age No. " 35 years ; d. Repair	Fair to good
7.	7. HISTORY:SALE VALUES	RENTAL VALUES
	PREDOM— YEAR RANGE INATING %	PREDOM-
	1929 level \$2000 to 5000 \$3500 100% \$18	to 40 \$28 100%
	1932 low 1200 to 3000 2000 57 12	to 25 16 57
	current 1500 to 3500 2800 80 15	to 30 22.50 80
	Peak sale values occurred in 1928 and were 105 % o	of the 1929 level.
	Peak rental values occurred in 1928 and were 105 % o	of the 1929 level.
8.	No. portion: 100%; So. portion: 60%. 3. OCCUPANCY: a. Land	c. Home owners 70 %
9.	o. SALES DEMAND: a. Fair to good; b. Singles: \$2800 ;	c. Activity is Fair to good
0.	RENTAL DEMAND: a. Good ; b ; 22.50 ;	c. Activity is Good
1.	NEW CONSTRUCTION: a. Types 1-2 Fam. Units ; b. Amo	ount last year 2
2.	2. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good	_; b. Home building So.portion:
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.	Good.
4.	· CLARIFYING REMARKS:	
	North portion: Number of German Catholic families will near large Catholic Church. South portion: Somewhat improved by development of Bou elevation of Belt RR at Meridian Street recently compl	levand at Plascent Pun and
5.	. Information for this form was obtained from	
		Date APR 11 1937 193

1.	NAME OF CITY Madison Aven		SECTION	Defini GRADE Declin	tely	NO C 19	
-	(close in) DESCRIPTION OF TERRAIN.	SUCCESSION SERVICES	_ GECORITI		INDA I		
4.	DECOMPTION OF TEMARIN.	26,01					
3.	FAVORABLE INFLUENCES.	Close to City	Center				
3,	TAYORADD TAYDONODO.	01020 00 1103	-0.1001				
4.	DETRIMENTAL INFLUENCES.	Lack of city	facilities	in most of te	rritory		
			tation. R	R grade crossi		on	
5.	INHABITANTS:	and on may	00 20002	010010			
	a. Type <u>Native white</u>	;	b. Estimat	ed annual fami	ly income \$	1000 to 2	100_
	c. Foreign-born Nomina (National		d. Negro_	No (Yes or	; No)		_ %;
	e. Infiltration of <u>None</u>	;	f. Relief	families <u>Sev</u>	eral		_;
	g. Population is increas:	ing Slowly;	decreas	ing	; sta	tic.	
6.	BUILDINGS: a. Type or types 1 Fam.	unite :	b. Type of	construction	France		
	c. Average age 20 year	St. Price of			The second section		
	C. Average age	,	d. Kepari	Fall			
7.	HISTORY:	SALE VALUES PREDOM		RE	NTAL VALUES PREDOM-		
	YEAR RANGE	INAT ING	<u>%</u>	RANGE	INATING	_%_	
	1929 level \$1500 to 350	0 \$2500.	00%_	\$15 to 30	\$ 25	100%	
	1932 low 800 to 200	0 1500.	60	8 to 25			
	current 1200 to 300	0 2250,	90	10 to 30	20	80	
	Peak sale values occurred	28h 1928 and	were <u>100</u>	% of the 192	9 level.		
	Peak rental values occurre	ed in 1928 and	were	_% of the 1929	o level.		
8.	OCCUPANCY: a. Land 25	ß; b. Dwelling	units 10	$\frac{0}{2}$; c. Home or	wners 60	%	
9.	SALES DEMAND: a. Fair	; b. Single	es: \$2500	_ ; c. Activi	ty is Fair		
10.	RENTAL DEMAND: a. Good	; b	\$20.00	_ ; c. Activit	ty is Good		
11.	NEW CONSTRUCTION: a. Types		neer_; b	. Amount last	year <u>3</u>		-
12.	AVAILABILITY OF MORTGAGE FUN	singles, NDS: a. Home p	urchase _	Good; b. Hor	me building	Fair	
13.	TREND OF DESIRABILITY NEXT	10-15 YEARS	Fair to go	od	el march	100	-
14.	CLARIFYING REMARKS:				a and the	100	_
	Section developed with partially developed, bor considerable spotty posswhich affects the entire	dered by good a sible developmen	and cheape nt along M	r sections.			
15.	Information for this form wa	as obtained fro	ın		10.00		
					Ann		
				Date	APR 11 1937		193 _

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY Haughbille Section SECURITY GRADE Declining AREA NO. C 20
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Proximity to RR yards and factories where most people
	in this district are employed.
4.	DETRIMENTAL INFLUENCES. In center portion of district, older type of houses. Northern portion lacks good transportation.
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income\$ 800 to 2200
	c. Foreign-born Various ; 15 %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families Many ;
	g. Population is increasing Slowly; decreasing; static.
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
	c. Average age 25 years; d. Repair Fair
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1200 to 4000 \$2500 100% \$12 to 35 \$25 100%
	1932 low 800 to 2800 1600 64 8 to 25 15 60
	current 1200 to 3000 2250 90 10 to 30 20 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 90 %; b. Dwelling units 100%; c. Home owners 60 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Fair ; b. " \$20.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good; b. Home buildingFair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good
14.	CLARIFYING REMARKS:
	South portion: older type, rentable and salable to better laboring class. North and west portion: newer type with foreign classes and their descendants employed as mechanics in shops and with RRs. Good demand for sale and rental when factories are operating.
15.	Information for this form was obtained from
	Date APR 11 1937

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Mount Jackson	Definitely SECURITY GRADE Declining AREA N	0. C 21
2.			
	Level		
3.	FAVORABLE INFLUENCES. Proximity to and factory	o new High School, near RR shops and yards districts.	
4.			
	west. Grade	cheap territory; State Insane Hospital to e crossing of RR and blighted district on	the way to
5.			
		; b. Estimated annual family income \$_1_	
	(Nationality)	%; d. Negro None (Tes or No);	70;
	e. Infiltration of None	; f. Relief familiesFew	;
	g. Population is increasing	; decreasing; stat	ic. Yes
6.		; b. Type of constructionFrame	;
	c. Average age <u>25 years</u>	; d. RepairFair to good	
7.	HISTORY: SALE VALU	ES RENTAL VALUES	
	YEAR RANGE INATI	THEOOM	%
	1929 level \$2 <u>000 to 6000</u> \$4000	0 100% \$20 to 40 \$30	100%
	1932 low 1200 to 3500 2800	70 10 to 25 17.50	58
	current 1600 to 5000 _ 3500	87-1/2 <u>18 to 35</u> <u>25.</u>	_83_
	Peak sale values occurred in 1928	_and were _100_% of the 1929 level.	
	Peak rental values occurred in 192	28 and were 100 % of the 1929 level.	
8.	OCCUPANCY: a. Land 100 %; b. Dwe	elling units 100%; c. Home owners 80	%
9.	SALES DEMAND: a. Fair to good b. Si	ngles: \$3500 ; c. Activity is Fair to	good
10.	RENTAL DEMAND: a. Good ; b	" \$25.00 ; c. Activity is Good	
11.		; b. Amount last year <u>None</u>	
2.		lome purchase Good ; b. Home building _	None
13.	TREND OF DESIRABILITY NEXT 10-15 YEAR	S Good	
4.	CLARIFYING REMARKS:	THE RESERVE AND ADDRESS OF THE PARTY OF THE	
	and rentars in this section.	west side of the city) creates demand for	
5.	Information for this form was obtained	d from	
		APR 17 1937	
		Date 1937	

