

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FIRST AREA NO. A-1
2. DESCRIPTION OF TERRAIN. Rolling and wooded land comprising a highly restricted area. Development is more recent and improvements include only single family homes located on plottages of fair size which are well landscaped and evidence a decided pride of ownership. Central section as well as a portion to the west of Central Park Avenue is only sparsely improved.
3. FAVORABLE INFLUENCES. Character of occupant and improvements, zoning restrictions and attractiveness of location.
4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS:
- a. Type Execs & professionals ; b. Estimated annual family income \$ 5,000
- c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing slightly ; decreasing ; static.

6. BUILDINGS:
- a. Type or types Singles ; b. Type of construction Brick and frame ;
- c. Average age 10 years ; d. Repair Excellent

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$14-\$20,000</u>	<u>\$16,000</u>	<u>100%</u>	<u>\$80-\$175</u>	<u>\$140</u>	<u>100%</u>
<u>1933</u> low	<u>8- 10,000</u>	<u>9,000</u>	<u>55%</u>	<u>50- 75</u>	<u>80</u>	<u>55%</u>
<u>1937</u> current	<u>9- 12,000</u>	<u>10,000</u>	<u>60%</u>	<u>60- 100</u>	<u>90</u>	<u>65%</u>

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. Sgls \$10-\$12,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$75-\$100 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 30
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS:

Although this section is at a considerable distance from the heart of Yonkers proper, this is not a detrimental influence. Residents are commuters to New York and use the Tuckahoe and Crestwood Stations and stores immediately to the east.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FIRST AREA NO. A-2
2. DESCRIPTION OF TERRAIN. Land is high, sloping steeply towards the river. Grade separates it from the less desirable area below. Improvements comprise modern, single family residences of attractive architecture. Plots, although not large, are well landscaped and show a distinct pride of ownership.
3. FAVORABLE INFLUENCES. ship.
Attractiveness of location with excellent river view.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 7,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing xxxxx ; static xxxxx
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$15-\$30,000</u>	<u>\$18,000</u>	<u>100%</u>			<u>100%</u>
<u>1933</u> low	<u>(SEE REMARKS)</u>			<u>(SEE REMARKS)</u>		
<u>1937</u> current						

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 100 % ; c. Home owners 90 %
9. SALES DEMAND: a. ; b. ; c. Activity is
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 3
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

This was, and still is, almost a 100% owner occupied section. So few sales have taken place that it is impossible to determine fluctuations in values.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FIRST AREA NO. A-3
2. DESCRIPTION OF TERRAIN. A highly restricted, residential area development of which occurred more recently. Improvements comprise single family homes of substantial size and attractive design. Plots are large and well landscaped. Land is rolling and wooded.
3. FAVORABLE INFLUENCES. Character of occupants and improvements; zoning restrictions and attractiveness of location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 10,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$14-\$50,000</u>	<u>\$18,000</u>	<u>100%</u>	<u>\$80-\$250</u>	<u>\$150</u>	<u>100%</u>
<u>1933</u> low	<u>8- 25,000</u>	<u>10,000</u>	<u>55%</u>	<u>50- 100</u>	<u>85</u>	<u>55%</u>
<u>1937</u> current	<u>9- 25,000</u>	<u>11,000</u>	<u>60%</u>	<u>60- 125</u>	<u>100</u>	<u>65%</u>

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 70% ; b. Dwelling units 95% ; c. Home owners 80%
9. SALES DEMAND: a. Fair ; b. Sgls \$10-\$12,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$75-\$125 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 25
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: This section is inconvenient to the center of Yonkers which is, in no way, detrimental. Residents consider themselves as living in Bronxville which adjoins to the west, use the Bronxville stores and station for commuting purposes as well as its Post Office and telephone exchange. In the extreme southeastern tip, there are a few, large, modern apartment houses which do not affect even the immediately adjoining properties. The less desirable and only sparsely settled section to the west is not an adverse influence as there is sufficient undeveloped territory between the two.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FIRST AREA NO. A-4
2. DESCRIPTION OF TERRAIN. High land sloping steeply toward the river with cliff separating it from the industrial area below. This is one of the older residential sections restricted to single family residences which are well maintained. Plots are of fair size and well landscaped.
3. FAVORABLE INFLUENCES. Attractiveness and convenience of location and view together with type of occupant and neighborhood.
4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS:
- a. Type Execs & professionals; b. Estimated annual family income \$ 7,000
- c. Foreign-born None; %; d. Negro No; %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing; decreasing; static.
6. BUILDINGS:
- a. Type or types Singles; b. Type of construction Brick and frame;
- c. Average age 20 years; d. Repair Excellent

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$15-\$25,000</u>	<u>\$17,000</u>	<u>100%</u>	<u>\$85-\$200</u>	<u>\$150</u>	<u>100%</u>
<u>1935</u> low	<u>8.5- 12,500</u>	<u>9,000</u>	<u>55%</u>	<u>55- 100</u>	<u>85</u>	<u>55%</u>
<u>1937</u> current	<u>10- 13,000</u>	<u>10,000</u>	<u>60%</u>	<u>65- 125</u>	<u>100</u>	<u>65%</u>

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 80%; b. Dwelling units 90%; c. Home owners 75%
9. SALES DEMAND: a. Fair; b. Sgls \$10-\$12,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Sgls \$70-\$100; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FIRST AREA NO. A-5
2. DESCRIPTION OF TERRAIN. High land sloping to the north. This section contains a number of attractive, though somewhat older, homes and is zoned for singles. Lots, although small, are well landscaped and indicate marked pride of ownership.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Possible future influx of less desirable inhabitants from Bronx County immediately adjoining to the south.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 6,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of less desirable native white ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 25 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$16-\$50,000</u>	<u>\$20,000</u>	<u>100%</u>	<u>\$90-\$250</u>	<u>\$150</u>	<u>100%</u>
<u>1933</u> low	<u>9- 25,000</u>	<u>11,000</u>	<u>55%</u>	<u>55- 100</u>	<u>85</u>	<u>55%</u>
<u>1937</u> current	<u>10- 25,000</u>	<u>12,000</u>	<u>60%</u>	<u>60- 125</u>	<u>95</u>	<u>65%</u>

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 65 % ; b. Dwelling units 85 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Sgls \$10-\$12,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$60-\$100 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 4
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly down through influx of less desirables.
14. CLARIFYING REMARKS: Vacancy is almost entirely in extremely large homes.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE FIRST AREA NO. A-6
2. DESCRIPTION OF TERRAIN. Rolling, wooded land. A section of modern homes of attractive design on fair sized and well landscaped plots. The entire area is pleasant and shows marked pride of ownership.
3. FAVORABLE INFLUENCES. Excellence of location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
a. Type Business & professionals; b. Estimated annual family income \$ 7,500
c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families None;
g. Population is increasing slightly decreasing _____; static.
6. BUILDINGS:
a. Type or types Singles; b. Type of construction Brick, stone, stucco and frame;
c. Average age 15 years; d. Repair Excellent
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|--------------|----------------------|-----------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$15-\$30,000</u> | <u>\$20,000</u> | <u>100%</u> | <u>\$85-\$250</u> | <u>\$150</u> | <u>100%</u> |
| 1933 low | <u>8- 16,000</u> | <u>12,000</u> | <u>60%</u> | <u>50- 125</u> | <u>80</u> | <u>7%</u> |
| 1937 current | <u>9,5- 17,500</u> | <u>13,000</u> | <u>65%</u> | <u>55- 135</u> | <u>100</u> | <u>65%</u> |
- 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 75 %; b. Dwelling units 95 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Sgls \$10-\$15,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Sgls \$75-\$125; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

In the southwest corner a wide street forms a natural barrier between this and the less desirable section. In the north, a sharp grade definitely separates it from the adjoining areas of lesser attraction.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE FIRST AREA NO. A-7
2. DESCRIPTION OF TERRAIN. Rolling and well wooded terrain. This is an area of large, modern homes of varied but attractive architecture. Plots are large in cases approaching small estates. Landscaping is excellent and pride of ownership most marked.
3. FAVORABLE INFLUENCES. Convenience and attractiveness of entire area.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 12,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly ; decreasing _____ ; static _____
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and stone ;
 - c. Average age 12 years ; d. Repair Excellent
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>\$25-\$100,000</u>	<u>\$35,000</u>	<u>100%</u>	<u>NOT A RENTAL AREA</u>		<u>100%</u>
<u>1933</u> low	<u>14- 50,000</u>	<u>17,500</u>	<u>50%</u>	<u>\$90-\$250</u>	<u>\$125</u>	
<u>1937</u> current	<u>16- 60,000</u>	<u>20,000</u>	<u>60%</u>	<u>100- 300</u>	<u>160</u>	

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 75 % ; b. Dwelling units 95 % ; c. Home owners 90 %
9. SALES DEMAND: a. Poor ; b. Sgls \$16-\$25,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$100-\$200 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types - ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: Excessive shrinkage in property values was due to complete lack of demand for homes of this size.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE FIRST AREA NO. A-8
2. DESCRIPTION OF TERRAIN. Slightly rolling land. An excellent residential section containing modern homes of varied but attractive design located on well landscaped plots of fair size. South of Ellwood Avenue are several large, high class apartments. The eastern end of the section is only sparsely developed.
3. FAVORABLE INFLUENCES. Good and convenient location. Marked pride of ownership.
4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS:
- a. Type Business & professional; b. Estimated annual family income \$ 7,500
- c. Foreign-born None; 0%; d. Negro No; 0%;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing slightly decreasing _____; static.
6. BUILDINGS:
- a. Type or types Singles, few apartments; b. Type of construction Brick, stone & frame
- c. Average age 15 years; d. Repair Excellent

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$12-\$25,000</u>	<u>\$18,000</u>	<u>100%</u>	<u>\$80-\$200</u>	<u>\$150</u>	<u>100%</u>
<u>1932</u> low	<u>8- 15,000</u>	<u>11,000</u>	<u>65%</u>	<u>50- 125</u>	<u>100</u>	<u>65%</u>
<u>1937</u> current	<u>9- 17,500</u>	<u>13,500</u>	<u>75%</u>	<u>60- 150</u>	<u>115</u>	<u>75%</u>
Peak sale values occurred in <u>1929</u> and were <u>100%</u> of the 1929 level.						
Peak rental values occurred in <u>1929</u> and were <u>100%</u> of the 1929 level.						

8. OCCUPANCY: a. Land 80%; b. Dwelling units 98%; c. Home owners 90%
9. SALES DEMAND: a. Poor; b. Sgls \$10-\$15,000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Sgls \$75-\$125; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE FIRST AREA NO. A-9
2. DESCRIPTION OF TERRAIN. Low, but rolling and wooded land. An exclusive residential section of the highest type. Houses are large and of pleasing design. Grounds are extensive and beautifully maintained.
3. FAVORABLE INFLUENCES. Everything.
4. DETRIMENTAL INFLUENCES. Nothing.
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$ 25,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$50 \$250,000</u>	<u>\$75,000 100%</u>		<u>100%</u>
low	<u>NO SALES</u>		<u>NOT A RENTAL AREA</u>	
current	<u>NO SALES</u>			

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. ; b. ; c. Activity is
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-10
2. DESCRIPTION OF TERRAIN. A newer and high type residential development. Ground is high and on well landscaped plots of fair size are large, modern homes displaying a decided pride of ownership.
3. FAVORABLE INFLUENCES. Entire character of development.
4. DETRIMENTAL INFLUENCES. Distance from center of city and stores.
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$ 12,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & stone ;
 - c. Average age 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$25-\$35,000</u>	<u>\$30,000</u>	<u>100%</u>	<u> </u>	<u> </u>	<u>100%</u>
<u>1932</u> low	<u>N O</u>	<u>S A L E S</u>	<u> </u>	<u>NOT A RENTAL AREA</u>	<u> </u>	<u> </u>
<u>1937</u> current	<u>N O</u>	<u>S A L E S</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 30 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Poor ; b. Sgls \$25-\$30,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-11
2. DESCRIPTION OF TERRAIN. Land is high, rolling and well wooded. This is a brand new development which still continues. Houses are of moderate size on small plots which are well landscaped. Architecture is varied but pleasing.
3. FAVORABLE INFLUENCES. Character of development.
4. DETRIMENTAL INFLUENCES. Distance from stores, schools, churches, etc.
5. INHABITANTS:
- a. Type Minor executives ; b. Estimated annual family income \$ 5,000
- c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing slightly ; decreasing ; static
6. BUILDINGS:
- a. Type or types Singles ; b. Type of construction Frame ;
- c. Average age 3 years ; d. Repair Excellent
7. HISTORY:
- | YEAR | SALE VALUES | | RENTAL VALUES | |
|--------------|----------------------|-----------------|--------------------------|-----------------|
| | RANGE | PREDOMINATING % | RANGE | PREDOMINATING % |
| 1929 level | | 100% | | 100% |
| low | | | | |
| 1937 current | <u>\$12-\$17,500</u> | <u>\$15,000</u> | <u>NOT A RENTAL AREA</u> | |
- Peak sale values occurred in 1937 and were 100 % of the 1929 level.
- Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 90 % ; c. Home owners 90 %
9. SALES DEMAND: a. Good ; b. Singles \$14-16,000 ; c. Activity is Good
10. RENTAL DEMAND: a. _____ ; b. _____ ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 20
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

