

AREA DESCRIPTION
(For Instructions see Reverse Side) Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling land.
3. FAVORABLE INFLUENCES. Adjacent to Lake Mendota, good school, good transportation, all improvements, restricted area, near Blackhawk Country Club Golf Course.
4. DETRIMENTAL INFLUENCES. Narrow roads.
5. INHABITANTS:
 - a. Type Business & professional ; b. Estimated annual family income \$ 5000-7500
 - c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS: 1 - 2 1/2 story single
 - a. Type or types 6,7,8 rooms ; b. Type of construction Brick, stone, frame ;
 - c. Average age 6 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8000-20000</u>	<u>\$10000</u> <u>12000</u>	<u>100%</u>	<u>\$50 - 75</u>	<u>60</u>	<u>100%</u>
<u>1932</u> low	<u>5200-13000</u>	<u>\$5500</u> <u>7800</u>	<u>65</u>	<u>40 - 60</u>	<u>48</u>	<u>90</u>
current	<u>6400-16000</u>	<u>\$8000</u> <u>9500</u>	<u>80</u>	<u>38 - 57</u>	<u>57</u>	<u>95</u>

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

Peak rental values occurred in 1929 and were % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 95 %; c. Home owners 100 %
Single 6,7,8 rooms
9. SALES DEMAND: a. Fair ; b. \$8000-10000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$60 - 75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single - \$10000 ; b. Amount last year Yes, some
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Outside city limits. Organized as a village community a few years ago and more interest in beautifying the tract is evidenced since then. It is known as Village of Shorewood Hills. The topography is excellent for a beautiful residential district. Near University of Wisconsin. Good growth and substantial community.
15. Information for this form was obtained from John H. Ottow, HOLD Loan Services Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 1, 193 7

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE A AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling land.
3. FAVORABLE INFLUENCES. Restricted, good schools, good transportation, now making Arboretum Park and wild game preserve to the east adjacent to Nakoma Country Club. Excellent view of property.
4. DETRIMENTAL INFLUENCES. Main State and National highway runs through center of area. Southern part sloping to low.
5. INHABITANTS:
 - a. Type Business & professional ; b. Estimated annual family income \$3000-7500
 - c. Foreign-born None ; --- %; d. Negro None ; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types Single 6, 7 R. & up ; b. Type of construction Brick, stone, frame. ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10000-12000</u>	<u>\$10000</u>	<u>100%</u>	<u>\$75 - 100</u>	<u>\$80</u>	<u>100%</u>
<u>1932</u> low	<u>8000-9600</u>	<u>8000</u>	<u>80</u>	<u>56 - 75</u>	<u>60</u>	<u>75</u>
current	<u>9500-11400</u>	<u>9500</u>	<u>95</u>	<u>67.50 - 90</u>	<u>72</u>	<u>90</u>

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

Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 95 %; c. Home owners 100 %
9. SALES DEMAND: a. Excellent ; b. Single, \$10000-12000 ; c. Activity is Excellent
10. RENTAL DEMAND: a. Excellent ; b. \$75 - 100 ; c. Activity is Excellent
11. NEW CONSTRUCTION: a. Types Yes, single \$10000-12000 ; b. Amount last year Yes
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Stone and brick houses predominate. Called Nakoma Plat. Led city in building last year and also this year. Property is considered good investment in this area, values have held up well, and future development will be very good. This plat was excellently managed. Paul E. Stark Company promoted the sales program of this plat. Substantial growth here. The Nakoma School is shown as situated in center of area.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 1, 193---

(Over)