AREA DESCRIPTION

1.	Indianapolis NAME OF CITY National & Rockville Road SECURITY GRADE Declining AREA NO. C 22
2.	Suburban Section. DESCRIPTION OF TERRAIN.
	Level to slightly rolling.
3.	FAVORABLE INFLUENCES. Section of moderate priced houses, not far from the City Center
4.	DETRIMENTAL INFLUENCES. Lack of city facilities. Poor transportation. Passing thru blighted area on way to City Center.
5.	INHABITANTS: a. Type Native white; b. Estimated annual family income \$1000 to 2200
	c. Foreign-born Nominal; %; d. Negro none; %; %; d. Negro %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Many</u> ;
	g. Population is increasing <u>Slowly</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types One Fam. Singles; b. Type of construction Frame;
	c. Average age <u>18 years</u> ; d. Repair <u>Fair</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 4000 \$3000 100% \$15 to 35 \$25 100%
	1932 low 800 to 3000 1800 60 6 to 20 15 60
	current 1200 to 3000 2500 83 10 to 30 20 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 30 %; b. Dwelling units 100 %; c. Home owners 60 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Fair to good; b \$20.00 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Fair only
13.	
14.	CLARIFYING REMARKS:
	Outlying section of better class laboring and mechanic type occupancy, desiring newer design of small house. Business development, most of inferior class, along Washington (National Road) Several cheap additions, but many fairly good houses in the section.
15.	Information for this form was obtained from
	APR 11 1937
	Date193

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	ODCURTIT (TRAIN) DECETIFIED AREA NO.
2.	Southeast
	Level to rolling
3.	FAVORABLE INFLUENCES. Fairly close in suburban development.
4.	DETRIMENTAL INFLUENCES. Lack of transportation and city facilities.
5.	INHABITANTS: a. Type Native white - laboring &; b. Estimated annual family income \$\frac{1000 \to 5000}{1000 \to 5000} \text{ white collar c. Foreign-born None }; \frac{8}{(Nationality)}; \frac{8}{(Ves. or No.)}; 8
	(Nationality) (Yes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u>
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types 1-2 Fam. units ; b. Type of construction Frame & Br Veneer
	c. Average age <u>20 years</u> ; d. Repair <u>Fair</u>
7.	HISTORY:SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 7000 \$3500 100% \$15 to 40 \$27.50 100%
	19321ow 1000 to 4000 2000 58 8 to 30 16 60
	current 1500 to 5000 3000 85 15 to 35 22.50 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 15 %; b. Dwelling units 100%; c. Home owners 80 %
9.	SALES DEMAND: a. Fair to good; b. Sing.Fam. \$3,000 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Good ; b. " " \$22.50 ; c. Activity is Good
1.	NEW CONSTRUCTION: a. Types Sing.Fam. Frame; b. Amount last year 3
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly up.
	CLARIFYING REMARKS:
	This territory developed from cheap houses to good small estates. In a number of cases - over-development.
	CONTRACT CONTRACTOR OF THE CONTRACT OF THE CON
5•	Information for this form was obtained from
	Date April 14, 1937 193

193__

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Bluff Road SECURITY GRADE Definitely SECURITY GRADE Declining AREA NO. C 24
2.	DESCRIPTION OF TERRAIN. Level to rolling.
3.	FAVORABLE INFLUENCES. Fairly close-in section for truck gardens and greenhouses.
4.	DETRIMENTAL INFLUENCES. Poor transportation and lack of city facilities. Cheap additions developed in this area.
5.	INHABITANTS: a. Type Native White - Gardeners ; b. Estimated annual family income \$ 800 to 6000
	c. Foreign-born German-Danish 5 %; d. Negro None ; %; %; %; d. Negro None ; %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame - Brick Veneer ;
	c. Average age 25 years ; d. Repair Good
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 6000 \$4000 100% \$ 10 to 50 \$20 100%
	1932 1ow 1000 to 4000 3000 75 6 to 30 12 60
	current 1500 to 6000 4000 100 10 to 50 20 100
	Peak sale values occurred in 1927 and were 115% of the 1929 level.
	Peak rental values occurred in 1927 and were 115 % of the 1929 level.
8.	OCCUPANCY: a. Land 15 %; b. Dwelling units 100 %; c. Home owners 75 %
9.	SALES DEMAND: a. Good ; b. Sing. Fam. \$4,000 ; c. Activity is Good
0.	RENTAL DEMAND: a. Fair ; b. " #20.00 ; c. Activity is Fair
1.	NEW CONSTRUCTION: a. Types Sing.Fam. Units ; b. Amount last year 3.
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly up.
4.	CLARIFYING REMARKS:
	Section developed mostly by gardeners with vegetable and flower greenhouses. Above sales and rental ranges do not include greenhouses which represent additional investments of from \$7,000 to \$25,000. The low grade additions in the area are shown in RED. Section west of the I. C. RR.: low and subject to high water.
5.	Information for this form was obtained from

AREA DESCRIPTION

1.	NAME OF CITY Rocky Ripple SECURITY GRADE Hazardous AREA NO. D 1
2.	DESCRIPTION OF TERRAIN. Level
	ANTALE ALCOHOLOGICAL ANTALE CONTRACTOR AND ANTALE CONTRACTOR ANTALE CONTRACTOR AND ANTALE CONTRACTOR ANTALE CONTRACTOR AND ANTALE CONTRACTOR ANTALE CONTRACTOR ANTALE CONTRACTOR ANTALE CONTRACTOR ANT
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Non-permanent homes predominate. Affected by high water of White River. Lack of city facilities.
5.	INHABITANTS: a. Type <u>Native white</u> ; b. Estimated annual family income\$ 1000 to 4000
	c. Foreign-born Nominal; %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families Few ; g. Population is increasing ; decreasing ; static. Yes.
6.	BUILDINGS:
	a. Type or types 1-Fam. Bungalows ; b. Type of construction Frame - Br Veneer ;
	c. Average age 20 years ; d. Repair Fair
7.	HISTORY:SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$2000 to 6000 \$3500 100% \$20 to 40 \$27.50 100%
	1932 low 1000 to 3500 2000 57 8 to 25 12. 55
	current 1000 to 4500 2500 70 12 to 30 20 72
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 40 %; b. Dwelling units 100%; c. Home owners 60 %
9.	SALES DEMAND: a. Not good ; b.Summer Season \$2,000 ; c. Activity is poor
10.	RENTAL DEMAND: a. Poor ; b. " " \$15.00 ; c. Activity is Poor
11.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Will not improve.
4.	CLARIFYING REMARKS:
	A section built of mostly summer cottages. Used for six months of the year.
	CRIDGE CROIGLE LAST MILET STEEL, CONTRACT TO THE TANK THE CONTRACT OF THE CONT
	ener our man pager fracusto which are increasing a second or some and the second
	Information for this form was obtained from
2.	THIOTHATION TOT THIS TOTH WAS OBTAINED THOM

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY North Broad Ripple SECURITY GRADE Hazardous AREA NO. D 2
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Unimproved streets. Older type houses. Lack of city facilities in most streets. Distance
	from transportation.
5.	INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$ 600 to 1800
	c. Foreign-born Nominal ; %; d. Negro None ; %;
	(Nationality), w, di neglo none (Tes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>Several</u> ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
	ZE TOOMS
	c. Average age 35 years; d. Repair Fair
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$12 <u>00 to 3000 \$2200 100% \$12 to 30 \$20 100%</u>
	19321ow 600 to 2000 1000 45 6 to 20 12 60
	current 1000 to 2500 1800 81 10 to 25 18 90
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land _70_%; b. Dwelling units _100%; c. Home owners _40%
9.	SALES DEMAND: a. Poor ; b. Single Fam. \$1,500 ; c. Activity is Poor
10.	RENTAL DEMAND: a. Fair; b. " \$15.00; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>None</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14.	CLARIFYING REMARKS:
	Older part of a former separate Corporation, now a part of Indianapolis. Only attraction is as residence for servants to residents of better class suburban development further north.
15.	Information for this form was obtained from
	Pote April 13 - 1937
	No.