The only vacancies are those remaining unsold.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-12
2. DESCRIPTION OF TERRAIN. Rolling and wooded ground. A slightly older section of small but modern homes of pleasing architecture. Plots are of medium size and well landscaped. Pride of ownership is evident.
3. FAVORABLE INFLUENCES. Entire character of area.
4. DETRIMENTAL INFLUENCES. Distance from stores, schools, churches, etc.
5. INHABITANTS:
 - a. Type Minor executives ; b. Estimated annual family income \$ 7,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; xdecreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick, stone & stucco
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$16-\$35,000</u>	<u>\$27,500</u>	<u>100%</u>	<u>\$90-\$250</u>	<u>\$175</u>	<u>100%</u>
1932 low	<u>9,5- 20,000</u>	<u>16,500</u>	<u>60%</u>	<u>60- 160</u>	<u>115</u>	<u>65%</u>
1937 current	<u>10- 22,500</u>	<u>18,000</u>	<u>65%</u>	<u>70- 175</u>	<u>130</u>	<u>75%</u>

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 35 % ; b. Dwelling units 97 % ; c. Home owners 90 %
9. SALES DEMAND: a. Poor ; b. Sgls \$14-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$100-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-13
2. DESCRIPTION OF TERRAIN. An area of large estates, some of which include small farms. Dwellings are equally large, though of varying age. Terrain is high, rolling and well wooded.
3. FAVORABLE INFLUENCES. Character of area and its occupants.
4. DETRIMENTAL INFLUENCES. Distance from stores and churches.
5. INHABITANTS: Executives and retired business men ; b. Estimated annual family income \$ 25,000 & up
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick, stone & frame ;
 - c. Average age Up to 30 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$50-\$1000,000</u>	<u>\$150,000</u>	<u>100%</u>			<u>100%</u>
1932 low	<u>25- 500,000</u>	<u>75,000</u>	<u>50%</u>	<u>NEVER A RENTAL AREA</u>		
1937 current	<u>25- 500,000</u>	<u>75,000</u>	<u>50%</u>			

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 5 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS See No. 14.
14. CLARIFYING REMARKS:

A number of these estates will ultimately be broken up and sold for development purposes.

15. Information for this form was obtained from See Explanations

Date September 1 st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-14
2. DESCRIPTION OF TERRAIN. High, rolling and well wooded land. This is a newer section of the city containing modern houses of varying sizes located on lots of proportionate extent. Architecture is varied but pleasing and pride of ownership is everywhere evident.
3. FAVORABLE INFLUENCES. Attractiveness of location and improvements.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Business & professional b. Estimated annual family income \$ 10,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing _____ ; static _____
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick, stone Stucco & frame ;
 - c. Average age 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$15-\$75,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$100-\$300</u>	<u>\$175</u>	<u>100%</u>
1932 low	<u>10- 35,000</u>	<u>15,000</u>	<u>60%</u>	<u>60- 175</u>	<u>100</u>	<u>60%</u>
1937 current	<u>11- 40,000</u>	<u>16,000</u>	<u>65%</u>	<u>70- 200</u>	<u>125</u>	<u>70%</u>

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 50 % ; b. Dwelling units 97 % ; c. Home owners 75 %
9. SALES DEMAND: a. Poor ; b. Sgls \$12-\$25,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$70-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 30
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-15
2. DESCRIPTION OF TERRAIN. Wooded land sloping to the west. A new section of modern homes of fair size and of varied but attractive architecture. Plots are small but well maintained.
3. FAVORABLE INFLUENCES. Convenient and attractive.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS: Small business and professional men ; b. Estimated annual family income \$ 6,000
 c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 a. Type or types Singles ; b. Type of construction Brick, frame & stucco
 c. Average age 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$18-\$35,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$125-\$250</u>	<u>\$175</u>	<u>100%</u>
1932 low	<u>11- 20,000</u>	<u>15,000</u>	<u>60%</u>	<u>85- 150</u>	<u>115</u>	<u>65%</u>
1937 current	<u>12- 21,000</u>	<u>16,000</u>	<u>65%</u>	<u>95- 175</u>	<u>130</u>	<u>75%</u>

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 80 % ; b. Dwelling units 97 % ; c. Home owners 70 %
9. SALES DEMAND: a. Poor ; b. Sgls \$14-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$100-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

A steep, wooded hill separates this section from the less desirable ones to the west.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N.Y. SECURITY GRADE FIRST AREA NO. A-16
2. DESCRIPTION OF TERRAIN. High, rolling and wooded land. A new development of modern homes of moderate size. Architecture is varied and attractive. Plots are of fair size and well landscaped.
3. FAVORABLE INFLUENCES. Attractiveness of development and location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 7,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing x ; static x
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & stucco ;
 - c. Average age 1 year ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level			100%			100%
low						
1937 current	<u>\$15-\$18,000</u>	<u>\$17,500</u>		<u>NOT A RENTAL AREA</u>		

Peak sale values occurred in 1937 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 20 % ; c. Home owners 20 %
9. SALES DEMAND: a. Fair ; b. Sgls \$16-\$18,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

The only vacancies are new homes which remain unsold and these will doubtlessly be disposed of shortly.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FIRST AREA NO. A-17
2. DESCRIPTION OF TERRAIN. Low, flat land almost entirely surrounded by water. Homes and grounds are large, architecture is modern and attractive, landscaping is good and there is a marked pride of ownership.
3. FAVORABLE INFLUENCES. Attractiveness and convenience of location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$ 20,000 & up
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; ~~xxdecreasing~~ ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$35-\$150,000</u>	<u>\$70,000 100%</u>	<u>FORMERLY NOT A RENTAL AREA 100%</u>	
1932 low	<u>18 75,000</u>	<u>35,000 50%</u>	<u>\$125-\$350</u>	<u>\$175</u>
1937 current	<u>20- 75,000</u>	<u>35,000 50%</u>	<u>125- 350</u>	<u>175</u>

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 50 % ; b. Dwelling units 100 % ; c. Home owners 95 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Sgls \$150-\$200 ; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: Lack of demand is due to the size of dwellings and their expensive upkeep.
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of MAMARONECK, N.Y. SECURITY GRADE FIRST AREA NO. A-18
2. DESCRIPTION OF TERRAIN. High, rolling and wooded land. A newer section containing modern homes of moderate size. Architecture is varied and pleasing. Plots are of fair size and well landscaped. Pride of ownership is most noticeable.
3. FAVORABLE INFLUENCES. Attractiveness of location and development.
4. DETRIMENTAL INFLUENCES. Distance from schools, churches and shopping district.
5. INHABITANTS:
 - a. Type Executives ; b. Estimated annual family income \$ 7,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing _____ ; static _____
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and stone ;
 - c. Average age 10 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$22,5-\$70,000</u>	<u>\$50,000</u>	<u>100%</u>	<u>\$150-\$300</u>	<u>\$225</u>	<u>100%</u>
1932 low	<u>13,5- 35,000</u>	<u>18,000</u>	<u>60%</u>	<u>90- 175</u>	<u>135</u>	<u>60%</u>
1937 current	<u>15- 35,000</u>	<u>20,000</u>	<u>65%</u>	<u>100- 200</u>	<u>160</u>	<u>70%</u>

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 40 % ; b. Dwelling units 95 % ; c. Home owners 80 %
9. SALES DEMAND: a. Poor ; b. Sgls \$17,5-\$22,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$100-\$175 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 8
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of MAMARONECK, N.Y. SECURITY GRADE FIRST AREA NO. A-19
2. DESCRIPTION OF TERRAIN. Low, flat land almost entirely surrounded by water. Homes and grounds are large, architecture is modern and attractive, landscaping is good and there is marked pride of ownership.
3. FAVORABLE INFLUENCES. Attractiveness and convenience of location.
4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS:
- a. Type Executives; b. Estimated annual family income \$ 20,000 & up
- c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing; decreasing; static.
6. BUILDINGS:
- a. Type or types Singles; b. Type of construction Brick and frame;
- c. Average age 15 years; d. Repair Excellent

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$35-\$150,000</u>	<u>\$70,000</u>	<u>100%</u>	<u>FORMERLY NOT A RENTAL AREA</u>		<u>100%</u>
<u>1932</u> low	<u>18- 75,000</u>	<u>35,000</u>	<u>50%</u>	<u>\$125- \$350</u>	<u>\$175</u>	
<u>1937</u> current	<u>20- 75,000</u>	<u>35,000</u>	<u>50%</u>	<u>125- 350</u>	<u>175</u>	

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 100 %; b. Dwelling units 100 %; c. Home owners 95 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Fair; b. Sgls \$150-\$200; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Lack of demand is due to the size of dwellings and their expensive upkeep.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-1
2. DESCRIPTION OF TERRAIN. Land is high in the east sloping abruptly towards the river. Plots are of substantial size, approaching small estates. This was formerly one of Yonkers' most attractive residential sections and still would be were it not for the age and size of the improvements.
3. FAVORABLE INFLUENCES. Attractiveness and convenience of location.
4. DETRIMENTAL INFLUENCES. None, save age of structures and size of lots.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 15,000
 - c. Foreign-born None ; 0 %; d. Negro No ; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Stone, brick & frame
 - c. Average age 30 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$20-\$100,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$150-\$400</u>	<u>\$175</u>	<u>100%</u>
<u>1933</u> low	<u>10- 50,000</u>	<u>12,500</u>	<u>50%</u>	<u>75- 125</u>	<u>85</u>	<u>50%</u>
<u>1937</u> current	<u>12- 50,000</u>	<u>13,000</u>	<u>55%</u>	<u>80- 150</u>	<u>100</u>	<u>60%</u>

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 80 %
9. SALES DEMAND: a. Poor ; b. Sgls \$12-\$15,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. Sgls \$80-\$100 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 4
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Due to the large houses and large land plots, excessive upkeep makes them hard to dispose of.
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-2
2. DESCRIPTION OF TERRAIN. High land with attractive river view. This was formerly a most desirable residential section. Although still well maintained and on plottages of fier size, homes have begun to lose their attractiveness because of age, size and lack of modern improvements.
3. FAVORABLE INFLUENCES. Attractiveness of location and evidence of pride of ownership.
4. DETRIMENTAL INFLUENCES. None, save age of improvements.
5. INHABITANTS:
- a. Type Executives ; b. Estimated annual family income \$ 7,000
- c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
- a. Type or types Singles ; b. Type of construction Brick and frame ;
- c. Average age 25 years ; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------------|----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$15-\$60,000</u> | <u>\$18,000</u> | <u>100%</u> | <u>\$80-\$250</u> | <u>\$150</u> | <u>100%</u> |
| <u>1933</u> low | <u>8- 25,000</u> | <u>10,000</u> | <u>55%</u> | <u>50- 100</u> | <u>80</u> | <u>55%</u> |
| <u>1937</u> current | <u>9- 27,000</u> | <u>11,000</u> | <u>60%</u> | <u>60- 125</u> | <u>90</u> | <u>60%</u> |
- 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 85 % ; b. Dwelling units 90 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Sgls \$9-\$12,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Sgls \$60-\$100 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-3
2. DESCRIPTION OF TERRAIN. Land is slightly undulated. Development has taken place in more recent years including a preponderance of small, single family homes. Dwellings are detached although plots are small.
3. FAVORABLE INFLUENCES. Attractiveness of location, being almost entirely bounded by golf clubs and parks.
4. DETRIMENTAL INFLUENCES. Inconveniently located.