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE A AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling and high.
3. FAVORABLE INFLUENCES. Adjacent to University of Wisconsin, every community convenience.
4. DETRIMENTAL INFLUENCES. Some of hills in winter are not so well regarded and some object to tendency of sororities and fraternities to locate in area.
5. INHABITANTS:
 - a. Type Professional ; b. Estimated annual family income \$ 7500-10000
 - c. Foreign-born None ; — % ; d. Negro None ; — % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing — ; static.
6. BUILDINGS: Single 6 rooms & up, duplexes
 - a. Type or types and apartments ; b. Type of construction Frame and brick predominant
 - c. Average age 20 years ; d. Repair Good
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>\$8000-12000</u>	<u>\$9500</u>	<u>100%</u>	<u>\$50 - 100</u>	<u>\$75</u>	<u>100%</u>
<u>1932</u> low	<u>4800-7200</u>	<u>5700</u>	<u>60</u>	<u>30 - 60</u>	<u>45</u>	<u>60</u>
current	<u>6000-9000</u>	<u>7100</u>	<u>75</u>	<u>40 - 80</u>	<u>60</u>	<u>80</u>

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

Peak rental values occurred in 1929 and were — % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 95 % ; c. Home owners 90 %
9. SALES DEMAND: a. Fair-good ; b. Single, \$7500-10000 ; c. Activity is Fair-good
10. RENTAL DEMAND: a. Good ; b. \$50 - 70 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Very slight ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Flat of University Heights. This is considered a very desirable place to reside for executives and others connected with the University of Wisconsin and will always have a good market value. There is, however, a tendency for fraternity houses and apartments to enter the area, but land values will always be good as the University anchors values here.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 1, 1937

AREA DESCRIPTION
(For Instructions, see Reverse Side)

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE A AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling - north end high.
3. FAVORABLE INFLUENCES. The only first-class plat adjoining city where center of city can be reached without crossing a railway. Good schools, restricted, adjoins oldest golf course, The Maple Bluff Golf Club, overlooks lake shore.
4. DETRIMENTAL INFLUENCES. If east wind prevails, odors from sewage disposal plant and Mayer Packing Plant to east in C-10 are noticeable. However, this is being remedied. The round house of the Chicago and Northwestern Railroad is to the east at Commercial Avenue and smoke sometimes drifts over the area.
5. INHABITANTS:
 - a. Type Business and professional ; b. Estimated annual family income \$5000-25000
 - c. Foreign-born None ; None % ; d. Negro None ; None % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing None ; static.
6. BUILDINGS: Single 5-15 rooms,
 - a. Type or types 2-2½ story ; b. Type of construction Brick, stone, frame ;
 - c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$6000-75000</u>	<u>\$6-8000 on east 12-15000 on west</u>	<u>100%</u>	<u>\$40-200</u>	<u>\$75-100</u>	<u>100%</u>
1932 low	<u>\$3900-48750</u>	<u>\$3900-5200 7800-9750</u>	<u>65</u>	<u>24-120</u>	<u>45-60</u>	<u>60</u>
current	<u>4800-60000</u>	<u>\$4800-6400 9600-12000</u>	<u>80</u>	<u>32-160</u>	<u>60-80</u>	<u>80</u>

Peak sale values occurred in 1929 and were None % of the 1929 level.

Peak rental values occurred in 1929 and were None % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 95 % ; c. Home owners 95 %
9. SALES DEMAND: a. Fair ; b. Single, \$8000-40000 ; c. Activity is Fair and improving
10. RENTAL DEMAND: a. Good ; b. \$40-125 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single, \$9000-25000 ; b. Amount last year Some
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: Known as Village of Maple Bluff and Fuller Woods Plat and also as the Gold Coast of Madison. The lots along the lake shore have greatest value and lds east of this drop in value due to topography of land to east which is level and somewhat low, especially in original plat of Lakewood. All lots, however, are well drained. The Maple Bluff Plat and Fuller Woods Plat, southwest, are newer plats. They have much natural beauty and developed at a better rate. This area outside city limits.
15. Information for this form was obtained from J. E. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 2, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE A AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling, good elevation.
3. FAVORABLE INFLUENCES. Lake shore; good roads, schools, and transportation.
4. DETRIMENTAL INFLUENCES. Main highway to south and west.
5. INHABITANTS:
 - a. Type Professional and business ; b. Estimated annual family income \$5000-25000
 - c. Foreign-born None ; --- %; d. Negro None ; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing --- ; decreasing Static ; static.
6. BUILDINGS: Single 7-15 rooms,
 - a. Type or types 1-2 1/2 stories ; b. Type of construction Frame, stone, brick ;
 - c. Average age 20 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$10000-25000</u>	<u>\$12000-15000</u>	<u>100%</u>	<u>\$60-150</u>	<u>\$85</u>	<u>100%</u>
<u>1932</u> low	<u>6000-15000</u>	<u>9000</u>	<u>60</u>	<u>36-90</u>	<u>51</u>	<u>60</u>
current	<u>7500-18750</u>	<u>11250</u>	<u>75</u>	<u>54-135</u>	<u>76.50</u>	<u>90</u>