Date

193_

AREA DESCRIPTION

(For Instructions see Reverse Side)

	NAME OF CITY Ravenswood & Haverstick SECURITY GRADE Hazardous AREA NO. D 3
1.	
2.	DESCRIPTION OF TERRAIN. Level to rolling.
	ATA OF RECEIVED THE STATE OF TH
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Subject to overflow of River. Majority summer residents. Lack of city facilities. Distance from transportation.
	The state of the s
5.	INHABITANTS: a. Type Native white ; b. Estimated annual family income \$800 to 2000
	c. Foreign-born Nominal; %; d. Negro None; %; %; d. Negro None; %;
	e. Infiltration of None ; f. Relief families Several ;
	g. Population is increasing Slowly; decreasing; static.
6.	BUILDINGS:
	a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
	c. Average age 20; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM- PREDOM-
	1932 1ow 600 to 3000 1200 50
	Current 1000 to 3000 1800 72
	Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 20 %; b. Dwelling units 100%; c. Home owners 15 %
9.	SALES DEMAND: a. Poor ; b. Summer Season \$1,500; c. Activity is Poor
0.	RENTAL DEMAND: a. Summer ; b. \$ 15.00 per week ; c. Activity is Fair.
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Poor</u> ; b. Home building <u>Poor</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
4.	CLARIFYING REMARKS:
	A summer residential section. Developed in part by few cheap and some fair permanent residences.
	CONTROL OF COMPANY STREET, STR
5.	Information for this form was obtained from
	Date April 13, 1937

Date

193_

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY East of Brightwood SECURITY GRADE Hazardous AREA NO. D 4 2. DESCRIPTION OF TERRAIN. Level to slightly rolling 3. FAVORABLE INFLUENCES. None	
3. FAVORABLE INFLUENCES. None	
4. DETRIMENTAL INFLUENCES. Partially developed near RR shops and yards and factories. Lack of city facilities and transportation.	
5. INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$500 to 2000	
c. Foreign-born Nominal ; %; d. Negro Yes ; 3	
e. Infiltration of None ; f. Relief families Many	
g. Population is increasing; decreasing; static. Yes	
6. BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Cheap frame	
c. Average age 25 years; d. Repair Poor to fair	
7. HISTORY: SALE VALUES RENTAL VALUES	
PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
1929 level \$1000 to 3500 \$2500 100% \$10 to 30 \$18 100%	
<u>1932_{1ow} 500 to 2000 1200 50 5 to 20 12 66</u>	
current 800 to 3000 1800 72 8 to 25 16 90	
Peak sale values occurred in 1928 and were 100 % of the 1929 level.	
Peak rental values occurred in 1928 and were 100 % of the 1929 level.	
3. OCCUPANCY: a. Land 30 %; b. Dwelling units 100 %; c. Home owners 30 %	
o. SALES DEMAND: a. Poor; b. Singles: \$1,500; c. Activity is Poor	
o. RENTAL DEMAND: a; b" \$15.00 ; c. Activity is	
NEW CONSTRUCTION: a. Types None; b. Amount last year None	
AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor	
TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.	
- CLARIFYING REMARKS:	
Developed with cheapertype houses — now non-modern type. When sold, are on very low payments.	
The production of the producti	
3. Information for this form was obtained from	
April 13, 1937	

Date

193 __

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	NAME OF CITY Northeast SECURITY GRADE Hazardous AREA NO. D 5
2.	DESCRIPTION OF TERRAIN. Level to slightly rolling.
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Cheap type houses. Lack of city facilities, transportation and schools.
5.	INHABITANTS:
2.	a. Type Native white - Laboring; b. Estimated annual family income \$800 to 1800
	c. Foreign-born Nominal; %; d. Negro Yes; 1/2 %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Many</u> ;
	g. Population is increasing <u>Slowly;</u> decreasing; static.
6.	BUILDINGS:
	a. Type or types <u>Sing.Fam.Bungalows</u> ; b. Type of construction <u>Frame</u> ;
	c. Average age <u>16 years</u> ; d. Repair <u>Poor to fair</u>
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM— PREDOM—
	, YEAR RANGE INATING % RANGE INATING %
	1929 level \$1200 to 3000 \$2500 100% \$12 to 28 \$18 100%
	<u>1932</u> 1ow <u>500 to 2000 1200 50 5 to 20 10 55</u>
	current 800 to 2500 1750 70 8 to 25 12 83
	Peak sale values occurred in 1929 and were 100 % of the 1929 level.
	Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 30 %; b. Dwelling units 100%; c. Home owners 30 %
9.	SALES DEMAND: a. Poor ; b. Singles: \$1,750 ; c. Activity is Poor
0.	RENTAL DEMAND: a. Fair ; b. W \$15.00 ; c. Activity is Fair
1.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Poor
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Fair for laboring classes.
4.	CLARIFYING REMARKS:
	Somewhat better than D-4 because of newer type of non-modern homes for laboring class of people. A small section from east side of Wallace to west side of Emerson and from south side of Nowland Avenue to south side of 16th partially built up very old cheap negro shacks.
5.	Information for this form was obtained from
	April 13, 1937 Date 193

193

AREA DESCRIPTION

1.	NAME OF CITY Brightwood & Oak Hill SECURITY GRADE Hazardous AREA NO. D 6
2.	DESCRIPTION OF TERRAIN. Level.
3.	FAVORABLE INFLUENCES. Close to factories, RR shops and yards.
	DEVENTAL THIS UNIONG
4.	DETRIMENTAL INFLUENCES. Older type houses. Poor transportation.
5.	INHABITANTS:
	a. Type Native white - Laboring & ; b. Estimated annual family income \$800 to 2400 Mechanics
	c. Foreign-born Nominal ; %; d. Negro Few ; 2 %;
	e. Infiltration of Negro ; f. Relief families Many
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS:
	a. Type or types 1-2 Fam. Units ; b. Type of construction Frame
	.c. Average age 35 years ; d. Repair Poor to fair.
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 to 5000 \$2800 100% \$10 to 40 \$25 100%
	<u>1932</u> low <u>0 to 3000 1200 42 0 to 25 15 60</u>
	current 500 to 3000 1800 64 8 to 30 18 70
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 100%; c. Home owners 50 %
9.	SALES DEMAND: a. Poor ; b. Singles: \$1,800 ; c. Activity is Poor
0.	RENTAL DEMAND: a. Fair to good; b. " \$18.00 ; c. Activity is Fair to good
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>Poor</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Only for laboring class and RR mechanics.
4.	CLARIFYING REMARKS: Formerly residence of employees of Big 4 RR shops which were mostly moved to Beech Grove about 20 years ago. North of 28th Street from LaSalle to Forest Manor: newer type 1-2 fam. bungalows, desirable for rental and home purchase by laboring and mechanic types. Section from 25th south to Roosevelt Avenue from LaSalle to Olney older type houses, occupied by better class RR men and local business men. Section from Roosevelt Avenue north, east to Tacoma and along line of Ludlow Avenue, occupied by better class laboring people and mechanics. Those three sections have availability of mortgage funds for home purchase from local institutions. Section along Massachusetts Avenue facing RR tracks occupied mostly by negroes.
5.	Information for this form was obtained from