5. INHABITANTS:
- a. Type Minor executives ; b. Estimated annual family income \$ 4,000
- c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing slightly ; decreasing ; static .
6. BUILDINGS:
- a. Type or types Singles ; b. Type of construction Brick and frame ;
- c. Average age 10 years ; d. Repair Good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$16,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$60-\$125</u>	<u>\$100</u>	<u>100%</u>
<u>1933</u> low	<u>6- 9,000</u>	<u>7,000</u>	<u>60%</u>	<u>40- 70</u>	<u>65</u>	<u>65%</u>
<u>1937</u> current	<u>6.5- 9,500</u>	<u>7,500</u>	<u>65%</u>	<u>45- 80</u>	<u>70</u>	<u>70%</u>

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 40 % ; b. Dwelling units 95 % ; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Sgls \$7-\$9,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Sgls \$60-\$70 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Sharp rise in land and power house separates this from the "Fourth Grade" area to the south.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-4
2. DESCRIPTION OF TERRAIN. A somewhat older section located on high, rolling ground. Residences, which are all singles, are large and located on plots of fair size. Grounds are well landscaped and maintained in excellent condition.
3. FAVORABLE INFLUENCES. Attractiveness of location and neighborhood.
4. DETRIMENTAL INFLUENCES. Size and possibly age of dwellings. Infiltration of better class Italians in the extreme northern end.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 8,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians in north ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Stone, brick & frame
 - c. Average age 30 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$18-\$100,000</u>	<u>\$20,000</u>	<u>100%</u>	<u>\$125-\$300</u>	<u>\$150</u>	<u>100%</u>
<u>1933</u> low	<u>10- 50,000</u>	<u>10,000</u>	<u>50%</u>	<u>70- 100</u>	<u>80</u>	<u>55%</u>
<u>1937</u> current	<u>10- 50,000</u>	<u>10,000</u>	<u>50%</u>	<u>75- 125</u>	<u>90</u>	<u>60%</u>

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 90 % ; c. Home owners 70 %
9. SALES DEMAND: a. Poor ; b. Sgls \$10-\$12,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$80-\$90 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward
14. CLARIFYING REMARKS: Although this section is desirable from every point of view, age and size of the houses has had a detrimental influence on sales.
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-5
2. DESCRIPTION OF TERRAIN. This was formerly one of Yonkers' best residential sections containing nothing but single family homes located on plots of small size which are attractively landscaped and maintained. Ground slopes gradually downward to the north.
3. FAVORABLE INFLUENCES. Conveniently located and general character of neighborhood.
4. DETRIMENTAL INFLUENCES. Age of structures and influx of apartments.
5. INHABITANTS:
 - a. Type Minor executives ; b. Estimated annual family income \$ 4,000
 - c. Foreign-born Mixed ; 5 % ; d. Negro Yes ; 2 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families None ;
 - g. Population is increasing x ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & Apts. ; b. Type of construction Brick and frame ;
 - c. Average age 10 to 30 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$12-\$30,000</u>	<u>\$16,000</u>	<u>100%</u>	<u>\$80-\$175</u>	<u>\$130</u>	<u>100%</u>
1933 low	<u>7- 12,000</u>	<u>9,000</u>	<u>55%</u>	<u>40- 75</u>	<u>65</u>	<u>50%</u>
1937 current	<u>8.5- 13,000</u>	<u>10,000</u>	<u>60%</u>	<u>50- 100</u>	<u>80</u>	<u>60%</u>

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 90 % ; b. Dwelling units 90 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Sgls \$9-\$11,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Excellent ; b. Sgls \$70-\$90 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Apartments ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly down, and to apartments
14. CLARIFYING REMARKS:

This section is convenient to Ludlow and Lowerre Stations of the New York Central, handy for shopping on South Broadway and Riverdale Avenue. Negroes are found on Culver Street but are well confined and their presence does not seem to have any detrimental effect upon the balance of the section.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE SECOND AREA NO. B-6
2. DESCRIPTION OF TERRAIN. Rolling, wooded land containing modest, single family homes of fair age. Grounds are small but attractively landscaped and well maintained.
3. FAVORABLE INFLUENCES. Convenience of location and pride of ownership.
4. DETRIMENTAL INFLUENCES. Slow influx of slightly less desirable inhabitants moving north from Bronx County.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 5,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick and frame ;
 - c. Average age 12 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$14-\$20,000</u>	<u>\$16,000</u>	<u>100%</u>	<u>\$80-\$160</u>	<u>\$130</u>	<u>100%</u>
<u>1933</u> low	<u>8- 10,000</u>	<u>9,000</u>	<u>55%</u>	<u>50- 70</u>	<u>70</u>	<u>55%</u>
<u>1937</u> current	<u>9- 12,000</u>	<u>10,000</u>	<u>60%</u>	<u>60- 100</u>	<u>85</u>	<u>65%</u>

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 90 % ; c. Home owners 70 %
9. SALES DEMAND: a. Fair ; b. Sgls \$9-\$12,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Sgls \$60-\$80 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 30
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly down
14. CLARIFYING REMARKS:

This section is served by two stations of the Putnam Division of the New York Central Railroad.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-7
2. DESCRIPTION OF TERRAIN. High ridgeland sloping steeply to the river. Section contains moderately priced homes generally on small lots, are well cared for and show decided pride of ownership. Between the railroad tracks and the river are nothing but large, modern apartments which do not adversely affect the section.
3. FAVORABLE INFLUENCES. Convenient and attractive location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
- a. Type Minor area & clerks; b. Estimated annual family income \$ 2,500
- c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing; decreasing; static.
6. BUILDINGS:
- a. Type or types Singles; b. Type of construction Frame - few brick;
- c. Average age 15 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------------|----------------------|-----------------|-------------|------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$10-\$15,000</u> | <u>\$14,000</u> | <u>100%</u> | <u>\$35-\$95</u> | <u>\$80</u> | <u>100%</u> |
| <u>1933</u> low | <u>6- 8,500</u> | <u>8,500</u> | <u>60%</u> | <u>45- 55</u> | <u>50</u> | <u>65%</u> |
| <u>1937</u> current | <u>6.5- 10,000</u> | <u>9,000</u> | <u>65%</u> | <u>50- 60</u> | <u>55</u> | <u>70%</u> |
- 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 75 %; b. Dwelling units 95 %; c. Home owners 70 %
9. SALES DEMAND: a. Poor; b. Sale \$7.5-\$10,000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Sale \$50-\$60; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: -
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-8

2. DESCRIPTION OF TERRAIN. High ridgeland sloping steeply toward the river. Generally an older section containing dwellings of substantial size located on fairly large lots. Property is well landscaped and cared for.

3. FAVORABLE INFLUENCES. Attractively and conveniently located..

4. DETRIMENTAL INFLUENCES. None, save possible size and age of homes.

5. INHABITANTS: Department heads 3,500
a. Type _____; b. Estimated annual family income \$ _____
c. Foreign-born None 0%; d. Negro No 0%;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families None;
g. Population is increasing slightly xxxxxxx decreasing _____; static. xxxxx

6. BUILDINGS:
a. Type or types Singles; b. Type of construction Frame, brick and stone;
c. Average age 20 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$20,000</u>	<u>\$15,000</u>	<u>100%</u>	<u>\$60-\$150</u>	<u>\$85</u>	<u>100%</u>
1933 low	<u>6- 10,000</u>	<u>8,500</u>	<u>55%</u>	<u>40- 90</u>	<u>55</u>	<u>65%</u>
1937 current	<u>6.5- 12,000</u>	<u>10,000</u>	<u>65%</u>	<u>45- 100</u>	<u>60</u>	<u>70%</u>

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 80%; b. Dwelling units 95%; c. Home owners 70%

9. SALES DEMAND: a. Poor; b. Sgls \$7,5-\$10,000; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. Sgls \$50-\$75; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 6

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable

14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-9
2. DESCRIPTION OF TERRAIN. Low, wooded and well landscaped terrain. A section of old, large estates excellently maintained. There are two factories near the station but of a character and so located that their influence is not adverse.
3. FAVORABLE INFLUENCES. Both attractive and convenient.
4. DETRIMENTAL INFLUENCES. Acreages are too extensive and homes too large.
5. INHABITANTS:
 - a. Type Retired business men ; b. Estimated annual family income \$ 15,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Large singles ; b. Type of construction Frame ;
 - c. Average age 35 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$20-\$40,000</u>	<u>\$30,000</u>	<u>100%</u>			<u>100%</u>
low	<u>NO SALES</u>			<u>NONE FOR RENT</u>		
current	<u>NO SALES</u>					

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

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. None ; b. _____ ; c. Activity is None
10. RENTAL DEMAND: a. None ; b. _____ ; c. Activity is None
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will depend entirely upon eventual disposition of present properties.
14. CLARIFYING REMARKS: _____

Because of stability of owners these properties never appear on the market.
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-10
2. DESCRIPTION OF TERRAIN. High ridgeland sloping to the west and south. This is an older section developed by a local family. Improvements include singles, community row houses, a large hotel and a number of high class apartments.
3. FAVORABLE INFLUENCES. Unusually convenient and quite attractive.
4. DETRIMENTAL INFLUENCES. Trend to multi-family
5. INHABITANTS:
- a. Type Minor execs & bus. men; b. Estimated annual family income \$ 3,000
- c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing slightly; decreasing because of apartment construction; static.
6. BUILDINGS:
- a. Type or types 1 to 50 family; b. Type of construction Brick, stone stucco and frame;
- c. Average age 20 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------------|----------------------|-----------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$15-\$50,000</u> | <u>\$25,000</u> | <u>100%</u> | <u>\$85-\$250</u> | <u>\$175</u> | <u>100%</u> |
| <u>1934</u> low | <u>8- 25,000</u> | <u>13,000</u> | <u>55%</u> | <u>50- 125</u> | <u>100</u> | <u>60%</u> |
| <u>1937</u> current | <u>9- 25,000</u> | <u>15,000</u> | <u>60%</u> | <u>60- 150</u> | <u>125</u> | <u>70%</u> |
- 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 85 %; b. Dwelling units 95 %; c. Home owners 65 %
9. SALES DEMAND: a. Poor; b. Sgls \$10-\$15,000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Sgls and Units \$75 - \$125; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To high class apartments
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-11
2. DESCRIPTION OF TERRAIN. High, rolling land sparsely improved. Development has been recent but of a speculative nature. Homes are modern, of modest size but construction is cheap. Plots are moderate in size.
3. FAVORABLE INFLUENCES. Attractive location.
4. DETRIMENTAL INFLUENCES. Inconvenient to stores and for commuting.
5. INHABITANTS:
 - a. Type Dep't heads & clerks ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None ; 0 %; d. Negro No ; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly ; ~~decreasing~~ ; ~~static~~.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$9.5-\$15.000</u>	<u>\$12,000 100%</u>	<u>\$ NOT A RENTAL AREA</u>	<u>100%</u>
<u>1933</u> low	<u>6- 9,000</u>	<u>7,500 60%</u>	<u>45-\$55</u>	<u>\$50</u>
<u>1937</u> current	<u>7- 10,000</u>	<u>8,500 70%</u>	<u>50- 60</u>	<u>55</u>

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 20 %; b. Dwelling units 97 %; c. Home owners 85 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7-\$9,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$50-\$60 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st- 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE SECOND AREA NO. B-12

2. DESCRIPTION OF TERRAIN. Rolling and wooded land. With the exception of a few new homes recently constructed by their owners in the northwestern corner, the balance of the section comprises large, undeveloped acreages and farms.

3. FAVORABLE INFLUENCES. Conveniently located.

4. DETRIMENTAL INFLUENCES. None.

THE FOLLOWING APPLIES TO THE FEW NEW HOMES ONLY

5. INHABITANTS:
a. Type Execs & professionals ; b. Estimated annual family income \$ 7,500
c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing ; decreasing ; static.

6. BUILDINGS:
a. Type or types Singles ; b. Type of construction Frame ;
c. Average age 10 years ; d. Repair Good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$25,000</u>		<u>100%</u>			<u>100%</u>
low	<u>NO SALES</u>			<u>NOT A RENTAL AREA</u>		
current	<u>NO SALES</u>					

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

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

8. OCCUPANCY: a. Land 5 % ; b. Dwelling units 100 % ; c. Home owners 100 %

9. SALES DEMAND: a. None ; b. ; c. Activity is None

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

11. NEW CONSTRUCTION: a. Types ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS See No. 14.

14. CLARIFYING REMARKS:

Acreage and farm land gives promise of being ultimately developed in a manner warranting a "second grade" classification.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N.Y. SECURITY GRADE SECOND AREA NO. B-13
2. DESCRIPTION OF TERRAIN. Rolling land. A more recent development of small, modern homes on small plots. Dwellings are of varied but attractive architecture, well maintained and evidence a decided pride of ownership.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS: Minor executives
 - a. Type & office workers ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame and stucco ;
 - c. Average age 12 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$15,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$60-\$85</u>	<u>\$75</u>	<u>100%</u>
<u>1933</u> low	<u>6- 8,500</u>	<u>7,000</u>	<u>60%</u>	<u>40- 55</u>	<u>50</u>	<u>65%</u>
<u>1937</u> current	<u>7- 9,500</u>	<u>8,000</u>	<u>70%</u>	<u>45- 60</u>	<u>55</u>	<u>70%</u>

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 85 %; b. Dwelling units 97 %; c. Home owners 75 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7,5-\$8,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$50-\$60 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE SECOND AREA NO. B-14
2. DESCRIPTION OF TERRAIN. Slightly rolling land. A medium class residential section of moderate sized homes on small lots. Architectural design is varied and pleasing. Near the Fleetwood Station, along Gramatan Ave. and in the southwest corner, are several large, modern apartment houses.
3. FAVORABLE INFLUENCES. Favorable location.
4. DETRIMENTAL INFLUENCES. Increasing apartment house construction.
5. INHABITANTS: Small business men
 a. Type and department heads ; b. Estimated annual family income \$ 5,000
 c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing slightly ; decreasing _____ ; static _____
6. BUILDINGS:
 a. Type or types Singles, some apartments ; b. Type of construction Frame, brick & stone
 c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$30,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$60-\$175</u>	<u>\$75</u>	<u>100%</u>
<u>1932</u> low	<u>6- 15,000</u>	<u>7,250</u>	<u>60%</u>	<u>40- 100</u>	<u>50</u>	<u>65%</u>
<u>1937</u> current	<u>6,5- 16,000</u>	<u>8,000</u>	<u>65%</u>	<u>45- 125</u>	<u>55</u>	<u>75%</u>

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 90 % ; b. Dwelling units 97 % ; c. Home owners 85 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7,5-\$10,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$50-\$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable but to better class apartments
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE SECOND AREA NO. B-15
2. DESCRIPTION OF TERRAIN. Land high at the limits but sinking to low in bowl formation. A somewhat newer development ranging from the moderate to houses of fair size. Plots are small and dwellings built fairly close together. There are some scattered apartments.
3. FAVORABLE INFLUENCES. Convenient location.
4. DETRIMENTAL INFLUENCES. Topography of the land.
5. INHABITANTS: Small business men
 - a. Type and white collar ; b. Estimated annual family income \$ 3,600
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS: Singles,
 - a. Type or types some apartments ; b. Type of construction Frame, brick & stucco
 - c. Average age 12 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$7.5-\$25,000</u>	<u>\$10,000 100%</u>	<u>\$40-\$150</u>	<u>\$60 100%</u>
<u>1932</u> low	<u>4.5- 15,000</u>	<u>6,000 60%</u>	<u>25- 80</u>	<u>35 60%</u>
<u>1937</u> current	<u>5, 16,000</u>	<u>6,500 65%</u>	<u>30- 90</u>	<u>42½ 70%</u>

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 85 % ; b. Dwelling units 95 % ; c. Home owners 80 %
9. SALES DEMAND: a. Poor ; b. Sgls \$5-\$7,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$40-\$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE SECOND AREA NO. B-16
2. DESCRIPTION OF TERRAIN. High, rolling ground. This section contains a mixture of the old and the new and includes singles, doubles and some high class apartments. Lots are of fair size and evidence pride of ownership.
3. FAVORABLE INFLUENCES. Location.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Dep't heads & clerks ; b. Estimated annual family income \$ 4,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1,2 fam. & apts. ; b. Type of construction Brick and frame ;
 - c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$35,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$60-\$125</u>	<u>\$70</u>	<u>100%</u>
<u>1932</u> low	<u>7- 20,000</u>	<u>8,500</u>	<u>70%</u>	<u>45- 90</u>	<u>50</u>	<u>75%</u>
<u>1937</u> current	<u>7.5- 25,000</u>	<u>9,000</u>	<u>75%</u>	<u>50- 100</u>	<u>55</u>	<u>80%</u>

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 75 % ; b. Dwelling units 98 % ; c. Home owners 80 %
9. SALES DEMAND: a. Poor ; b. Sgls \$8-\$10,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls & Units \$50-\$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

This neighborhood is considered particularly desirable because of its fine, modern high school.