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

Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 75 %; b. Dwelling units 100 %; c. Home owners 95 %
Single 7 rooms and up
9. SALES DEMAND: a. Good ; b. \$10000-12000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$75 - 85 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Very slight ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Near center of city, excellent view of lake, boating, swimming, etc. Mendota is the best of the 4 lakes and commands best frontal prices.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison,
Resident of Madison for 35 years.

Date October 1, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Adjacent to Al and main thoroughfare to city.
4. DETRIMENTAL INFLUENCES. Railroad running along southern boundary.
5. INHABITANTS:
 - a. Type Mixed business & professional; b. Estimated annual family income \$2500-4000
 - c. Foreign-born None %; d. Negro None %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing Yes; decreasing ---; static.
6. BUILDINGS: Single 1 and 2 stories,
 - a. Type or types 6-7 rooms; b. Type of construction Frame and stone pre-;
dominate
 - c. Average age 7 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6500-8000</u>	<u>\$7000</u>	<u>100%</u>	<u>\$40- 50</u>	<u>\$45</u>	<u>100%</u>
<u>1932</u> low	<u>3900-4800</u>	<u>4200</u>	<u>60</u>	<u>24- 30</u>	<u>27</u>	<u>60</u>
current	<u>4875-6000</u>	<u>5250</u>	<u>75</u>	<u>32- 40</u>	<u>36</u>	<u>80</u>

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

Peak rental values occurred in 1929 and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 90 %; c. Home owners 90 %
9. SALES DEMAND: a. Fair; b. Single \$5500-6000; c. Activity is Fair - good
10. RENTAL DEMAND: a. Good; b. \$35-50; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Few singles, \$7000-8000; b. Amount last year Some
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: This is the southwest portion of Shorewood Hills and at bottom of hill. Has all modern conveniences and is a desirable community in which to reside. Outside city limits.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 2, 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 2

2. DESCRIPTION OF TERRAIN. High and level, slightly rolling.

3. FAVORABLE INFLUENCES. Adjacent to Westmoreland Golf Club and Municipal Golf Course.

4. DETRIMENTAL INFLUENCES. Only about 25% developed, but future is good.

5. INHABITANTS:

a. Type Business and professional ; b. Estimated annual family income \$2500-5000

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

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

g. Population is increasing Yes ; decreasing --- ; static.

6. BUILDINGS: Single 1-2 1/2 stories

a. Type or types 5-7 rooms ; b. Type of construction Brick, Frame, Stone. ;

c. Average age 5 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6000-7500</u>	<u>\$7000</u>	<u>100%</u>	<u>\$40 - 50</u>	<u>\$45</u>	<u>100%</u>
<u>1932</u> low	<u>3600-4500</u>	<u>4200</u>	<u>60</u>	<u>24 - 30</u>	<u>27</u>	<u>60</u>
current	<u>4500-5625</u>	<u>5250</u>	<u>75</u>	<u>36 - 45</u>	<u>40.50</u>	<u>90</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 25 % ; b. Dwelling units 90 % ; c. Home owners 95 %

9. SALES DEMAND: a. Fair ; b. Single, \$5000-6000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. \$40 - 50 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Some. Single 1-2 stories, \$6000 - 7000 ; b. Amount last year Very small

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up

14. CLARIFYING REMARKS: Outside city limits. Restricted. Plat is well located for future medium priced homes.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 2, 1937

(Over)