1.	INDIANAPOLIS NAME OF CITY Northeast (negro) SECURITY GRADE Hazardous AREA NO. D 7
2.	DESCRIPTION OF TERRAIN. Level
	TeAET
3.	FAVORABLE INFLUENCES. Negro Park and Municipal Golf Course.
	DEMOTIVE AT THE UNIQUE
4.	DETRIMENTAL INFLUENCES. Older type houses. RR tracks and factories. Part of section occupied by lower type negroes.
5.	INHABITANTS: a. Type Negro; b. Estimated annual family income \$ 0 to 2000
	c. Foreign-born Nominal ; %; d. Negro Yes ; 60 %;
	e. Infiltration of <u>Negro</u> ; f. Relief families <u>Many</u> ;
	g. Population is increasing; decreasing; static.
6.	BUILDINGS:
	a. Type or types <u>1-4 Fam. Units</u> ; b. Type of construction <u>Frame</u> ;
	c. Average age 40 years ; d. Repair Very poor.
7.	
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 to 4000 \$2000 100% \$10 to 40 \$18 100%
	<u>19321ow</u> <u>0 to 2000 1000 50 0 to 20 10 55</u>
	current <u>500 to 3000 1500 75 0 to 25 14 80</u>
	Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land <u>85</u> %; b. Dwelling units <u>10</u> %; c. Home owners <u>25</u> %
9.	SALES DEMAND: a. Poor ; b. Singles: \$1,500 ; c. Activity is Poor
10.	RENTAL DEMAND: a. Fair ; b. " \$14.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types; b. Amount last yearNone
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Poor</u> ; b. Home building <u>None</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
14.	CLARIFYING REMARKS:
	South and center portion older white neighborhood now occupied 100% by negroes. East portion cheap to fair newer type houses. Section around Douglas Park and north of 30th — better class negroes.
15.	Information for this form was obtained from

1.	NAME OF CITY Older North East Section SECURITY GRADE Hazardous AREA NO. D 8
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Good Transportation
4.	DETRIMENTAL INFLUENCES. Very old type houses becoming occupied on the east portion by negroes. New RR tracks and switching yards.
5.	INHABITANTS:
	a. Type Native white: & negro - ; b. Estimated annual family income \$ 500 to 4000 Laboring c. Foreign-born Southern Europe 1%; d. Negro Yes ; 20 %; (Nationality)
	e. Infiltration of Negro ; f. Relief families Many ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS:
	a. Type or types 1-8 Fam. units ; b. Type of construction Frame - Brick ;
	c. Average age 40 years; d. Repair Poor
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$12 <u>00 to 6000 \$4000 100% \$12 to 40 \$30 100%</u>
	<u>1932</u> 1ow 800 to 3000 <u>1800 45</u> <u>6 to 25</u> <u>15</u> <u>50</u>
	current 1000 to 4000 2250 56 10 to 28 17.50 60
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 85 %; c. Home owners 30 %
9.	SALES DEMAND: a. Poor ; b. Singles: \$1800 ; c. Activity is Poor
10.	RENTAL DEMAND: a; b; b; c. Activity is
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>None</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
4.	CLARIFYING REMARKS:
	Section along Bellefountaine, Guilford and Winthrop, south of 22nd now 80% negro. Extreme north section along McPherson - white section, mostly rentals. Number of these houses have been remodeled into cheap small apartments.
.5•	Information for this form was obtained from
	* See letter of 6-16-37. from a. S. Aleane. Date April 13, 1937 193_

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Northeast Central SECURITY GRADE Hazardous AREA NO. D 9	
2.	DESCRIPTION OF TERRAIN. Level	
	P6AGT	
3.	FAVORABLE INFLUENCES. Near center of city.	
4.	DETRIMENTAL INFLUENCES. Very old. Some remodeled into cheap apartments and rooming houses. Part is factory district.	
5.	INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$ 1000 to 4000	
	c. Foreign-born Italian ; 1 %; d. Negro Yes ; 3 %; (Yes or No)	
	e. Infiltration of <u>Business</u> ; f. Relief families <u>Several</u> ;	
	g. Population is increasing ; decreasing <u>Slightly</u> ; static.	
6.	BUILDINGS: a. Type or types One to Multiple ; b. Type of construction Frame and Brick ;	
	c. Average age 45 years; d. Repair Poor	
7.	HISTORY:SALE VALUESRENTAL VALUES	
	PREDOM— PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %	
	1929 level See #14 100% See #14 100%	
	lowNO COMPARATIVE BASIS NO COMPARATIVE BASIS	
	current n n n n	
	Peak sale values occurred in See #14and were% of the 1929 level.	
	Peak rental values occurred in #14 and were% of the 1929 level.	
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 95 %; c. Home owners 15 %	
9.	SALES DEMAND: a. Speculative b ; c. Activity is Poor	
0.	RENTAL DEMAND: a; b; c. Activity is	
1.	NEW CONSTRUCTION: a. Types	
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None	
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS None - except slowly to business.	
4.	CLARIFYING REMARKS:	
	Very old section. Alleys occupied by negroes. Some factories scattered thru the district.	
5.	Information for this form was obtained from	
	* See letter of 6-16-37 Date April 13, 1937 193	

1.	NAME OF CITY Old section near Arsenal High SECURITY GRADE Hazardous AREA NO. D 10
2.	DESCRIPTION OF TERRAIN. Level
3.	
	Arsenal Technical High School. Good Transportation. Large Catholic Church in south portion.
4.	DETRIMENTAL INFLUENCES.
	Very old type houses. Factories and RR tracks.
5.	INHABITANTS:
	a. Type Native white - Laboring & ; b. Estimated annual family income \$ 800 to 2400 Mechanics types
	c. Foreign-born ; Nomi %; d. Negro Yes ; 7 %;
	e. Infiltration of <u>None</u> ; f. Relief families <u>Several</u> ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS:
	a. Type or types <u>1-4 Faml Units</u> ; b. Type of construction <u>Brick and Frame</u> ;
	c. Average age 40 years; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$1200 to 6000 \$4000 100% \$12 to 50 \$30 100%
	1 <u>932</u> low 600 to 4000 2000 50 6 to 25 15 50
	current 1000 to 5000 2500 60 10 to 40 20 66
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land $\frac{95\% \%}{100}\%$; b. Dwelling units $\frac{95\% *}{90}\%$; c. Home owners $\frac{50}{3}\%$
9.	SALES DEMAND: a. Fair ; b. Singles: \$2,000 ; c. Activity is Fair
0.	RENTAL DEMAND: a. Fair to Good; b. " \$15.00 ; c. Activity is Fair to good.
1.	NEW CONSTRUCTION: a. Types None ; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>None</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Down
4.	CLARIFYING REMARKS:
	Extreme north section: negroes.
	Center portion: poor sale but fair rental near car barns and high school. South portion: large older type houses.
	In an old Catholic Parish.
	DEC ON THE WEST TESSETED AND THE POSTER AND THE POS
5.	Information for this form was obtained from
	* Su letter of 6-16-37 from 6.4. Deceme. Date April 14th, 1937 193_