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE SECOND AREA NO. B-17
2. DESCRIPTION OF TERRAIN. Low land which has been developed with small homes, many of the bungalow type. Although plots are small, they are well maintained and evidence pride of ownership.
3. FAVORABLE INFLUENCES. Strong appeal to the modest income group.
4. DETRIMENTAL INFLUENCES. Possible influx of less desirable element from the Bronx.
5. INHABITANTS:
 - a. Type Mechanics & clerks ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Almost none ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS: Small singles
 - a. Type or types and bungalows ; b. Type of construction Frame ;
 - c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7-\$14,000</u>	<u>\$9,000</u>	<u>100%</u>	<u>\$35-\$80</u>	<u>\$50</u>	<u>100%</u>
<u>1932</u> low	<u>4.5- 8,500</u>	<u>5,500</u>	<u>60%</u>	<u>25- 55</u>	<u>35</u>	<u>70%</u>
<u>1937</u> current	<u>5- 9,000</u>	<u>6,500</u>	<u>70%</u>	<u>27½-60</u>	<u>37½</u>	<u>75%</u>

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 80 % ; b. Dwelling units 95 % ; c. Home owners 60 %
9. SALES DEMAND: a. Poor ; b. Sgls \$6-\$7,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$30-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None.
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable, unless there be a shifting of population from Bronx County.
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE SECOND AREA NO. B-18
2. DESCRIPTION OF TERRAIN. Rolling and wooded land. An older section of fairly large homes located on sizeable plots which are well maintained.
3. FAVORABLE INFLUENCES. Well and conveniently located.
4. DETRIMENTAL INFLUENCES. Age of structures.
5. INHABITANTS:
 - a. Type Small business men ; b. Estimated annual family income \$ 6,000
 - c. Foreign-born Italians ; 20 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians ; f. Relief families Very few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 25 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$10-\$18,000</u>	<u>\$12,000 100%</u>	<u>\$60-\$100</u>	<u>\$70 100%</u>
<u>1938</u> low	<u>6,5- 10,000</u>	<u>8,000 65%</u>	<u>35- 50</u>	<u>40 60%</u>
<u>1938</u> current	<u>7- 11,000</u>	<u>8,500 70%</u>	<u>40- 60</u>	<u>50 70%</u>

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 85 % ; b. Dwelling units 96 % ; c. Home owners 65 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7-\$9,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$45-\$55 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE SECOND AREA NO. B-19
2. DESCRIPTION OF TERRAIN. Rolling and wooded terrain. A section of sizeable homes of fair age on lots of substantial size. Grounds are well cared for and show distinct pride of ownership.
3. FAVORABLE INFLUENCES. Convenient for all purposes.
4. DETRIMENTAL INFLUENCES. Size and age of homes.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 8,000
 - c. Foreign-born None ; 0 %; d. Negro No ; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Stucco, frame & brick ;
 - c. Average age 20 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$20-\$75,000</u>	<u>\$30,000</u>	<u>100%</u>	<u>\$125-\$300</u>	<u>\$175</u>	<u>100%</u>
<u>1932</u> low	<u>12- 30,000</u>	<u>15,000</u>	<u>50%</u>	<u>75- 150</u>	<u>100</u>	<u>60%</u>
<u>1937</u> current	<u>14- 35,000</u>	<u>18,000</u>	<u>60%</u>	<u>90- 175</u>	<u>125</u>	<u>70%</u>

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 70 %; b. Dwelling units 95 %; c. Home owners 60 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Sgls \$90-\$150 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

There were a number of foreclosures in this section accounting for the excessive decline in values.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE SECOND AREA NO. B-20
2. DESCRIPTION OF TERRAIN. Rolling, wooded land. A somewhat newer section containing a wide variety of dwellings. For the most part, plots are of fair size and all well cared for. Pride of ownership is evident.
3. FAVORABLE INFLUENCES. Convenience and attraction.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 8,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame, brick & stone ;
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$30,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$65-\$250</u>	<u>\$175</u>	<u>100%</u>
<u>1932</u> low	<u>6- 30,000</u>	<u>15,000</u>	<u>60%</u>	<u>45- 150</u>	<u>125</u>	<u>70%</u>
<u>1937</u> current	<u>6.5- 35,000</u>	<u>17,500</u>	<u>65%</u>	<u>50- 175</u>	<u>140</u>	<u>80%</u>

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 90 % ; b. Dwelling units 95 % ; c. Home owners 90 %
9. SALES DEMAND: a. Poor ; b. Sgls \$10-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$75-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE SECOND AREA NO. B-21
2. DESCRIPTION OF TERRAIN. Undulating land which, for the most part, is well wooded. Development, which has been going on for some years, includes everything from the moderate to large dwellings and a few scattered apartments. Lots are in proportion
3. FAVORABLE INFLUENCES. Well and attractively located.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Business executives ; b. Estimated annual family income \$ 10,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick, stone & frame ;
 - c. Average age 15 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$15-\$125,000</u>	<u>\$25,000 100%</u>	<u>\$85-\$300</u>	<u>\$175 100%</u>
<u>1932</u> low	<u>9- 60,000</u>	<u>15,000 60%</u>	<u>60- 200</u>	<u>125 70%</u>
<u>1937</u> current	<u>10- 60,000</u>	<u>16,000 65%</u>	<u>70- 200</u>	<u>150 80%</u>

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 90 % ; b. Dwelling units 97 % ; c. Home owners 90 %
9. SALES DEMAND: a. Poor ; b. Sgls \$10-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$100-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 3
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE SECOND AREA NO. B-22
2. DESCRIPTION OF TERRAIN. Ridgeland sloping to east and west. An older section in which singles predominate but which also contains some doubles. Lots are small and consequently there is not much space between dwellings.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Possible spread of less desirable element in central and southern portions.
5. INHABITANTS:
 - a. Type Office workers ; b. Estimated annual family income \$ 3,000
 - c. Foreign-born None ; 0 % ; d. Negro Yes (See No. 14) ; 2 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None as yet ; f. Relief families Very few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame and stucco ;
 - c. Average age 18 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$12-25,000</u>	<u>\$18,000 100%</u>	<u>\$70-\$150</u>	<u>\$100 100%</u>
<u>1932</u> low	<u>7,5-15,000</u>	<u>11,000 60%</u>	<u>50- 100</u>	<u>75 75%</u>
<u>1937</u> current	<u>8-16,000</u>	<u>12,000 65%</u>	<u>60- 115</u>	<u>85 85%</u>

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 95 % ; b. Dwelling units 98 % ; c. Home owners 65 %
9. SALES DEMAND: a. Fair ; b. Sgls \$8-\$14,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$75 - \$95 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

In the northeast corner are a few Negroes but well confined and not affecting the area. In the south, the railroad and vacant lots form the only barrier between this and the adjacent hazardous area.

Lack of small, convenient, rental units has served to stabilize rents.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N.Y. SECURITY GRADE SECOND AREA NO. B-23
2. DESCRIPTION OF TERRAIN. High, rolling land. Originally, a speculative development of moderately priced homes. Though zoned for doubles, singles predominate. Lots are only of medium size.
3. FAVORABLE INFLUENCES. Proximity to shopping center and station.
4. DETRIMENTAL INFLUENCES. Cheapness of construction and possibility of deterioration.
5. INHABITANTS:
 - a. Type Teachers & white collar; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles; b. Type of construction Frame & stucco;
 - c. Average age 15 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$18,000</u>	<u>\$14,000</u>	<u>100%</u>	<u>\$60-\$100</u>	<u>\$80</u>	<u>100%</u>
1932 low	<u>6- 10,000</u>	<u>8,500</u>	<u>60%</u>	<u>45- 65</u>	<u>55</u>	<u>70%</u>
1937 current	<u>6,5- 11,000</u>	<u>9,000</u>	<u>65%</u>	<u>50- 75</u>	<u>65</u>	<u>80%</u>

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 65 %; b. Dwelling units 98 %; c. Home owners 60 %
9. SALES DEMAND: a. Fair; b. Sgls \$7-\$10,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Singles & Units \$50 - \$75; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single; b. Amount last year 1
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Rental demand for the type of home and unit in this area has permitted rental increases.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE SECOND AREA NO. B-24
2. DESCRIPTION OF TERRAIN. Low, rolling land. An older section containing many large homes located on sizeable plots. Notwithstanding their age, properties are well landscaped and evidence a decided pride of ownership. A few scattered and high class apartments have no adverse effect.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Size and age of homes.
5. INHABITANTS:
 - a. Type Execs & professionals ; b. Estimated annual family income \$ 8,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame, few brick ;
 - c. Average age 30 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$13-\$45,000</u>	<u>\$30,000</u>	<u>100%</u>	<u>\$100-\$250</u>	<u>\$175</u>	<u>100%</u>
<u>1932</u> low	<u>10- 20,000</u>	<u>15,000</u>	<u>50%</u>	<u>70- 150</u>	<u>125</u>	<u>70%</u>
<u>1937</u> current	<u>11- 25,000</u>	<u>18,000</u>	<u>60%</u>	<u>75- 165</u>	<u>130</u>	<u>75%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 95 % ; c. Home owners 79 %
9. SALES DEMAND: a. Poor ; b. Sgls \$12-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$75-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE SECOND AREA NO. B-25
2. DESCRIPTION OF TERRAIN. Land rises to the north. Generally an older section of moderately priced homes on plots of fair size. Dwellings are well constructed and maintained.
3. FAVORABLE INFLUENCES. Proximity to stores and station. Section contains school.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Minor execs & clerks ; b. Estimated annual family income \$ 3,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles and a few doubles ; b. Type of construction Frame, stucco & brick
 - c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$20,000</u>	<u>\$15,000</u>	<u>100%</u>	<u>\$60-\$125</u>	<u>\$90</u>	<u>100%</u>
<u>1932</u> low	<u>6- 11,000</u>	<u>9,000</u>	<u>60%</u>	<u>45- 85</u>	<u>65</u>	<u>70%</u>
<u>1937</u> current	<u>6.5- 12,000</u>	<u>10,000</u>	<u>65%</u>	<u>50- 100</u>	<u>75</u>	<u>80%</u>

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 80 % ; b. Dwelling units 96 % ; c. Home owners 60 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7,5-\$12,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$70-\$90 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: Demand for small units has forced rents up.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE SECOND AREA NO. B-26

2. DESCRIPTION OF TERRAIN. Low, well wooded terrain. An old section containing homes of substantial size and age. In the north, some are being converted into two and three family units. In the south, many approach estates in size. Landscaping is good and pride of ownership marked.

3. FAVORABLE INFLUENCES. Favorable and convenient location.

4. DETRIMENTAL INFLUENCES. Size and age of homes.

5. INHABITANTS:
a. Type Execs & professionals ; b. Estimated annual family income \$ 7,500
c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing ; decreasing ; static.