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling to level.
3. FAVORABLE INFLUENCES. North edge of Nakoma and has all advantages of Nakoma. Restricted.
4. DETRIMENTAL INFLUENCES. Adjoins low-priced plat to northeast - C3.
5. INHABITANTS:
 - a. Type Business and professional ; b. Estimated annual family income \$ 4000-5000
 - c. Foreign-born None ; --- % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS: 2 story, single
 - a. Type or types 6-7 rooms ; b. Type of construction Frame, stone, brick ;
 - c. Average age 5-6 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8000-10000</u>	<u>\$9500</u>	<u>100%</u>	<u>\$50 - 75</u>	<u>\$65</u>	<u>100%</u>
<u>1932</u> low	<u>6000-7500</u>	<u>7125</u>	<u>75</u>	<u>37.50-56.25</u>	<u>48.75</u>	<u>75</u>
current	<u>6800-8500</u>	<u>8075</u>	<u>85</u>	<u>45 - 67.50</u>	<u>58.50</u>	<u>90</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 95 % ; c. Home owners 95 %
9. SALES DEMAND: a. Good ; b. Single, 7500-9000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. \$50 - 70 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single 6-7 rooms ; b. Amount last year Very little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Has all necessary utilities and very desirable place to live.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

In mortgage business in Madison for 15 years.
Resident of Madison for 35 years.

Date October 1, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling.
3. FAVORABLE INFLUENCES. Has every community convenience. Close to University of Wisconsin.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: Mixed
 - a. Type business and professional; b. Estimated annual family income \$ 3000-20000
 - c. Foreign-born Few- Jews; 2 %; d. Negro None; — %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing —; decreasing Static; static.
6. BUILDINGS: Single 1-2½ stories.
 - a. Type or types 5 - 18 rooms; b. Type of construction Frame predominates;
 - c. Average age 20 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7000-15000</u>	<u>\$8500</u>	<u>100%</u>	<u>\$50 - 150</u>	<u>\$75-100</u>	<u>100%</u>
<u>1932</u> low	<u>5250-11250</u>	<u>6375</u>	<u>75</u>	<u>35 - 105</u>	<u>52.50-70</u>	<u>70</u>
current	<u>5950-12750</u>	<u>7225</u>	<u>85</u>	<u>42.50-127.50</u>	<u>63.75-85</u>	<u>85</u>

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

Peak rental values occurred in — and were — % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 95 %; c. Home owners 95 %
9. SALES DEMAND: a. Fair-good; b. Single, \$5-7500; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$50 - 90; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly upward.
14. CLARIFYING REMARKS: One of the oldest areas on west side, developing on northwest edge into apartments for which there is a demand due to proximity to University. The Edgewood Academy, a Catholic school, is located on the west and is considered a favorable influence as is Vilas Park, a public park and zoo located in the south.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept
In mortgage business in Madison for 15 years.
Resident of Madison for 35 years.

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 5
2. DESCRIPTION OF TERRAIN. Slightly rolling to level.
3. FAVORABLE INFLUENCES. Has all modern conveniences.
4. DETRIMENTAL INFLUENCES. Railroad to north
5. INHABITANTS: Mixed, business,
 a. Type professional, clerical ; b. Estimated annual family income \$ 1500-5000
 c. Foreign-born Jews ; 1 % ; d. Negro None ; None % ;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing Yes ; decreasing None ; static.
6. BUILDINGS: 1 and 2 stories
 a. Type or types single 5-7 rooms ; b. Type of construction Frame predominates ;
 c. Average age 8 - 10 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4000-8000</u>	<u>\$6000</u>	<u>100%</u>	<u>\$30 - 60</u>	<u>\$50</u>	<u>100%</u>
<u>1932</u> low	<u>3000-6000</u>	<u>4500</u>	<u>75</u>	<u>22.50 - 45</u>	<u>37.50</u>	<u>75</u>
current	<u>3400-6800</u>	<u>5100</u>	<u>85</u>	<u>25.50 - 51</u>	<u>42.50</u>	<u>85</u>

Peak sale values occurred in 1929 and were None % of the 1929 level.
 Peak rental values occurred in 1932 and were 75 % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 95 % ; c. Home owners 90 %
9. SALES DEMAND: a. Good ; b. Single, \$5000-6000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. \$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Few single \$6000 ; b. Amount last year Very few
12. AVAILABILITY OF MORTGAGE BONDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Close to Municipal Golf Course and to The Edgewood, an excellent parochial academy. A desirable area in which to reside.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in the mortgage business in Madison
Resident of Madison for 35 years.