1.	INDIANAPOLIS NAME OF CITY Close-in Southeast SECURITY GRADE Hazardous AREA NO. D 11
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Near Center of City. Factories for working classes.
4.	DETRIMENTAL INFLUENCES. Very old houses. RR switching yards and industry.
5.	INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$ 500 to 3000
	c. Foreign-born Italians ; 2 %; d. Negro Yes ; 2 %; (Nationality)
	e. Infiltration of <u>Business</u> ; f. Relief families <u>Many</u> ;
	g. Population is increasing; decreasing_ <u>Yes</u> ; static.
6.	BUILDINGS: a. Type or types Sing.Fam. to; b. Type of construction Frame and Brick; Multiples; d. Repair Poor;
	ON 5 VALUES
7.	PREDOM-
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 to 4000 \$2500 100% \$10 to 40 \$22.50 100%
	1932 low <u>0 to 2500 1200 50 0 to 20 12. 53</u>
	current 500 to 3000 1600 64 6 to 25 15. 66
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 100 %; b. Dwelling units 80 %; c. Home owners 25 %
9.	SALES DEMAND: a. Poor ; b. Singles: \$1,600 ; c. Activity is Poor
10.	RENTAL DEMAND: a. Fair ; b. " \$15.00 ; c. Activity is Poor to Fair
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 very old section. Spotted with factories. Tax Assessments.
	posiziones contern (220, mater), michigan promissione de la contenta del contenta de la contenta de la contenta del contenta de la contenta del la contenta del la contenta de la contenta del la contenta del la contenta de la contenta del la contenta
	econ ricernical Song eismebolis en alle en earle de la
15.	Information for this form was obtained from
	* See letter of 6-16-37 from 0. S. Deane Date April 14, 1937 193

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Southeast Section SECURITY GRADE Hazardous AREA NO. D 12
2.	DESCRIPTION OF TERRAIN
	Level.
3.	FAVORABLE INFLUENCES.
3.	Near factories and shops for laboring and mechanic classes.
4.	DETRIMENTAL INFLUENCES.
4.	Lack of transportation in most part. Near RR tracks.
5.	INHABITANTS:
	a. Type Native white - Laboring; b. Estimated annual family income \$ 600 to 3000
	c. Foreign-born Various ; 1 %; d. Negro Yes ; 3 %;
	e. Infiltration of None ; f. Relief families Many ;
	g. Population is increasing Yes; decreasing; static.
6.	BUILDINGS:
	a. Type or types 1-4 Fam. Units ; b. Type of construction Brick and Frame ;
	c. Average age 30 years; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1200 to 6000 \$3000 100% \$15 to 60 \$28 100%
	1 <u>932</u> low 6 <u>00 to 3000 2000 66 0 to 25 12 42</u>
	current 1000 to 4000 2500 83 10 to 40 20 71
	Peak sale values occurred in 1929 and were 100 % of the 1929 level.
	Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 60 %; b. Dwelling units 95%; c. Home owners 60 %
9.	SALES DEMAND: a. Fair ; b.Singles: \$2250.00 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. # \$15.00 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to; b. Home building Fair Good
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14.	CLARIFYING REMARKS:
	Four negro sections: one west from Sherman Drive and south of Prospect — heavy. Extreme west end from Lawton to Calhoun, SHelly to Draper. north of Woodlawn and along Pleasant Street — scattered. East of Keystone to Perkins from Reformers Avenue to RR tracks — heavy. Section bordering Southeastern Avenue from Trowbridge east to LaSalle — mortgage money for home purhhase available from local institutions.
15.	Information for this form was obtained from
	Date

INDIANAPOLIS

AREA DESCRIPTION

1.	NAME OF CITY So. Irvington & Adjoining SECURITY GRADE Hazardous AREA NO. D 13 Territory.
2.	DESCRIPTION OF TERRAIN. Level to slightly rolling.
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities and transportation in most parts. Bordering on RR tracks.
5.	INHABITANTS: a. Type Native white - Laboring and b. Estimated annual family income \$\frac{1000 \tau 5000}{1000 \tau 5000}\$ c. Foreign-born ; Nom-%; d. Negro Yees ; 2 %; (Nationality) inal (Yes or No)
	e. Infiltration of None; f. Relief families Several;
	g. Population is increasing <u>Yes</u> ; decreasing; static.
6.	BUILDINGS: a. Type or types 1-2 Fam units ; b. Type of construction Frame and Br Vencer ;
	c. Average age 25 years ; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 6000 \$3000 100% \$15 to 50 \$28 100%
	1932 low 1000 to 3000 2000 66 8 to 25 15 53
	current 1500 to 4000 2500 83 12 to 30 20 71
	Peak sale values occurred in 1929 and were 100 % of the 1929 level.
	Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 60 %; b. Dwelling units 95 %; c. Home owners 70 %
9.	SALES DEMAND: a.Fair ; b. Singles: \$2,500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Fair ; b. " \$20.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>Fair</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Static.
14.	CLARIFYING REMARKS:
	Small section west of Emerson between RR tracks, very poor sale and rental. Section east end of Irvington, south of Washington on Webster, Cutherwood and Sheridan, negro. Also scattered along east side Arlington Avenue. Greenfield Ave. extreme south end of Ritter and east part of Burgess Avenue, also scattered negro. Section north of Minnesota on both ways from Emerson, built up chiefly with non-modern cheap houses.
15.	Information for this form was obtained from
	Date April 14, 1937 193

1.	INDIANAPOLIS NAME OF CITY <u>East Section near Belt RR</u> SECURITY GRADE <u>Hazardous</u> AREA NO. <u>D 14</u>
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Near RR switching tracks; coal and lumber yards.
5.	INHABITANTS: a. Type Native white - Laboring and; b. Estimated annual family income \$\frac{1200 to 3000}{1200 to 3000} c. Foreign-born ; Nom %; d. Negro None ; %; (Nationality) inal (Yes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam units ; b. Type of construction Frame ;
	c. Average age <u>25 years</u> ; d. Repair <u>Fair</u>
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$2000 to 6000 \$3500 100% \$15 to 50 \$30 100%
	1932 _{low} 1000 to 4000 <u>2250</u> <u>64</u> <u>10 to 30</u> <u>18</u> <u>60</u>
	Current 1500 to 4500 2800 80 15 to 45 25 83
	Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 65 %
9.	SALES DEMAND: a. Fair ; b. Singles: \$2,800 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. # \$25.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types None ; b. Amount last year
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to ; b. Home building Fair
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14.	CY ADIDVING DEMARKS.
24	Small section, eastern part of city, with many old and new type houses. Always has been fair rental, but slow sale. Affected by RR tracks.
15.	Information for this form was obtained from
	Date April 14, 1937 103