6. BUILDINGS:
a. Type or types Singles ; b. Type of construction Frame, some brick ;
c. Average age 25 years ; d. Repair Good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$15-\$100,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$100-\$300</u>	<u>\$150</u>	<u>100%</u>
<u>1932</u> low	<u>9- 40,000</u>	<u>12,500</u>	<u>50%</u>	<u>60- 150</u>	<u>90</u>	<u>60%</u>
<u>1937</u> current	<u>10- 40,000</u>	<u>15,000</u>	<u>55%</u>	<u>65- 175</u>	<u>100</u>	<u>65%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 93 % ; c. Home owners 70 %

9. SALES DEMAND: a. Poor ; b. Sgls \$10-\$20,000 ; c. Activity is None

10. RENTAL DEMAND: a. Fair ; b. Sgls \$75-\$100 ; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable

14. CLARIFYING REMARKS: _____

Along the Post Road are several high class apartments.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of MAMARONECK, N.Y. SECURITY GRADE SECOND AREA NO. B-27
2. DESCRIPTION OF TERRAIN. High, rolling and wooded terrain. Formerly an area of estates many of which have been broken up to permit the erection of moderately sized homes. Grounds are ample and well landscaped. Pride of ownership is evident. Several large apartments surround the Larchmont Station.
3. FAVORABLE INFLUENCES. Attractively and conveniently located.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS:
 - a. Type Minor executives ; b. Estimated annual family income \$ 6,000
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick, stucco & frame ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$15-\$35,000</u>	<u>\$20,000</u>	<u>100%</u>	<u>\$100-\$200</u>	<u>\$125</u>	<u>100%</u>
<u>1932</u> low	<u>9- 20,000</u>	<u>12,000</u>	<u>60%</u>	<u>65- 125</u>	<u>80</u>	<u>65%</u>
<u>1937</u> current	<u>10- 22,000</u>	<u>14,000</u>	<u>70%</u>	<u>75- 150</u>	<u>90</u>	<u>75%</u>

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 96 % ; c. Home owners 70 %
9. SALES DEMAND: a. Poor ; b. Sgls \$12-\$16,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$75-\$100 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of MAMARONECK, N.Y. SECURITY GRADE SECOND AREA NO. B-28
2. DESCRIPTION OF TERRAIN. Level land. An area of homes of substantial size and age but, nevertheless, well kept up. Grounds are spacious and maintained in excellent condition.
3. FAVORABLE INFLUENCES. Accessible location.
4. DETRIMENTAL INFLUENCES. None, save age and size of structures.
5. INHABITANTS: Executives, artists and
 - a. Type retired business men ; b. Estimated annual family income \$ 10,000
 - c. Foreign-born None ; 0 % ; d. Negro Yes (Confined) ; 1 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame, stucco & brick
 - c. Average age 25 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$20-\$75,000</u>	<u>\$30,000</u>	<u>100%</u>	<u>\$125-\$300</u>	<u>\$175</u>	<u>100%</u>
<u>1932</u> low	<u>12- 40,000</u>	<u>18,000</u>	<u>60%</u>	<u>85- 200</u>	<u>120</u>	<u>70%</u>
<u>1937</u> current	<u>13- 40,000</u>	<u>19,500</u>	<u>65%</u>	<u>90- 225</u>	<u>130</u>	<u>75%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 95 % ; c. Home owners 75 %
9. SALES DEMAND: a. Poor ; b. Sals \$15-\$20,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sals \$100-\$150 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

Vacancies are all in the upper brackets.

Negros are confined to a few shacks on Palmer Avenue midway between the Larchmont Station and the New Rochelle line.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of HAMARONECK, N.Y. SECURITY GRADE SECOND AREA NO. 2-22
2. DESCRIPTION OF TERRAIN. Low, but wooded land. An area of old and sizeable homes built on fairly large plots. Despite their age, properties are well maintained and evidence pride of ownership.
3. FAVORABLE INFLUENCES. Attractive and convenient location.
4. DETRIMENTAL INFLUENCES. Age of dwellings.
5. INHABITANTS: Executives, artists
 a. Type and retired business men b. Estimated annual family income \$ 12,000
 c. Foreign-born None; 0 %; d. Negro No; 0 %;
 (Nationality) (Yes or No)
 e. Infiltration of None; f. Relief families None;
 g. Population is increasing XXXXXX; decreasing XXXXXX; static.
6. BUILDINGS:
 a. Type or types Singles; b. Type of construction Frame, stucco & brick
 c. Average age 30 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$20-300,000</u>	<u>\$30,000 100%</u>	<u>\$125-3500</u>	<u>\$175 100%</u>
<u>1932</u> low	<u>12- 50,000</u>	<u>12,000 60%</u>	<u>85- 200</u>	<u>120 75%</u>
<u>1937</u> current	<u>13- 50,000</u>	<u>12,500 65%</u>	<u>90- 225</u>	<u>130 75%</u>

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 70 %; b. Dwelling units 95 %; c. Home owners 80 %
9. SALES DEMAND: a. Poor; b. Sgls \$15-\$25,000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Sgls \$100-\$150; c. Activity is Good
11. NEW CONSTRUCTION: a. Types XXXXXX; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Vacancies are mostly in the largest houses.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-1
2. DESCRIPTION OF TERRAIN. Terraced land sloping sharply toward the river and rising sharply in the east. Dwellings are of substantial age and size; many having been converted into two family homes.
3. FAVORABLE INFLUENCES. Attractive view and served by two commuting stations on the New York Central.
4. DETRIMENTAL INFLUENCES. Distance from stores as well as age and size of buildings.
5. INHABITANTS:
 - a. Type Minor execs & merchants; b. Estimated annual family income \$ 5,000
 - c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types Singles, 2 fam. & one apartment; b. Type of construction Brick and frame;
 - c. Average age 30 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$12-\$20,000</u>	<u>\$16,000</u>	<u>100%</u>	<u>\$80-\$125</u>	<u>\$90</u>	<u>100%</u>
<u>1933</u> low	<u>7- 10,000</u>	<u>9,000</u>	<u>55%</u>	<u>50- 75</u>	<u>60</u>	<u>65%</u>
<u>1937</u> current	<u>7.5- 12,000</u>	<u>10,000</u>	<u>60%</u>	<u>65- 90</u>	<u>70</u>	<u>80%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 90 %; c. Home owners 75 %
9. SALES DEMAND: a. Slight; b. Sgls \$8-\$10,000; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. Sgls \$70-\$80; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types --; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: Small, sparsely settled section in the north is slightly more desirable.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-2
2. DESCRIPTION OF TERRAIN. Low, flat land formerly a separate community known as Nepera Park. Dwellings, comprising singles and doubles, are of no particular character and probably 50% of them were built by the occupants themselves on plots of mixed sizes.
3. FAVORABLE INFLUENCES. Local railroad station and good transportation.
4. DETRIMENTAL INFLUENCES. Lack of sewers and distance from center of city.
5. INHABITANTS:
 - a. Type Factory workers ; b. Estimated annual family income \$ 2,000
 - c. Foreign-born Mixed ; 50 % ; d. Negro Yes (Scattered) ; 3 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame ;
 - c. Average age 25 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$7-\$10,000</u>	<u>\$8,000</u>	<u>100%</u>	<u>\$30-\$45</u>	<u>\$35</u>	<u>100%</u>
<u>1933</u> low	<u>4- 6,000</u>	<u>5,000</u>	<u>60%</u>	<u>25- 35</u>	<u>27½</u>	<u>80%</u>
<u>1937</u> current	<u>5- 7,000</u>	<u>5,500</u>	<u>70%</u>	<u>30- 45</u>	<u>35</u>	<u>100%</u>

Peak sale values occurred in 1920 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 95 % ; c. Home owners 70 %
9. SALES DEMAND: a. Poor ; b. Sgls \$5-\$6,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$30-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single ; b. Amount last year 1
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Because of the generally low rents, there has been a good demand and made possible rental increases bringing them back to normal.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-3
2. DESCRIPTION OF TERRAIN. Land is rolling and wooded. Development of the area by a company ceased with the depression and is now being recommenced. Dwellings are one and two family located on plots of 50 x 100.
3. FAVORABLE INFLUENCES. Good transportation. Conveniently located for industrial workers.
4. DETRIMENTAL INFLUENCES. Schools are located in the adjoining hazardous area and children must attend with colored and foreign born.
5. INHABITANTS:
a. Type Small merchants & clerks; b. Estimated annual family income \$ 3,000
c. Foreign-born Mixed; 10%; d. Negro Yes (Scattered); 5%;
(Nationality) (Yes or No)
e. Infiltration of Mixed foreign; f. Relief families None;
g. Population is increasing slightly; decreasing; static
6. BUILDINGS:
a. Type or types Singles & doubles; b. Type of construction Frame;
c. Average age 10 years; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | RENTAL VALUES | |
|---------------------|---------------------|----------------------|------------------|------------------|
| | RANGE | PREDOMINATING % | RANGE | PREDOMINATING % |
| 1929 level | <u>\$9-\$12,000</u> | <u>\$10,000 100%</u> | <u>\$50-\$80</u> | <u>\$60 100%</u> |
| <u>1933</u> low | <u>6- 8,000</u> | <u>6,500 65%</u> | <u>35- 60</u> | <u>45 75%</u> |
| <u>1937</u> current | <u>7- 9,000</u> | <u>7,500 75%</u> | <u>40- 65</u> | <u>50 80%</u> |
- 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 90%; c. Home owners 70 %
9. SALES DEMAND: a. Slight; b. Sgls \$7-\$8,000; c. Activity is Slight
10. RENTAL DEMAND: a. Good; b. Sgls \$45-\$65; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-4
2. DESCRIPTION OF TERRAIN. Rolling land which has been more recently developed with moderately priced one and two family homes. Dwellings are located on plots with 25 and 50 foot frontages with an appeal to middle class home seekers.
3. FAVORABLE INFLUENCES. Newness of development and good transportation.
4. DETRIMENTAL INFLUENCES. Distance from stores.
5. INHABITANTS:
 - a. Type Small merchants & clerks; b. Estimated annual family income \$ 3,000
 - c. Foreign-born Italians; 10%; d. Negro No; 0%;
(Nationality) (Yes or No)
 - e. Infiltration of Italians; f. Relief families Few;
 - g. Population is increasing slightly decreasing _____; static _____
6. BUILDINGS:
 - a. Type or types Singles & doubles; b. Type of construction Brick and frame;
 - c. Average age 10 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$16,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$45-\$80</u>	<u>\$60</u>	<u>100%</u>
<u>1933</u> low	<u>5- 8,000</u>	<u>6,000</u>	<u>60%</u>	<u>30- 50</u>	<u>42½</u>	<u>70%</u>
<u>1937</u> current	<u>6- 10,000</u>	<u>7,000</u>	<u>70%</u>	<u>35- 60</u>	<u>50</u>	<u>80%</u>

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 40%; b. Dwelling units 90%; c. Home owners 70%
9. SALES DEMAND: a. Fair; b. Sgls \$6-\$7,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Sgls \$40-\$60; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 25
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

Abbott Avenue, Emmet Place and Bellevue Avenue are slightly more desirable than the balance of the area.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-5
2. DESCRIPTION OF TERRAIN: Small, more recent development of moderately priced homes located on fair sized plots. Land is rolling forming a crest along Fairview and Fowler Avenues.
3. FAVORABLE INFLUENCES. Good bus service and pleasant outlook.
4. DETRIMENTAL INFLUENCES. Distance from center of city.
5. INHABITANTS: Minor executives and
 - a. Type small business men ; b. Estimated annual family income \$ 4,000
 - c. Foreign-born Italians ; 5 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing slightly decreasing ; static
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 12 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$8-\$14,000</u>	<u>\$10,000 100%</u>	<u>\$50-\$80</u>	<u>\$60 100%</u>
<u>1933</u> low	<u>6- 10,000</u>	<u>7,000 70%</u>	<u>35- 55</u>	<u>45 70%</u>
<u>1937</u> current	<u>6,5-12,000</u>	<u>8,000 80%</u>	<u>40- 65</u>	<u>50 80%</u>

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 70 % ; b. Dwelling units 90 % ; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Sgls \$7-\$9,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Sgls \$40-\$60 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 15
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

- Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-7
2. DESCRIPTION OF TERRAIN. Hillside land rising from the river to the east. Dwellings include old, one family homes together with cold water and some heated flats. A number of the larger homes have been converted into rooming houses.
3. FAVORABLE INFLUENCES. Convenient to center of city and places of work.
4. DETRIMENTAL INFLUENCES. Encroachment of industry and apartments as well as age of structures.
5. INHABITANTS: Dep't heads, clerks and
 - a. Type factory workers ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born Mixed ; 20 % ; d. Negro Yes (Scattered) ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1, 2 & multi-fam ; b. Type of construction Brick and frame ;
 - c. Average age 25 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6-\$30,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$20-\$100</u>	<u>\$30</u>	<u>100%</u>
<u>1933</u> low	<u>5- 17,500</u>	<u>7,000</u>	<u>60%</u>	<u>20- 60</u>	<u>22½</u>	<u>75%</u>
<u>1937</u> current	<u>5, 5- 20,000</u>	<u>8,500</u>	<u>70%</u>	<u>20- 70</u>	<u>22½</u>	<u>75%</u>