Date October 2, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Comparatively new section. Good transportation, schools, has every convenience.
4. DETRIMENTAL INFLUENCES. Cemetery to northwest and west detrimental to lots adjacent thereto, although well separated with shrubs, etc.
5. INHABITANTS: Business, professional,
 a. Type clerical, mechanics ; b. Estimated annual family income \$ 1800-10000
 c. Foreign-born Yes, Jews ; 1 % ; d. Negro None ; --- % ;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS: 1-2 1/2 stories, single 5-10 rms and few
 a. Type or types apts on Monroe St. ; b. Type of construction Frame, stone, brick ;
 c. Average age 10 years ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4000-15000</u>	<u>\$8000</u>	<u>100%</u>	<u>\$30 - 90</u>	<u>\$60-70</u>	<u>100%</u>
<u>1932</u> low	<u>2800-10500</u>	<u>5600</u>	<u>70</u>	<u>21 - 63</u>	<u>42-49</u>	<u>70</u>
current	<u>3400-12750</u>	<u>6800</u>	<u>85</u>	<u>27 - 81</u>	<u>54-63</u>	<u>90</u>

Peak sale values occurred in 1929 and were --- % of the 1929 level.
 Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 95 % ; c. Home owners 90 %
9. SALES DEMAND: a. Good ; b. Single \$5000-9000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Single \$30 - 75 ; c. Activity is Good
Yes, single 6-7 rooms
11. NEW CONSTRUCTION: a. Types \$2500-10000 ; b. Amount last year Some
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Some apartments on Kendall and University also Allen Street -- frame and brick, 3-6 rooms of 2-6 units. Surrounding A3 on south and east sides are some apartments and duplexes -- well kept up. The northwest side of area is newer, i.e. from Allen Street west, the biggest development having occurred during the past 10 - 12 years in that section south of A3. An elementary school is located on Regent between Roby and Spooner, and a high school is located between Highland Avenue and Ash on Regent.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years

Date October 1, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 7
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Has all utilities, excellent view of city proper, and is adjacent to Bay of Lake Monona.
4. DETRIMENTAL INFLUENCES. Railroad to east and business section on west.
5. INHABITANTS:
 - a. Type Mixed; b. Estimated annual family income \$ 1800-5000
 - c. Foreign-born None; (Nationality) %; d. Negro None; (Yes or No) %;
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing Yes; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1-2½ stories
5-8 rooms; b. Type of construction Frame, brick, stone;
 - c. Average age 8 - 10 years; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5000-12000</u>	<u>\$9000</u>	<u>100%</u>	<u>\$40 - 75</u>	<u>\$55</u>	<u>100%</u>
<u>1932</u> low	<u>3250-7800</u>	<u>5850</u>	<u>65</u>	<u>28 - 52.50</u>	<u>38.50</u>	<u>70</u>
current	<u>3750-9000</u>	<u>6750</u>	<u>75</u>	<u>34.- 63.57</u>	<u>46.75</u>	<u>85</u>

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

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 75 %; b. Dwelling units 95 %; c. Home owners 90 %
9. SALES DEMAND: a. Fair; b. Single \$5000-9000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$40 - 60; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Few; b. Amount last year Very few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Close to downtown center. Have to cross arterial streets and rail
lines to get to schools.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 1, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 8
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Adjacent to Lake Mendota. Has all modern conveniences.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: Mixed,
 - a. Type business and professional; b. Estimated annual family income \$ 2500-10000
 - c. Foreign-born None; —%; d. Negro None; —%;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families None;
 - g. Population is increasing —; decreasing Static; static.
6. BUILDINGS: 1-2 1/2 stories
 - a. Type or types Single 6-10 rooms; b. Type of construction Frame, brick, stone;
 - c. Average age 25 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$6000-15000</u>	<u>\$10000</u>	<u>100%</u>	<u>\$45 - 125</u>	<u>\$75</u>	<u>100%</u>
<u>1932</u> low	<u>3900-9750</u>	<u>6500</u>	<u>65</u>	<u>31.50-87.50</u>	<u>52.50</u>	<u>70</u>
current	<u>4500-11250</u>	<u>7500</u>	<u>75</u>	<u>38.25-106.25</u>	<u>63.75</u>	<u>85</u>