AREA DESCRIPTION

1.	NAME OF CITY Beech Grove	_ SECURITY GRADE Hazardous AREA NO D 15
2.	DESCRIPTION OF TERRAIN. Level	
3.	FAVORABLE INFLUENCES. Adjacence to Big I	Four RR shops
4.	DETRIMENTAL INFLUENCES. Poor transportation	on. Lack of city facilities in most parts.
5.	-01-	b. Estimated annual family income \$ 800 to 2400
	c. Foreign-born Mechanic ; Nom %; (Nationality) inal	d. Negro;;;
	e. Infiltration of None ;	f. Relief families Quite a few ;
	g. Population is increasing Slowly;	decreasing; static.
6.	BUILDINGS: a. Type or types <u>1-2 Family units</u> ;	b. Type of construction Frame ;
	c. Average age 18 years;	d. Repair <u>Fair</u>
2	HIGHODY: SALE VALUES	RENTAL VALUES
7.	PREDOM-	% RANGE INATING %
		00% \$12 to 30 \$22.50 100%
	1932 _{low} 1000 to 2500 1800	
	A STATE OF THE PARTY OF THE PAR	90 10 to 28 18. 80
	Peak sale values occurred in 1926 and	
	Peak rental values occurred in 1926 and	
8.	OCCUPANCY: a. Land 40 %; b. Dwelling	
9.	SALES DEMAND: a. Fair ; b. Singles	
10.		\$18.00 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None	
12.		ourchase Fair to; b. Home building Fair
13.	VDADO CI	good .
14.	DRIVADVO.	LET TO COLOR STATE OF THE STATE OF THE STATE OF
14.		
	East part of Beech close to RR shops. Other part of this to fair type single Mortgage money is local institutions Information for this form was obtained from	section, sparsely built up with cheap family homes. available in this territory from

AREA DESCRIPTION

(For Instructions see Reverse Side)

	INDIANAPOLIS NAME OF CITY Adjoining Garfield Park SECURITY GRADE Hazardous AREA NO. D 16
1.	TENNED TO WIN AREA THE THE THE TANK THE TENNED TO THE THE TENNED TO THE TENNED TO THE
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Near city Park and factories.
	Fairly good transportation.
4.	DETRIMENTAL INFLUENCES.
4.	Older type houses. Near RR tracks.
5.	INHABITANTS: a. Type Native White - Laboring and; b. Estimated annual family income \$1000 to 2400
	white collar C. Foreign-born : Few %; d. Negro Yes ; 1/2 %;
	c. Foreign-born ; Few %; d. Negro yes ; 1/2 %; (Yes or No)
	e. Infiltration of <u>None</u> ; f. Relief families <u>Few</u> ;
	g. Population is increasing Slowly; decreasing; static.
6.	BUILDINGS:
	a. Type or types <u>1-2 Fam. units</u> ; b. Type of construction ;
	c. Average age 30 years; d. Repair Fair
	DENTAL WALLES
7.	HISTORY: SALE VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 4500 \$3000 100% \$15 to 40 \$25. 100%
	1932 low 800 to 2500 1750 58 8 to 25 15 60
	current 1000 to 3000 2400 80 12 to 30 20 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
0	OCCUPANCY: a. Land 60 %; b. Dwelling units 95 %; c. Home owners 70 %
8.	
9.	SALES DEMAND: a Fair to good; b. Singles: \$2,500 ; c. Activity is Fair
10.	RENTAL DEMAND: a. Good ; b. # \$20.00 ; c. Activity is Good
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Good</u> ; b. Home building <u>Fair</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Limited areas fair.
14.	CLARIFYING REMARKS:
REAL SE	THE WALLES OF THE PARTY OF THE
	Section developed in the cheap-to-fair type houses. Desirable for laboring classes.
	transcent corone flow of the first of a court of the contract
	Total our see sein resident and the service of the
15.	Information for this form was obtained from

(Over)

Date April 14, 1937

193 __

(For Instructions see Reverse Side)

1.	Close-in Southeast NAME OF CITY Indianapolis SECURITY GRADE Hazardous AREA NO. D 17
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. None
4.	DETRIMENTAL INFLUENCES. Very old Numerous factories.
5.	INHABITANTS: a. Type Native white - Laboring and; b. Estimated annual family income \$ 500 to 2,000 Mechanic classes c. Foreign-born German, Italian, 5 %; d. Negro Yes ; 3 %; (Nationality etc. (Yes or No)
	e. Infiltration of None ; f. Relief families Many ;
	g. Population is increasing ; decreasing Yes ; static.
6.	BUILDINGS: a. Type or types 1-6 fam. units ; b. Type of construction Frame Brick ;
	c. Average age 50 years.; d. Repair Poor
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 to 4000 \$2500 100% \$10 to 40 \$20 100%
	1932 low 0 to 2000 1200 50 0 to 18 10 50
	current 800 to 3000 1800 75 5 to 20 15 75
	Peak sale values occurred in 1926 and were 110 % of the 1929 level.
	Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land $\frac{90\%}{100\%}$; b. Dwelling units $\frac{95\%}{90\%}$; c. Home owners $\frac{20}{100\%}$
9.	SALES DEMAND: a. Poor ; b ; c. Activity is ;
0.	RENTAL DEMAND: a. Fair ; b. Single Fam. \$15.00 ; c. Activity is Fair
1.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS
4.	CLARIFYING REMARKS:
15.	Information for this form was obtained from
	* See letter of 6-16-37 Date April 14, 1937 193

(Over)

AREA DESCRIPTION

1.	NAME OF CITY Older part of South Side SECURITY GRADE Hazardous AREA NO. D 18
2.	DESCRIPTION OF TERRAIN.
	Level to slightly rolling.
3.	FAVORABLE INFLUENCES. None.
	the second section of the second seco
4.	DETRIMENTAL INFLUENCES. Very old especially in northern portion.
	Factories and RR tracks. Cheap construction in southern portion.
5.	INHABITANTS: a. Type Native white Laboring : b. Estimated annual family income \$500 to 3000
	Turkish.
	c. Foreign-born Russian, Jew -; 15 %; d. Negro Yes ; 10 %; (Nationality)
	e. Infiltration of; f. Relief families;
	g. Population is increasing; decreasing; static.
6.	BUILDINGS: a. Type or types 1-4 Fam. Units ; b. Type of construction Frame and Br. Veneer ;
	c. Average age 40 years. ; d. Repair Poor
	c. Average age, d. Repart
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$10 <u>00 to 3000 \$2000 100% \$10 to 30 \$20 100%</u>
	1932 1ow 0 to 1800 1000 50 0 to 15 10 50
	current 600 to 2500 1600 80 6 to 25 15 75
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 95%; c. Home owners 25 %
9.	SALES DEMAND: a. Poor ; b ; c. Activity is
10.	RENTAL DEMAND: a. Fair ; b. Singles: \$15.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types; b. Amount last yearNone
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Poor</u> ; b. Home building <u>None</u>
	TREND OF DESIRABILITY NEXT 10-15 YEARS
14.	CLARIFYING REMARKS:
	And the case of the second state of the state of the state of the second state of the
	seemed decimates from interior specialist and the seement and the seement of the
	Total one special resignate rates are seem than the seem that a real seem to the seem to t
15.	Information for this form was obtained from
	Date April 14, 1937