Peak sale values occurred in 1924 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 95 % ; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Sgls \$6-\$9,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Units \$20-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward and to apartments
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-8
2. DESCRIPTION OF TERRAIN. An old section of the city sloping towards the river. New construction includes fair type multi-family houses and apartments. Old construction includes cold water flats and a number of larger houses which have been converted into two and three family apartments.
3. FAVORABLE INFLUENCES. Proximity to center of city.
4. DETRIMENTAL INFLUENCES. Trend to apartments.
5. INHABITANTS:
 - a. Type Dep't heads and clerks ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slightly decreasing static
6. BUILDINGS:
 - a. Type or types 1, 2 & multi-fam. ; b. Type of construction Brick and frame ;
 - c. Average age 30 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$50,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$30-\$80</u>	<u>\$45</u>	<u>100%</u>
<u>1933</u> low	<u>7- 25,000</u>	<u>8,500</u>	<u>70%</u>	<u>20- 55</u>	<u>30</u>	<u>70%</u>
<u>1937</u> current	<u>7- 25,000</u>	<u>8,500</u>	<u>70%</u>	<u>20- 55</u>	<u>30</u>	<u>70%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 80 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Sgls \$9-\$10,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Units \$25-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly to apartments
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-9
2. DESCRIPTION OF TERRAIN. This is a section of rolling land sloping from Central Avenue towards the Saw Mill River Valley. It has been more recently improved with one and two family houses and some apartments, but in the main, cheaply constructed.
3. FAVORABLE INFLUENCES. Good transportation facilities as well as shopping center on Mc Lean Avenue.
4. DETRIMENTAL INFLUENCES. Cheapness of construction and influx of less desirables from Bronx County.
5. INHABITANTS:
 - a. Type Dep't heads & clerks ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born Italians ; 2 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Less desirable ; f. Relief families Some ;
type of native white
 - g. Population is increasing slightly decreasing _____ ; static _____
6. BUILDINGS:
 - a. Type or types 1 & 2 family & some apts. ; b. Type of construction Brick and frame ;
 - c. Average age 12 years ; d. Repair Excellent
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$20,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$40-\$100</u>	<u>\$65</u>	<u>100%</u>
<u>1933</u> low	<u>6- 10,000</u>	<u>8,000</u>	<u>65%</u>	<u>30- 70</u>	<u>45</u>	<u>70%</u>
<u>1937</u> current	<u>6.5- 12,000</u>	<u>8,500</u>	<u>70%</u>	<u>35- 80</u>	<u>50</u>	<u>80%</u>

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 40 % ; b. Dwelling units 90 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Sgls \$7-\$10,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Excellent ; b. Sgls \$40-\$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 20
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS:

That portion east of Seminary Avenue in the north lacks sewers. Lee, Devoe and Kneeland Avenues, between Midland Terrace and Wendover Road, are decidedly more desirable. This, however, is not a sufficiently built up area at present to justify a second grade rating.
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-10
2. DESCRIPTION OF TERRAIN. Land sloping downward from Central Avenue to Bronx River Valley. Development has been more recent although generally of a cheap nature. Dwellings include singles, doubles and a few modern apartments. This section offers excellent commuting services and has
3. FAVORABLE INFLUENCES. its own shopping center.
3. Convenience of location despite distance from the heart of Yonkers.
4. DETRIMENTAL INFLUENCES. Cheapness of construction and trend to apartments.
5. INHABITANTS:
 - a. Type Clerks & daily workers; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Italians; 10%; d. Negro No; 0%;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Few;
 - g. Population is increasing slightly; decreasing; static.
6. BUILDINGS:
 - a. Type or types 1,2 & multi-fam; b. Type of construction Brick and frame;
 - c. Average age 15 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7-\$100,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$20-\$80</u>	<u>\$50</u>	<u>100%</u>
<u>1933</u> low	<u>5- 50,000</u>	<u>7,000</u>	<u>70%</u>	<u>15- 55</u>	<u>35</u>	<u>70%</u>
<u>1937</u> current	<u>5- 50,000</u>	<u>7,500</u>	<u>75%</u>	<u>17½-65</u>	<u>40</u>	<u>80%</u>

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 80%; c. Home owners 60 %
9. SALES DEMAND: a. Fair; b. Sgls \$7-\$9,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Units \$25-\$50; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 25
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To apartments
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-11
2. DESCRIPTION OF TERRAIN. Gently sloping land adjacent to the City of New York. Commuting facilities are very good and Mc Lean Avenue offers an excellent shopping center. Improvements are a mixture of one and two family homes together with apartments but, generally, construction is cheap.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Jerry building and influx of less desirable element from Bronx County.
5. INHABITANTS:
 - a. Type Clerks ; b. Estimated annual family income \$ 2,000
 - c. Foreign-born Italians ; 7 %; d. Negro No ; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of Less desirable; f. Relief families Few ;
type of native white
 - g. Population is increasing slightly decreasing static
6. BUILDINGS:
 - a. Type or types 1 & 2 fam. & apts. b. Type of construction Brick and frame ;
 - c. Average age 15 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$7-\$30,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$25-\$100</u>	<u>\$60</u>	<u>100%</u>
<u>1933</u> low	<u>5- 20,000</u>	<u>7,000</u>	<u>70%</u>	<u>17 1/2- 60</u>	<u>45</u>	<u>75%</u>
<u>1937</u> current	<u>6- 20,000</u>	<u>7,500</u>	<u>75%</u>	<u>20- 75</u>	<u>50</u>	<u>80%</u>

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 50 %; b. Dwelling units 90 %; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Sgls \$6-\$8,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Units \$30-\$45 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year 20
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To apartments
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE THIRD AREA NO. C-12
2. DESCRIPTION OF TERRAIN. Hilly terrain adjoining City of New York. Houses consist of singles, old one family houses, which have been converted into two or more apartments, cold water flats and a few newer and better class apartments.
3. FAVORABLE INFLUENCES. Proximity to New York City and to the Yonkers' shopping area.
4. DETRIMENTAL INFLUENCES. Age of structures and infiltration of a less desirable type of population.
5. INHABITANTS:
 - a. Type Clerks ; b. Estimated annual family income \$ 2,500
 - c. Foreign-born None ; 0 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Less desirable ; f. Relief families None ;
type of native white
 - g. Population is increasing slightly ~~decreasing~~ ; static.
6. BUILDINGS:
 - a. Type or types 1, 2 & multi-fam. ; b. Type of construction Brick and frame ;
 - c. Average age 25 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10-\$70,000</u>	<u>\$14,000</u>	<u>100%</u>	<u>\$60-\$90</u>	<u>\$75</u>	<u>100%</u>
<u>1933</u> low	<u>7- 35,000</u>	<u>8,500</u>	<u>60%</u>	<u>40- 60</u>	<u>50</u>	<u>70%</u>
<u>1937</u> current	<u>7.5- 35,000</u>	<u>9,000</u>	<u>65%</u>	<u>40- 60</u>	<u>50</u>	<u>70%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 80 % ; c. Home owners 30 %
9. SALES DEMAND: a. Fair ; b. Apartments ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles & Units ; c. Activity is Good
\$40-\$60
11. NEW CONSTRUCTION: a. Types 60 family apt. ; b. Amount last year 1
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To apartments
14. CLARIFYING REMARKS: Vacancies are mainly in large singles.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE THIRD AREA NO. C-13
2. DESCRIPTION OF TERRAIN. High and rolling land. The majority of this section comprises a cheap speculative development of small homes on small plots.
3. FAVORABLE INFLUENCES. Pleasant location.
4. DETRIMENTAL INFLUENCES. Inconvenient for commuting.
5. INHABITANTS:
 - a. Type White collar ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Italians ; 25 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians ; f. Relief families Few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 10 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$9,500-\$11,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$60-\$70</u>	<u>\$65</u>	<u>100%</u>
<u>1933</u> low	<u>5,500-6,500</u>	<u>6,000</u>	<u>60%</u>	<u>40-50</u>	<u>45</u>	<u>70%</u>
<u>1937</u> current	<u>6-7,000</u>	<u>6,500</u>	<u>65%</u>	<u>45-55</u>	<u>50</u>	<u>75%</u>

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 40 % ; b. Dwelling units 96 % ; c. Home owners 65 %
9. SALES DEMAND: a. Poor ; b. Sgls \$6-\$7,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$45-\$55 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE THIRD AREA NO. C-14
2. DESCRIPTION OF TERRAIN. High land sloping steeply in center to Main Street. A fairly congested section containing a mixture of old singles and doubles.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Character of neighborhood and inhabitants.
5. INHABITANTS:
 - a. Type Laborers & mechanics ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Mixed ; 60 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame ;
 - c. Average age 30 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5-\$15,000</u>	<u>\$8,500</u>	<u>100%</u>	<u>\$25-\$40</u>	<u>\$35</u>	<u>100%</u>
<u>1933</u> low	<u>3- 8,500</u>	<u>5,000</u>	<u>60%</u>	<u>17½-27½</u>	<u>25</u>	<u>70%</u>
<u>1937</u> current	<u>3.5- 9,000</u>	<u>5,500</u>	<u>65%</u>	<u>20- 30</u>	<u>27½</u>	<u>80%</u>

Peak sale values occurred in 1928 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 90 % ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Singles & Units \$20-\$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE THIRD AREA NO. C-15
2. DESCRIPTION OF TERRAIN. High land. An area containing a combination of old and new small homes on equally small lots.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Inconvenient from every angle.
5. INHABITANTS:
 - a. Type White collar & mechanics; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Italians; 20 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of Italians; f. Relief families A few;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Frame;
 - c. Average age 10-40 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$6,500-\$10,000</u>	<u>\$7,500</u>	<u>100%</u>	<u>\$30-\$60</u>	<u>\$40</u>	<u>100%</u>
<u>1933</u> low	<u>4,600</u>	<u>4,500</u>	<u>60%</u>	<u>20-40</u>	<u>27½</u>	<u>70%</u>
<u>1937</u> current	<u>4,500-6,500</u>	<u>5,000</u>	<u>70%</u>	<u>22½-45</u>	<u>30</u>	<u>75%</u>

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 50 %; b. Dwelling units 95 %; c. Home owners 70 %
9. SALES DEMAND: a. None; b. _____; c. Activity is None
10. RENTAL DEMAND: a. Good; b. Slgs \$25-\$35; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE THIRD AREA NO. C-17
2. DESCRIPTION OF TERRAIN. Flat land sloping downward to the west. An older section of the city containing a density of cheaply constructed small homes built close together. In the east is a small area of two blocks occupied by Negroes.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Character of neighborhood.
5. INHABITANTS:
 - a. Type Mechs & daily workers ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Mixed ; 40 % ; d. Negro Yes (confined) ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Sgls, few doubles b. Type of construction Frame ;
 - c. Average age 20 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4-\$10,000</u>	<u>\$6,000</u>	<u>100%</u>	<u>\$25-\$60</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>2,5- 6,000</u>	<u>3,500</u>	<u>60%</u>	<u>17½-40</u>	<u>27½</u>	<u>70%</u>
<u>1937</u> current	<u>3- 6,500</u>	<u>4,000</u>	<u>65%</u>	<u>20- 50</u>	<u>32½</u>	<u>80%</u>

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 85 % ; b. Dwelling units 92 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. Sgls \$3-\$5,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$20-\$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE THIRD AREA NO. C-18
2. DESCRIPTION OF TERRAIN. Ground slopes upward to north. An old section of the city which is feeling the encroachment of business. Homes are mostly large and many are being altered into multi-family units and boarding houses.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Encroachment of business and change to a section of multi-family dwellings.
5. INHABITANTS:
 - a. Type Clerks ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Mixed ; 20 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families A few ;
 - g. Population is increasing ; decreasing slightly ; static.
6. BUILDINGS:
 - a. Type or types Singles, doubles, few apartments ; b. Type of construction Frame ;
 - c. Average age 30 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$9-\$25,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$50-\$100</u>	<u>\$65</u>	<u>100%</u>
<u>1932</u> low	<u>6- 14,000</u>	<u>7,500</u>	<u>65%</u>	<u>35- 60</u>	<u>42½</u>	<u>65%</u>
<u>1937</u> current	<u>7- 16,000</u>	<u>8,500</u>	<u>70%</u>	<u>37½- 70</u>	<u>50</u>	<u>75%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 95 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7-\$9,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Units \$40-\$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To multi-family
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE THIRD AREA NO. C-19
2. DESCRIPTION OF TERRAIN. Rolling land. This is an older section containing fair sized houses built quite closely together. Architecture is similar and of a vintage now out of vogue.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Age and size of dwellings.
5. INHABITANTS:
 - a. Type White collar; b. Estimated annual family income \$ 1,800
 - c. Foreign-born Mixed; 20 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign; f. Relief families Few;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Frame;
 - c. Average age 25 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$15,000</u>	<u>\$9,000</u>	<u>100%</u>	<u>\$45-\$80</u>	<u>\$50</u>	<u>100%</u>
1932 low	<u>5- 8,500</u>	<u>5,500</u>	<u>60%</u>	<u>27½-45</u>	<u>30</u>	<u>60%</u>
1937 current	<u>5,5- 9,000</u>	<u>6,000</u>	<u>65%</u>	<u>32½-55</u>	<u>35</u>	<u>70%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 95 %; c. Home owners 60 %
9. SALES DEMAND: a. Poor; b. Sgls \$5.5-\$8,000; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Sgls \$32½-\$40; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE THIRD AREA NO. C-20
2. DESCRIPTION OF TERRAIN. Flat land. An old section of the city which is gradually going to business. Houses are quite large and many have been altered into small apartments and boarding houses.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Encroachment of business.
5. INHABITANTS:
 - a. Type Clerks ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Mixed ; 20 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign ; f. Relief families A few ;
 - g. Population is increasing ; decreasing slightly ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame ;
 - c. Average age 35 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$9-\$25,000</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$50-\$100</u>	<u>\$65</u>	<u>100%</u>
1932 low	<u>6-14,000</u>	<u>7,500</u>	<u>65%</u>	<u>35-60</u>	<u>42½</u>	<u>65%</u>
1937 current	<u>7-16,000</u>	<u>8,500</u>	<u>70%</u>	<u>37½-70</u>	<u>50</u>	<u>75%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 95 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7-\$9,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Units \$40-\$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS To business
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N.Y. SECURITY GRADE THIRD AREA NO. C-21
2. DESCRIPTION OF TERRAIN. Slightly rolling terrain. A somewhat older section originally developed by speculative builders and influenced by Bronx County to the south. Houses are similar in design and quite closely built.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Character of neighborhood.
5. INHABITANTS:
 - a. Type Mechs & daily workers ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Mixed ; 40 %; d. Negro No ; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed Foreign ; f. Relief families Quite a few ;
 - g. Population is increasing XXXXXX ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Sgls, some doubles ; b. Type of construction Frame ;
 - c. Average age 20 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$5-\$7,500</u>	<u>\$6,000 100%</u>	<u>\$25-\$35</u>	<u>\$30 100%</u>
1932 low	<u>3- 4,500</u>	<u>3,500 60%</u>	<u>17½-25</u>	<u>22½ 70%</u>
1937 current	<u>3,5- 5,000</u>	<u>4,000 65%</u>	<u>20- 27½</u>	<u>25 80%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 95 %; c. Home owners 55 %
9. SALES DEMAND: a. Poor ; b. Sgls \$3,5-\$5,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$20-\$25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE THIRD AREA NO. C-22
2. DESCRIPTION OF TERRAIN. Low, flat land. An older residential section which now contains a mixture of single family homes of varying age and state of condition and a few multi-family.
3. FAVORABLE INFLUENCES. Proximity to center of community.
4. DETRIMENTAL INFLUENCES. Deterioration of neighborhood.
5. INHABITANTS:
 - a. Type Mechanics & laborers ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Mixed ; 40 % ; d. Negro Yes (Scattered) ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians ; f. Relief families A few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles and few multi-family b. Type of construction Frame & stucco ;
 - c. Average age 25 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$7-\$20,000</u>	<u>\$8,500 100%</u>	<u>\$35-\$80</u>	<u>\$50 100%</u>
<u>1932</u> low	<u>3,5-10,000</u>	<u>4,250 50%</u>	<u>20- 50</u>	<u>30 60%</u>
<u>1937</u> current	<u>4,2-11,000</u>	<u>5,000 60%</u>	<u>25- 55</u>	<u>35 70%</u>