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

Peak rental values occurred in — and were — % of the 1929 level.
8. OCCUPANCY: a. Land 95%; b. Dwelling units 95%; c. Home owners 90%
9. SALES DEMAND: a. Fair; b. Single \$8000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$60; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Mixed apartments and homes (homes predominate). One of the older sections of the city. A desirable place to live. Close to center business section. The east section of area adjoins Tenney Park. An elementary school is located on Gorham Street between Blount and Livingston Street.
15. Information for this form was obtained from J. H. Ottow, HOLC Service Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE B AREA NO. 9
2. DESCRIPTION OF TERRAIN. Rolling to level.
3. FAVORABLE INFLUENCES. Lake Monona, good schools, transportation, etc.
4. DETRIMENTAL INFLUENCES. Some odor from lake at times.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 1500-7500
 - c. Foreign-born None ; --- % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types 1-2 1/2 stories ; b. Type of construction Frame, brick, stone ;
 - c. Average age 18 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5000-14000</u>	<u>\$8000</u>	<u>100%</u>	<u>\$40 - 85</u>	<u>\$50-60</u>	<u>100%</u>
<u>1932</u> low	<u>3500-9800</u>	<u>5600</u>	<u>70</u>	<u>28 - 59.50</u>	<u>35-42</u>	<u>70</u>
current	<u>4000-11200</u>	<u>6400</u>	<u>80</u>	<u>34 - 72.25</u>	<u>42.50-51</u>	<u>85</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 90 % ; c. Home owners 85 %
9. SALES DEMAND: a. Fair ; b. Single \$5000-7500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Some, \$5000-6000 ; b. Amount last year Scattered
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: West end, from Schurz Avenue to Yahaba River, is filled-in land from lake. Better residential section of east Madison. Very popular place to reside.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 2, 193 2

AREA DESCRIPTION

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. On main arterial highway into city.
4. DETRIMENTAL INFLUENCES. Railroad on north. Situated at foot of Shorewood Hills. Cheap plat.
5. INHABITANTS: Laborers, mechanics, clerks; b. Estimated annual family income \$ 1000-1500
 c. Foreign-born None; None %; d. Negro None; None %;
 (Nationality) (Yes or No)
 e. Infiltration of None; f. Relief families None;
 g. Population is increasing Static; decreasing Static; static.
6. BUILDINGS: 1 and 2 stories
 a. Type or types 4-6 rooms; b. Type of construction Frame;
 c. Average age 8 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3000-5000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$20 - 30</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>1800-3000</u>	<u>2100</u>	<u>60</u>	<u>12 - 18</u>	<u>15</u>	<u>60</u>
current	<u>2100-3500</u>	<u>2450</u>	<u>70</u>	<u>13 - 19.50</u>	<u>16.25</u>	<u>65</u>

Peak sale values occurred in 1929 and were --- % of the 1929 level.
 Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 35 %; c. Home owners 95 %
9. SALES DEMAND: a. Fair; b. Single, \$2500-3000; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. \$20; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year One
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Outside city limits. Cheap plat for low-priced homes. Proximity to Shorewood Hills regarded as favorable by those living in this area.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 1937