AREA DESCRIPTION

(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY West Indianapolis SECURITY GRADE Hazardous AREA NO. D 19
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Close to factories for working people.
4.	DETRIMENTAL INFLUENCES. RR yards, Stockyards, Factories. West part affected by overflow water from Eagle Creek.
5.	INHABITANTS: a. Type Native white - Laboring and; b. Estimated annual family income \$ 500 to 2500 white collar classes c. Foreign-born Various ; 1 %; d. Negro Yes ; 2 %;
	c. Foreign-born <u>Various</u> ; 1 %; d. Negro <u>Yes</u> ; 2 %, (Negro <u>Yes</u>) (Yes or No)
	e. Infiltration of; f. Relief families;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
	c. Average age 30 years. ; d. Repair Poor to fair.
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$ 800 to 5000 \$2500 100% \$8. to 40 \$20 100%
	1932 1ow 0 to 3000 1250 50 0 to 20 10 50
2	current 400 to 4000 2000 80 5 to 30 15 75
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 70 %; b. Dwelling units 95 %; c. Home owners 30 %
9.	SALES DEMAND: a. Poor ; b ; c. Activity is Poor
10.	RENTAL DEMAND: a. Fair ; b. Singles: \$15.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types; b. Amount last year
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase; b. Home building
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good in most parts.
14.	CLARIFYING REMARKS:
	Section immediately around Rhodius Park developed with some newer type bungalows. Section along Blaine from McCarthy and Morris and on other streets west to Belmont and south to Howard are best parts of this section, partially developed with newer type houses. Majority are home owners. Other sections affected by very low class native whites. Section from Howard to Minnesota and from Richmond to Hiatt negro.
15.	Information for this form was obtained from
	Date April 14, 1937
	Date

193 __

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Mars Hill and Surrounding SECURITY GRADE Hazardous AREA NO. D 20
2.	DESCRIPTION OF TERRAIN.
	Level to rolling.
3.	FAVORABLE INFLUENCES. None.
4.	DETRIMENTAL INFLUENCES. Lack of city facilities. Poor transportation. Cheap class of property and citizens.
5.	INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$ 500 to 2000
	c. Foreign-born Nom- %; d. Negro Yes ; Few %;
	e. Infiltration of; f. Relief families Many ;
	g. Population is increasing Slowly; decreasing; static.
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
	c. Average age 20 years ; d. Repair Poor
	HISTORY. SALE VALUES RENTAL VALUES
7.	PREDOM— PREDOM—
	YEAR NAME THAT THE
	1929 1ever #====================================
	1932 low 0 to 2000 1000 50 0 to 15 10 55
	current 500 to 2500 1500 75 5 to 25 15 83
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 25 %; b. Dwelling units 95 %; c. Home owners 30 %
9.	SALES DEMAND: a. Poor ; b ; c. Activity is
10.	RENTAL DEMAND: a. Fair ; b. Singles: \$15.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types; b. Amount last year
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase; b. Home building
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14.	CLARIFYING REMARKS:
	Cheap subdivision developments west and south-west of Indianapolis. A moderate number of good type homes scattered thru area on which local institutions will lend.
	THE TOTAL PROPERTY OF THE PARTY
15	Information for this form was obtained from
13.	percentage of the second of th
	Date April 14, 1937 193

(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY Military Park SECURITY GRADE Hazardous AREA NO. D 21
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES.
4.	DETRIMENTAL INFLUENCES. Blighted Area.
	Contract County to Note Televisia.
5.	INHABITANTS: a. Type Mixed; b. Estimated annual family income \$ 600 to 1800
	c. Foreign-born Various ; 10 %; d. Negro Yes ; 60 %;
	e. Infiltration of Negro; f. Relief families Many;
	g. Population is increasing; decreasing; static.
6.	BUILDINGS: a. Type or types <u>1-4 Fam. Units</u> ; b. Type of construction <u>Frame & Br. Veneer</u> ;
	c. Average age 50 years; d. Repair Bad
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$10 <u>00 to 3000 \$2000 100% \$6 to 30 \$16 100%</u>
	1932 low 0 to 1200 800 40 0 to 12 8 50
	current 5 <u>00 to 1500 1000 50 5 to 20 10 62</u>
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 90 %; b. Dwelling units 90 %; c. Home owners 15 %
9.	SALES DEMAND: a. None ; b ; c. Activity is None
0.	RENTAL DEMAND: a. Fair ; b. Singles: \$10.00 ; c. Activity is Fair
1.	NEW CONSTRUCTION: a. Types; b. Amount last yearNone
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Poor</u> ; b. Home building <u>None</u>
3.	TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
4.	CLARIFYING REMARKS: North portion from Blake to Locke and north to Indiana recently completed low-cost apartments for negroes. There is possibility that balance of this territory west of Blake and north of Michigan may be taken over by City, County and State for development as Park, overlooking hospital development on the west.
.5.	Information for this form was obtained from
	Date April 14, 1937

(Over)

Date

193 __

AREA DESCRIPTION

1.	INDIANAPOLIS NAME OF CITY Strigntown & Haughville SECURITY GRADE Hazardous AREA NO. D 22
2.	DESCRIPTION OF TERRAIN.
	Level
3.	FAVORABLE INFLUENCES.
3.	
4.	DETRIMENTAL INFLUENCES. Age. RR yards. Factories.
5.	INHABITANTS: • b Estimated annual family income \$ 600 to 1500
	a. Type mixed , b. Estimated and I amily I record by 600 to 1800
	c. Foreign-born Various; 3 %; d. Negro Yes; 20 %; (Yes or No)
	e. Infiltration of; f. Relief families;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
	c. Average age 30 years; d. Repair Poor
	c. Average age, d. Repair
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$10 <u>00 to 2500</u> \$1800 100% \$ 8 to 25 \$16 100%
	1932 low 0 to 1500 800 44 0 to 15 8 50
	current 600 to 2000 1200 66 5 to 20 12 75
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 90 %; b. Dwelling units 95 %; c. Home owners 15 %
9.	SALES DEMAND: a. Poor; b. ; c. Activity is Poor
10.	RENTAL DEMAND: a; b. Sing.Fam.: \$12.00 ; c. Activity is
11.	NEW CONSTRUCTION: a. Types; b. Amount last year
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building None
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14.	CLARIFYING REMARKS:
	Section north of 10th and section on Elder, Lynn and Traub north of Michigan: greater part negro, balance low standard whites.
	are on the other seatthe said and some and some and the said of th
15.	Information for this form was obtained from

AREA DESCRIPTION (For Instructions see Reverse Side)

1.	NAME OF CITY Mt. Jackson & Haughville SECURITY GRADE Hazardous AREA NO. D 23
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Catholic Church and school on Warman Avenue.
4.	DETRIMENTAL INFLUENCES. State Insane Hospital Factories, RR tracks and switching yards.
5.	INHABITANTS: a. Type Native white - Laboring ; b. Estimated annual family income \$800 to 1500
	c. Foreign-born Mixed ; 15 %; d. Negro No ; %;
	e. Infiltration of None ; f. Relief families Several ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
	c. Average age 30 years; d. Repair Poor to fair.
7.	HISTORY: SALE VALUES RENTAL VALUES
,	PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1200 to 4000 \$2200 100% \$12 to 30 \$18 100%
	1932 _{10W} 600 to 2500 1400 63 6 to 15 10 55
	current 800 to 3000 2000 90 8 to 25 12 80
	Peak sale values occurred in 1927 and were 110 % of the 1929 level.
	Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8.	OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 50 %
9.	SALES DEMAND: a. Poor ; b ; c. Activity is Poor
10.	RENTAL DEMAND: a. Fair ; b. Sing.Fam. \$15.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types None; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>None</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14.	CLARIFYING REMARKS:
	Local institutions will lend on moderate priced residences in northern section and along Warman Avenue.
	Information for this form was obtained from
	Annt 14 1077
	Date April 14, 1937 193