Peak sale values occurred in 1926 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 96 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. Sgls \$4.5-\$6,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$30-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE THIRD AREA NO. C-23
2. DESCRIPTION OF TERRAIN. Valley land. An older section containing a variety of singles and doubles which, generally, have seen their better days. Pride of ownership is decidedly spotty.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Decline in type of inhabitant.

5. INHABITANTS:
- a. Type Clerks & daily workers ; b. Estimated annual family income \$ 1,200
- c. Foreign-born Mixed ; 20 % ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
- e. Infiltration of Mixed foreign ; f. Relief families A few ;
- g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
- a. Type or types Singles & doubles ; b. Type of construction Frame ;
- c. Average age 25 years ; d. Repair Fair

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$7-\$12,000</u>	<u>\$9,000</u>	<u>100%</u>	<u>\$35-\$75</u>	<u>\$55</u>	<u>100%</u>
<u>1932 low</u>	<u>3.5- 6,000</u>	<u>4,500</u>	<u>50%</u>	<u>20- 45</u>	<u>32½</u>	<u>60%</u>
<u>1937 current</u>	<u>4- 7,000</u>	<u>5,500</u>	<u>60%</u>	<u>25- 50</u>	<u>37½</u>	<u>70%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 96 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. Sgls \$4-\$6,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$25-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N.Y. SECURITY GRADE THIRD AREA NO. C-24
2. DESCRIPTION OF TERRAIN. High land sloping to the south and east. An area of small homes and bungalows built on equally small lots. Pride of ownership is only occasionally evident.
3. FAVORABLE INFLUENCES. Adjacent to park and playground.
4. DETRIMENTAL INFLUENCES. Character of improvements and inhabitants. Only fair transportation.
5. INHABITANTS: Skilled labor and office workers ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Italians ; 30 % ; d. Negro Yes (Confined) ; 2 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians ; f. Relief families A few ;
 - g. Population is increasing _____ ; decreasing _____ ; static.
6. BUILDINGS: Singles and a few doubles ; b. Type of construction Frame ;
 - c. Average age 15 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3-\$14,000</u>	<u>\$7,500</u>	<u>100%</u>	<u>\$25-\$75</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>2- 9,000</u>	<u>4,900</u>	<u>65%</u>	<u>17 1/2-55</u>	<u>30</u>	<u>75%</u>
<u>1935</u> current	<u>2,1- 3,500</u>	<u>5,200</u>	<u>70%</u>	<u>21- 60</u>	<u>32 1/2</u>	<u>80%</u>

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 70 % ; b. Dwelling units 97 % ; c. Home owners 60 %
9. SALES DEMAND: a. Poor ; b. Sgls \$3-\$6,000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Sgls \$25-\$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable
14. CLARIFYING REMARKS: Demand for small units has resulted in rental increases.
15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE THIRD AREA NO. C-25
2. DESCRIPTION OF TERRAIN. Land slopes downward to east and south. An older section of the city which is feeling the expansion of business and the poorer areas in the center and south. Trend is to apartments and conversion into rooming houses and small units. Plots are small.
3. FAVORABLE INFLUENCES. Proximity to center of city.
4. DETRIMENTAL INFLUENCES. Encroachment of business and infiltration of less desirable element.
5. INHABITANTS: Shopkeepers and
 a. Type White collar; b. Estimated annual family income \$ 1,750
 c. Foreign-born Mixed; 20%; d. Negro No; 0%
 (Nationality) (Yes or No)
 e. Infiltration of Mixed Foreign; f. Relief families A few;
 g. Population is increasing decreasing; static.
6. BUILDINGS: Singles, doubles
 a. Type or types and a few apts.; b. Type of construction Frame, brick & stucco
 c. Average age 15 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$12-\$20,000</u>	<u>\$16,000 100%</u>	<u>\$50-\$75</u>	<u>\$60 100%</u>
<u>1931 low</u>	<u>6-10,000</u>	<u>8,000 50%</u>	<u>32-47 1/2</u>	<u>40 65%</u>
<u>1931 current</u>	<u>7.5-12,000</u>	<u>9,500 60%</u>	<u>37 1/2-55</u>	<u>45 75%</u>

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 95%; b. Dwelling units 98%; c. Home owners 40%
9. SALES DEMAND: a. Poor; b. Sgls \$7.5-\$10,000; c. Activity is None
10. RENTAL DEMAND: a. Good; b. Singles & Units \$40 - \$55; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE THIRD AREA NO. C-26
2. DESCRIPTION OF TERRAIN. Generally flat land. An old portion of the city in which many of the homes are being converted into two and three family dwellings. Particularly in the north, structures are quite congested.
3. FAVORABLE INFLUENCES. Convenience of location.
4. DETRIMENTAL INFLUENCES. Deterioration of neighborhood and inhabitants.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 1,200
 - c. Foreign-born Mixed ; 25 % ; d. Negro Yes (Scattered) ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Mixed foreign and Negro ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles (being converted) ; b. Type of construction Frame ;
 - c. Average age 30 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$18,000</u>	<u>\$14,000</u>	<u>100%</u>	<u>\$60-\$80</u>	<u>\$70</u>	<u>100%</u>
1932 low	<u>6- 10,000</u>	<u>8,500</u>	<u>60%</u>	<u>42 1/2-55</u>	<u>50</u>	<u>70%</u>
1937 current	<u>6,5- 11,000</u>	<u>9,000</u>	<u>65%</u>	<u>47 1/2-65</u>	<u>55</u>	<u>80%</u>

Peak sale values occurred in 1924 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 95 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. Sgls \$7,5-\$10,000 ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Sgls \$50-\$60 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

- Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN OF MAMARONECK, N.Y. SECURITY GRADE THIRD AREA NO. C-28
2. DESCRIPTION OF TERRAIN. High, wooded land. This small section was built some years prior to development of the surrounding area. Houses and lots are small, cheaply built and in not too good condition.
3. FAVORABLE INFLUENCES. Desirable location.
4. DETRIMENTAL INFLUENCES. Slightly inconvenient.
5. INHABITANTS:
 - a. Type Clerks & office workers; b. Estimated annual family income \$ 1,500
 - c. Foreign-born None; 0 %; d. Negro No; 0 %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Frame;
 - c. Average age 15 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5-\$12,000</u>	<u>\$7,500</u>	<u>100%</u>	<u>\$25-\$50</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>3- 7,250</u>	<u>4,500</u>	<u>60%</u>	<u>17½-32½</u>	<u>25</u>	<u>65%</u>
<u>1937</u> current	<u>3.5- 7,500</u>	<u>5,000</u>	<u>65%</u>	<u>20- 37½</u>	<u>30</u>	<u>75%</u>

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 80 %
9. SALES DEMAND: a. Poor; b. Sgls \$4-\$7,000; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. Sgls \$25-\$35; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable, unless replaced by more desirable homes.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-1
2. DESCRIPTION OF TERRAIN. A sparsely developed section of low, flat land which contains a mixture of junk, lumber and coal yards together with dwellings which are mostly owner built with used materials.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Entire character of neighborhood and its occupants.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 750.
 - c. Foreign-born Mixed ; 60 % ; d. Negro Yes ; 1 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1 & 2 family ; b. Type of construction Brick and frame ;
 - c. Average age 25 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4-\$10,000</u>	<u>\$6,000</u>	<u>100%</u>	<u>\$15-\$30</u>	<u>\$20</u>	<u>100%</u>
<u>1933</u> low	<u>2- 5,000</u>	<u>3,000</u>	<u>50%</u>	<u>10- 20</u>	<u>15</u>	<u>75%</u>
<u>1937</u> current	<u>2- 5,000</u>	<u>3,000</u>	<u>50%</u>	<u>12½-22½</u>	<u>17½</u>	<u>85%</u>

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 80 % ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. -- ; c. Activity is None
10. RENTAL DEMAND: a. Poor ; b. Units \$15-\$20 ; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types -- ; 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 Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-2
2. DESCRIPTION OF TERRAIN. Land slopes upward from the Saw Mill River Valley to the east. This section is almost divided into two parts - Italian element lives in western section and the colored element lives from Wilson Avenue eastward. This Negro section comprises mostly Post Office clerks
3. FAVORABLE INFLUENCES. or New York City employees and many own their own homes.
3. Conveniently located for commuting purposes.
4. DETRIMENTAL INFLUENCES. Character of occupants.
5. INHABITANTS:
 - a. Type Daily workers & laborers; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians, 40 %; d. Negro Yes; 40 %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Quite a number;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types 1,2 & multi-fam.; b. Type of construction Brick and frame;
 - c. Average age 12 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5-\$10,000</u>	<u>\$8,000</u>	<u>100%</u>	<u>\$20-\$40</u>	<u>\$30</u>	<u>100%</u>
<u>1933</u> low	<u>2,5- 5,000</u>	<u>4,000</u>	<u>50%</u>	<u>15- 25</u>	<u>20</u>	<u>70%</u>
<u>1937</u> current	<u>3- 5,000</u>	<u>4,500</u>	<u>55%</u>	<u>17½-30</u>	<u>22½</u>	<u>75%</u>

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 60 %; c. Home owners 70 %
9. SALES DEMAND: a. Slight; b. Sgls \$3-\$5,000; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. Units \$20-\$30; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year 4
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-3
2. DESCRIPTION OF TERRAIN. A section adjacent to the carpet works containing closely congested, old, obsolete, cold water flats some of which are being demolished by institutional holders.
3. FAVORABLE INFLUENCES. Nearness to places of work.
4. DETRIMENTAL INFLUENCES. Entire character of neighborhood and its occupants.
5. INHABITANTS:
 - a. Type Mill hands ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Mixed ; 80 % ; d. Negro Yes ; 2 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Same ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static .
6. BUILDINGS: Cold water flats
 - a. Type or types 1, 2 or more fams ; b. Type of construction Frame and brick ;
 - c. Average age 30 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$20,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$15-\$30</u>	<u>\$25</u>	<u>100%</u>
<u>1935</u> low	<u>4- 10,000</u>	<u>5,000</u>	<u>50%</u>	<u>10- 20</u>	<u>15</u>	<u>70%</u>
<u>1937</u> current	<u>4- 10,000</u>	<u>5,000</u>	<u>50%</u>	<u>12 1/2-32 1/2</u>	<u>17 1/2</u>	<u>75%</u>

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 80 % ; b. Dwelling units 90 % ; c. Home owners 25 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Units \$15 \$20 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; 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 Downward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-4
2. DESCRIPTION OF TERRAIN. One of the highest hills in the city on the west side of which are several stone quarries. Homes are of non-descript design; many of which were personally constructed by the owners of waste materials from the quarries.
3. FAVORABLE INFLUENCES. Nearness to places of work.
4. DETRIMENTAL INFLUENCES. Character of dwellings and occupants.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 750.
 - c. Foreign-born Italians ; 90% ; d. Negro No ; 0 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italians ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1 & 2 family ; b. Type of construction Stone, brick & frame
 - c. Average age 20 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4 \$10,000</u>	<u>\$7,000</u>	<u>100%</u>	<u>\$15 \$40</u>	<u>\$25</u>	<u>100%</u>
<u>1931</u> low	<u>2- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>10- 25</u>	<u>17½</u>	<u>70%</u>
<u>1931</u> current	<u>2,5- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>12½- 30</u>	<u>20</u>	<u>75%</u>

Peak sale values occurred in 1926 and were 100% of the 1929 level.