AREA DESCRIPTION

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. On south and west sides, the Frank W. Hoyt Public Park; and city reservoir and park. There is an elementary school on the northwest corner of Regent Street and Parker Drive.
4. DETRIMENTAL INFLUENCES. No restrictions.
5. INHABITANTS: Mixed, clerical, laborers and mechanics; b. Estimated annual family income \$ 1000-1500
 c. Foreign-born None; --%; d. Negro None; --%;
 (Nationality) (Yes or No)
 e. Infiltration of None; f. Relief families Few;
 g. Population is increasing Yes; decreasing --; static.
6. BUILDINGS: 1 and 2 stories
 a. Type or types 3 - 6 rooms; b. Type of construction Frame;
 c. Average age 8 - 10 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1500-3500</u>	<u>\$2500</u>	<u>100%</u>	<u>\$15 - 30</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>975-2275</u>	<u>1625</u>	<u>65</u>	<u>10.50 - 21</u>	<u>17.50</u>	<u>70</u>
current	<u>1125-2625</u>	<u>1875</u>	<u>75</u>	<u>12 - 24</u>	<u>20</u>	<u>80</u>

Peak sale values occurred in 1929 and were --% of the 1929 level.
 Peak rental values occurred in -- and were --% of the 1929 level.
8. OCCUPANCY: a. Land 40%; b. Dwelling units 90%; c. Home owners 90%
9. SALES DEMAND: a. Fair; b. Single \$2500; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. \$25; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Few - singles; b. Amount last year Few - singles
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: Outside city limits. Convenient to city, fair transportation, fair as to schools. There is a quarry on the west but not considered detrimental.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 1937

AREA DESCRIPTION

Outside city limits

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling to level.
3. FAVORABLE INFLUENCES. Good transportation, schools. The elementary school is situated on Monroe between Western and Gilmore.
4. DETRIMENTAL INFLUENCES. Railroad to north and main arterial on Monroe Street.
5. INHABITANTS:
 - a. Type Mixed labor and clerical ; b. Estimated annual family income \$ 800-3000
 - c. Foreign-born None ; -- % ; d. Negro None ; -- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing -- ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories ; b. Type of construction Frame ;
3 - 7 rooms, single
 - c. Average age 10 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1500-7500</u>	<u>\$4000</u>	<u>100%</u>	<u>\$15 - 50</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>900-4500</u>	<u>2400</u>	<u>60</u>	<u>9 - 30</u>	<u>24</u>	<u>60</u>
current	<u>1125-5625</u>	<u>3000</u>	<u>75</u>	<u>11.25-37.50</u>	<u>30</u>	<u>75</u>

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

Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 90 % ; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Single \$4500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Few ; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: That portion of area west of Western is outside city limits. Adjacency to Nakoma is desirable.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date 193

AREA DESCRIPTION

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN. High but level. Slightly rolling.
3. FAVORABLE INFLUENCES. Near Nakoma Plat. Good roads to city.
4. DETRIMENTAL INFLUENCES. No city conveniences.
5. INHABITANTS: Mixed, laborers and mechanics ; b. Estimated annual family income \$ 1000-2000
 - c. Foreign-born None ; -- % ; d. Negro None ; -- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing -- ; static.
6. BUILDINGS: 1 and 2 stories
 - a. Type or types 4 - 6 rooms ; 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>\$1500-4000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$15 - 25</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>900-2400</u>	<u>1500</u>	<u>60</u>	<u>7.50-12.50</u>	<u>10</u>	<u>50</u>
current	<u>975-2600</u>	<u>1625</u>	<u>65</u>	<u>9 - 15</u>	<u>12</u>	<u>60</u>

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

Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 30 % ; b. Dwelling units 85 % ; c. Home owners 85 %
9. SALES DEMAND: a. Fair ; b. \$2000-2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair ; b. \$15 ; c. Activity is Fair
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 Upward
14. CLARIFYING REMARKS: Outside city limits. Known as Marlborough Heights. Favorably located.

15. Information for this form was obtained from J. H. Ottow, HOLC Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 30 years.