_193 __

AREA DESCRIPTION

1.	NAME OF CITY Rainbow Ridge SECURITY GRADE Hazardous AREA NO. D 24
2.	DESCRIPTION OF TERRAIN. Flat
	THE RESERVED OF RESPECT OF THE RESERVED OF THE PROPERTY OF THE PARTY O
3.	FAVORABLE INFLUENCES. Near local employment and speedway.
3	
4.	DETRIMENTAL INFLUENCES. Lack of city facilities. Cheap construction. Small lots.
5.	INHABITANTS:
71	a. Type Native white - Laboring ; b. Estimated annual family income \$ 800 to 1500
	c. Foreign-born ; Nom %; d. Negro None ; %; %; %; d. Negro None ; %;
	e. Infiltration of None ; f. Relief families Some ;
	g. Population is increasing <u>Slowly</u> ; decreasing; static.
6.	BUILDINGS:
	a. Type or types One-Fam. units ; b. Type of construction Frame ;
	c. Average age 15 years ; d. Repair Poor
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INSTING % RANGE INSTING %
	1929 level \$1000 to 3000 \$2000 100% \$10 to 20 \$15 100%
	1932 low 500 to 1500 1000 50 0 to 12 8 53
	current 800 to 2500 1600 80 8 to 18 12.50 80
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 30 %; b. Dwelling units 95 %; c. Home owners 50 %
9.	SALES DEMAND: a. Poor ; b; c. Activity isPoor
0.	RENTAL DEMAND: a. Fair ; b. Singles: \$12.50 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types ; b. Amount last year None
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
4.	CLARIFYING REMARKS:
	Cheap subdivision. Oversold in very small lots.
	pastress contras (tra) agent after each transfer and the second agent and the second and the second agent and the second agent
	Parat cut the saior festages study and all products and office of a first of the contract of the contract sention epicals of an article product and a first of the contract of
	Information for this form was obtained from
	were the or the stand protection of the or the second seco
	CONTROL OF THE CONTRO

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	NAME OF CITY Old Northwest Central SECURITY GRADE Hazardous AREA NO. D 25
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. None.
4.	DETRIMENTAL INFLUENCES, Age. Almost solid negro. Industrial.
5.	INHABITANTS: a. Type Negro ; b. Estimated annual family income \$600 to 3000
	c. Foreign-born ; Few %; d. Negro Yes ; 90 %;
	e. Infiltration of Negro; f. Relief families Very many;
	g. Population is increasing; decreasing; static.
6.	BUILDINGS: a. Type or types 1-Fam. to Multiple; b. Type of construction Frame and Brick;
	c. Average age 50 years; d. Repair Bad
	HISTORY: SALE VALUES RENTAL VALUES
7.	HISTORY: PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 to 4000 \$ 2500 100% \$6. to 30 \$15. 100%
	1932 low 0 to 2500 1250 50 0 to 15 8 53
	current 400 to 3000 1600 64 0 to 20 10 66
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 190 % to Dwelling units 90 % to Home owners 5 %
9.	SALES DEMAND: a. None ; b ; c. Activity is None
10.	RENTAL DEMAND: a. Fair ; b. Singles: \$10.00 ; c. Activity is Fair
11.	NEW CONSTRUCTION: a. Types; b. Amount last year
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:
	Blighted Area.
	THE PARTY OF THE P
	Book encountry as a draw with the parties of the same
15.	Information for this form was obtained from
	+ See letter of 6-16-37 from a. S. Kleane. Date April 14, 1937 193_

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1.	INDIANAPOLIS NAME OF CITY West of Fall Creek (Riversids) CURITY GRADE Hazardous AREA NO. D 26
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. None
4.	DETRIMENTAL INFLUENCES. Poor transportation, thru blighted area to City Center. RR tracks.
5.	INHABITANTS: a. Type Mixed ; b. Estimated annual family income \$ 800 to 3000
	c. Foreign-born ; Nom %; d. Negro Yes ; 25 %; (Nationality) inal (Yes or No)
	e. Infiltration of <u>Negro</u> ; f. Relief families <u>Substantial</u> ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
	c. Average age 25 years ; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES
	PREDOM— PREDOM— YEAR RANGE INATING % RANGE INATING %
	1929 level \$15 <u>00 to 3500 \$2500 100% \$12 to 35</u> \$22.50 100%
	<u>1932 low</u> 800 to 2000 <u>1500</u> 60 <u>6 to 20</u> <u>12</u> <u>50</u>
	current 10 <u>00 to 2800 2000 80 10 to 28 18 80</u>
	Peak sale values occurred in 1928 and were 100 % of the 1929 level.
	Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8.	OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 50 %
9.	SALES DEMAND: a. Poor ; b ; c. Activity isPoor
٥.	RENTAL DEMAND: a. <u>Good</u> ; b. <u>Singles: \$18.00</u> ; c. Activity is <u>Fair</u>
11.	NEW CONSTRUCTION: a. Types; b. Amount last year
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase <u>Fair</u> ; b. Home building <u>None</u>
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Not good
4.	CLARIFYING REMARKS:
	South portion: majority white. North " : East of Harding decided infiltration of negroes. Local institutions will make loans on better class properties in this section.
15.	Information for this form was obtained from
	Date April 14, 1937

Date

193_

AREA DESCRIPTION (For Instructions see Reverse Side)

1.	NAME OF CITY North Indianapolis SECURITY GRADE Hazardous AREA NO. D 27
2.	DESCRIPTION OF TERRAIN. Level
3.	FAVORABLE INFLUENCES. Portion is desirable residential neighborhood for better class negroes.
4.	DETRIMENTAL INFLUENCES. Age and inhabitants.
5.	INHABITANTS: a. Type Mixed; b. Estimated annual family income \$800 to 4000
	c. Foreign-born ; Nom %; d. Negro Yes ; 60 %;
	e. Infiltration of Negro ; f. Relief families Numerous ;
	g. Population is increasing; decreasing; static. Yes
6.	BUILDINGS: a. Type or types 1-8 Fam. units ; b. Type of construction Frame and Brick ;
	c. Average age 30 age; d. Repair Poor to fair
7.	HISTORY: SALE VALUES RENTAL VALUES PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1500 to 6000 \$3500 100% \$12 to 50 \$27.50 100%
	1932 low. 600 to 3500 2000 58 6 to 25 15. 54
	current 1000 to 4000 2500 71 10 to 30 22.50 80
	Peak sale values occurred in 1926 and were 120 % of the 1929 level.
	Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8.	OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %
9.	SALES DEMAND: a. Fair to poor, b ; c. Activity is Fair
10.	RENTAL DEMAND: a. Fair to good; b. Singles: \$22.50 ; c. Activity is Fair to good
11.	NEW CONSTRUCTION: a. Types ; b. Amount last year None
12.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to; b. Home building None
13.	TREND OF DESIRABILITY NEXT 10-15 YEARS Generally down except for better negro portion.
14.	CLARIFYING REMARKS: North of 24th St. to 29th and from west side of Capitol Ave. to Clifton (except for small section south of Roache) and west of Northwestern Avenue — a former good white section in which better class negroes now reside. However, there still remain a number of white families scattered thru this district. South of 25th, east of Northwestern and south of Roache, west of Northwestern, — older and cheaper negro houses. Section along 29th and 30th: white neighborhood affected by negro infiltration. Section along Grayson Avenue—Capitol Avenue, also affected by negro infiltration. Section along Kenwood and Illinois — are larger 1—2 fam. old houses occupied by lower class whites and are used partly for rooming houses. Information for this form was obtained from Local lending institutions will lend mortgage money to negroes of better class.
	Extreme northwest section is a small addition built up of very cheap houses across from Crown Hill Cemetery.
	Date April 14th, 1937 103

(East