Peak rental values occurred in 1926 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 70 % ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Slight ; b. Singles & Units ; c. Activity is Slight
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 Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-5
2. DESCRIPTION OF TERRAIN. Hillside land sloping towards the river formerly containing large, single units but now mostly boarding houses of a cheap grade.
3. FAVORABLE INFLUENCES. Convenience to places of work.
4. DETRIMENTAL INFLUENCES. Age and character of buildings.
5. INHABITANTS:
 - a. Type Factory workers ; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Mixed ; 30 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Negros ; f. Relief families Quite a few ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1, 2 & multi-fam. ; b. Type of construction Frame and brick ;
 - c. Average age 50 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$30,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$15-\$40</u>	<u>\$27½</u>	<u>100%</u>
<u>1933</u> low	<u>4-15,000</u>	<u>5,000</u>	<u>50%</u>	<u>10-20</u>	<u>20</u>	<u>70%</u>
<u>1937</u> current	<u>4-15,000</u>	<u>5,000</u>	<u>50%</u>	<u>12½-25</u>	<u>22½</u>	<u>75%</u>

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 85 % ; b. Dwelling units 80 % ; c. Home owners 30 %
9. SALES DEMAND: a. None ; b. -- ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Units-\$15-\$25 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types -- ; 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 Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-6
2. DESCRIPTION OF TERRAIN. Ground rising sharply to the east. Although there are some modern, heated flats, the majority are of the old, cold water type. There are also a number of singles and doubles. All are built close together.
3. FAVORABLE INFLUENCES. Convenience to places of work.
4. DETRIMENTAL INFLUENCES. Age of buildings and character of occupants.
5. INHABITANTS:
 - a. Type Factory & daily workers; b. Estimated annual family income \$ 1,500
 - c. Foreign-born Mixed; 60%; d. Negro No; 0%;
(Nationality) (Yes or No)
 - e. Infiltration of Italians; f. Relief families Quite a few;
 - g. Population is increasing; decreasing; static.
6. BUILDINGS:
 - a. Type or types 1,2 & multi-fam; b. Type of construction Brick and frame;
 - c. Average age 30 years; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8-\$75,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$20-\$70</u>	<u>\$28</u>	<u>100%</u>
<u>1933</u> low	<u>4- 30,000</u>	<u>5,000</u>	<u>50%</u>	<u>15- 35</u>	<u>20</u>	<u>70%</u>
<u>1937</u> current	<u>4- 30,000</u>	<u>5,000</u>	<u>50%</u>	<u>17 1/2- 40</u>	<u>22 1/2</u>	<u>75%</u>

Peak sale values occurred in 1924 and were 100 % 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 80 %; c. Home owners 20 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Good; b. Units \$20 \$30; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY YONKERS, N. Y. SECURITY GRADE FOURTH AREA NO. D-7
2. DESCRIPTION OF TERRAIN. Fairly low, flat land containing a majority of old, cold water flats. Many have toilet facilities on the back porch while others have toilets in the halls which are used by two or more families. Section is a slum area.
3. FAVORABLE INFLUENCES. Nearness to center of city and places of employment.
4. DETRIMENTAL INFLUENCES. Age of buildings and character of occupants.
5. INHABITANTS:
 - a. Type Laborers & daily workers; b. Estimated annual family income \$ 750.
 - c. Foreign-born Mixed; 50%; d. Negro Yes; 5%;
(Nationality) (Yes or No)
 - e. Infiltration of Russians; f. Relief families Many;
 - g. Population is increasing _____; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types Cold water flats; b. Type of construction Frame;
 - c. Average age 40 years; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10-\$30,000</u>	<u>\$18,000</u>	<u>100%</u>	<u>\$17½-\$27½</u>	<u>\$25</u>	<u>100%</u>
<u>1933</u> low	<u>5-15,000</u>	<u>3,000</u>	<u>50%</u>	<u>12½-20</u>	<u>17½</u>	<u>70%</u>
<u>1937</u> current	<u>5-15,000</u>	<u>9,000</u>	<u>50%</u>	<u>15-22½</u>	<u>20</u>	<u>75%</u>

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 90%; b. Dwelling units 90%; c. Home owners 20%
9. SALES DEMAND: a. None; b. _____; c. Activity is None
10. RENTAL DEMAND: a. Good; b. Units \$17½-\$20; c. Activity is Good
11. NEW CONSTRUCTION: a. Types _____; 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 Downward
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY EASTCHESTER, N. Y. SECURITY GRADE FOURTH AREA NO. D-8
2. DESCRIPTION OF TERRAIN. Low land lying in a hollow. A congested section containing a mixture of singles, doubles and cold water flats, all of substantial age.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Character of neighborhood and occupants.
5. INHABITANTS:
- a. Type Laborers; b. Estimated annual family income \$ 1,000
- c. Foreign-born Italians, 50%; d. Negro Yes; 50%;
(Nationality) (Yes or No)
- e. Infiltration of Same; f. Relief families Quite a number;
- g. Population is increasing; decreasing; static.
6. BUILDINGS:
- a. Type or types 1 to 8 families; b. Type of construction Frame & brick;
- c. Average age 25 years; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|---------------------|---------------------|----------------|-------------|------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$4-\$15,000</u> | <u>\$7,000</u> | <u>100%</u> | <u>\$20-\$30</u> | <u>\$25</u> | <u>100%</u> |
| <u>1933</u> low | <u>2- 7,500</u> | <u>3,500</u> | <u>50%</u> | <u>12½-17½</u> | <u>15</u> | <u>60%</u> |
| <u>1937</u> current | <u>2- 7,500</u> | <u>3,500</u> | <u>50%</u> | <u>15- 20</u> | <u>17½</u> | <u>70%</u> |
- Peak sale values occurred in 1925 and were 100 % of the 1929 level.
- Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90%; b. Dwelling units 90%; c. Home owners 50 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Fair; b. Units \$15-\$20; c. Activity is 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 Downward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY MOUNT VERNON, N. Y. SECURITY GRADE FOURTH AREA NO. D-9
2. DESCRIPTION OF TERRAIN. Low land adjoining and adversely influenced by Bronx County on the south. This is an old section of closely built two and three family homes now given over to Negroes and low class foreigners. A slum clearance project was considered but abandoned.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Character of neighborhood and occupants.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 950.
 - c. Foreign-born Mixed ; 40 % ; d. Negro Yes ; 60 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Sam ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Doubles & triples ; b. Type of construction Frame ;
 - c. Average age 35 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2.5-\$8.000</u>	<u>\$5.000</u>	<u>100%</u>	<u>\$15-\$30</u>	<u>\$25</u>	<u>100%</u>
<u>1931</u> low	<u>2-4.000</u>	<u>3.000</u>	<u>60%</u>	<u>10-20</u>	<u>17½</u>	<u>70%</u>
<u>1931</u> current	<u>2-4.000</u>	<u>3.000</u>	<u>60%</u>	<u>12½-22½</u>	<u>20</u>	<u>80%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 90 % ; c. Home owners 20 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Units \$15-\$20 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types ; 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 Downward
14. CLARIFYING REMARKS:
15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PELHAM, N. Y. SECURITY GRADE FOURTH AREA NO. D-10
2. DESCRIPTION OF TERRAIN. Low, hollow land. This is an older section now largely devoted to dwellings of from 2 to 4 units. Balance includes scattered tenements and singles.
3. FAVORABLE INFLUENCES. Centrally located.
4. DETRIMENTAL INFLUENCES. Deterioration of neighborhood and inhabitants.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians ; 50 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Same ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1 to 12 family ; b. Type of construction Frame, brick & stone
 - c. Average age 30 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5-\$30,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$20-\$40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2.5- 15,000</u>	<u>5,000</u>	<u>50%</u>	<u>10- 20</u>	<u>15</u>	<u>50%</u>
<u>1937</u> current	<u>2.5- 15,000</u>	<u>5,000</u>	<u>50%</u>	<u>15- 25</u>	<u>20</u>	<u>70%</u>

Peak sale values occurred in 1924 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 92 % ; c. Home owners 25 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Units \$15-\$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types ; 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 Downward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N.Y. SECURITY GRADE FOURTH AREA NO. D-11
2. DESCRIPTION OF TERRAIN. Low, flat land. An area of cheaply constructed singles and doubles lacking any pride of ownership.
3. FAVORABLE INFLUENCES. Adjacent park and playground.
4. DETRIMENTAL INFLUENCES. Entire character of neighborhood.
5. INHABITANTS:
 - a. Type Laborers & domestics ; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians ; 50 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Same ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame and Stucco ;
 - c. Average age 15 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4-\$10,000</u>	<u>\$7,000</u>	<u>100%</u>	<u>\$20-\$40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>15- 30</u>	<u>22½</u>	<u>75%</u>
<u>1937</u> current	<u>2- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>17½-32½</u>	<u>25</u>	<u>80%</u>

Peak sale values occurred in 1926 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 98 % ; c. Home owners 40 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Units \$20-\$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Demand for cheap quarters has held up rents.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FOURTH AREA NO. D-12
2. DESCRIPTION OF TERRAIN. High land sloping to the east. An old section of the city now given over to Negroes. Nearly all the dwellings have been converted into small units.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Type of inhabitant.
5. INHABITANTS: Laborers & domestics
 - a. Type Laborers & domestics ; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians 10 %; d. Negro Yes 90 %;
(Nationality) (Yes or No)
 - e. Infiltration of Negroes ; f. Relief families Great many ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Converted singles ; b. Type of construction Frame ;
 - c. Average age 35 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4-\$9,000</u>	<u>\$6,000</u>	<u>100%</u>	<u>\$25-\$50</u>	<u>\$35</u>	<u>100%</u>
<u>1932</u> low	<u>4- 9,000</u>	<u>6,000</u>	<u>100%</u>	<u>20- 40</u>	<u>27½</u>	<u>80%</u>
<u>1937</u> current	<u>4- 9,000</u>	<u>6,000</u>	<u>100%</u>	<u>22½-45</u>	<u>32½</u>	<u>90%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 97 %; c. Home owners 60 %
9. SALES DEMAND: a. Good ; b. Sgls \$5-\$7,500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Units \$20-\$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types ; 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 Downward
14. CLARIFYING REMARKS: Demand has never ceased and there is a waiting list for vacant units. It seems a particularly desirable spot for Negroes who desire to move from Harlem.

15. Information for this form was obtained from See Explanations

Date September 1st 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY NEW ROCHELLE, N. Y. SECURITY GRADE FOURTH AREA NO. D-13
2. DESCRIPTION OF TERRAIN. Generally flat land. A thickly populated section containing everything from singles to cheap apartments; all given over to the lower classes.
3. FAVORABLE INFLUENCES. Conveniently located.
4. DETRIMENTAL INFLUENCES. Character of neighborhood and inhabitants.
5. INHABITANTS:
 - a. Type Laboring class ; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians ; 70 % ; d. Negro Yes ; 30 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Same ; f. Relief families Many ;
 - g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1 to multi-fam. ; b. Type of construction Frame, few brick and stone ;
 - c. Average age 30 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5-\$15,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$25-\$80</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2,5- 7,500</u>	<u>5,000</u>	<u>50%</u>	<u>17 1/2-37 1/2</u>	<u>22 1/2</u>	<u>75%</u>
<u>1937</u> current	<u>2,5- 7,500</u>	<u>5,000</u>	<u>50%</u>	<u>20- 42 1/2</u>	<u>25</u>	<u>85%</u>

Peak sale values occurred in 1924 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 98 % ; c. Home owners 50 %
9. SALES DEMAND: a. None ; b. ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Units \$20-\$30 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types ; 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 Downward
14. CLARIFYING REMARKS:

15. Information for this form was obtained from See Explanations

Date September 1st 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY TOWN of MAMARONECK, N.Y. SECURITY GRADE FOURTH AREA NO. D-14
2. DESCRIPTION OF TERRAIN. Low, flat land. An area of cheaply constructed singles and doubles lacking any pride of ownership. Section is only sparsely settled.
3. FAVORABLE INFLUENCES. Extremely convenient.
4. DETRIMENTAL INFLUENCES. Character of improvements and inhabitants.
5. INHABITANTS:
 - a. Type Laborers & domestics ; b. Estimated annual family income \$ 1,000
 - c. Foreign-born Italians ; 50 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Same ; f. Relief families Many ;
 - g. Population is increasing decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & doubles ; b. Type of construction Frame & stucco ;
 - c. Average age 15 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4-\$10,000</u>	<u>\$7,000</u>	<u>100%</u>	<u>\$20-\$40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>15- 30</u>	<u>22½</u>	<u>75%</u>
<u>1937</u> current	<u>2- 5,000</u>	<u>3,500</u>	<u>50%</u>	<u>17½-32½</u>	<u>25</u>	<u>80%</u>

Peak sale values occurred in 1926 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 20 % ; b. Dwelling units 95 % ; c. Home owners 40 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. Units \$20-\$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Demand for cheap quarters has held up rents.

15. Information for this form was obtained from See Explanations

Date September 1st 1937