Date October 4, 193 7

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 5
2. DESCRIPTION OF TERRAIN. Slightly rolling to level
3. FAVORABLE INFLUENCES. All modern utilities, transportation, churches, schools, etc.
4. DETRIMENTAL INFLUENCES. Business and industry to east and bordering on foreign and negro section in area D2.
5. INHABITANTS: Mixed, laborers, mechanics, business, etc.
 - a. Type Jews, Greeks, Italians; b. Estimated annual family income \$ 1000-5000
 - c. Foreign-born 25 %; d. Negro Few %;
 - (Nationality) (Yes or No)
 - e. Infiltration of Yes on east side; f. Relief families Yes many;
 - g. Population is increasing yes; decreasing ---; static.
6. BUILDINGS: 1-2 stories, single 5-7 rooms, and
 - a. Type or types apts of 2-6 units; b. Type of construction Frame;
 - c. Average age 20 - 25 years; d. Repair Fair - poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-8000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$20 - 65</u>	<u>\$45</u>	<u>100%</u>
<u>1932</u> low	<u>1200-4800</u>	<u>3000</u>	<u>60</u>	<u>14 -45.50</u>	<u>31.50</u>	<u>70</u>
current	<u>1500-6000</u>	<u>3750</u>	<u>75</u>	<u>17 -55.25</u>	<u>38.25</u>	<u>85</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 90 %; c. Home owners 85 %
9. SALES DEMAND: a. Fair-poor; b. Single, \$5000 - 6000; c. Activity is Poor
10. RENTAL DEMAND: a. Fair-Good; b. \$40; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static - down
14. CLARIFYING REMARKS: Apartments are scattered throughout area - mainly frame. There is one large brick apartment of 25 - 30 units on the corner of Mound and Adams Streets. One of the older sections on southwest side. The elementary school is located on Hound Street between Mills and Brook Street.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 2, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE 6 AREA NO. 6

2. DESCRIPTION OF TERRAIN. Rolling and level.

3. FAVORABLE INFLUENCES. Near Olin Park and east side of area is on the shore of Lake Monona. Has all conveniences.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS: Mixed, clerical, business, mechanics, etc. ; b. Estimated annual family income \$ 800-10000

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

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

g. Population is increasing Yes ; decreasing --- ; static.

6. BUILDINGS: 1 and 2 stories
a. Type or types single 3-7 rooms ; b. Type of construction Frame ;

c. Average age 15 years ; d. Repair Fair

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1500-9000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$15 - 55</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>900-5400</u>	<u>3000</u>	<u>60</u>	<u>9 - 33</u>	<u>24</u>	<u>60</u>
current	<u>1050-6300</u>	<u>3500</u>	<u>70</u>	<u>10.50-38.50</u>	<u>28</u>	<u>70</u>

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

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

8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 90 % ; c. Home owners 90 %

9. SALES DEMAND: a. Fair ; b. Single, \$4000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Fair-good ; b. \$35 ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up

14. CLARIFYING REMARKS: Lack direct approach to city, must go around Monona Bay. An elementary school is located on Potter Street between Rowell and Lake Street.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 193 7

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 7
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near center of city and Monona Lake and Monona Bay. Southwest part adjoins Brittingham Park.
4. DETRIMENTAL INFLUENCES. Near industrial section, railroad yards and lines.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 1500-5000
 - c. Foreign-born None ; --- % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing No ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories
4 and 6 room singles ; b. Type of construction Frame, brick ;
 - c. Average age 40 years ; d. Repair Poor - fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500-10000</u>	<u>\$7000</u>	<u>100%</u>	<u>\$15 - 60</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>750-5000</u>	<u>3500</u>	<u>50</u>	<u>7.50 - 30</u>	<u>20</u>	<u>50</u>
current	<u>900-6000</u>	<u>4200</u>	<u>60</u>	<u>9 - 36</u>	<u>24</u>	<u>60</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 95 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Single, \$4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$40 - 45 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Some apartments and rooming houses in eastern part of area. The western section of area on Monona Bay is primarily homes, faces Brittingham Park, and is newer than the eastern section. The east side is one of the oldest sections of the city and is rapidly going into apartments, rooming houses and industries. An elementary school is located on west Wilson between Broom and Henry.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 8
2. DESCRIPTION OF TERRAIN. Rolling to level.
3. FAVORABLE INFLUENCES. Has all conveniences. An elementary school is located on Johnson between Brooks and Park. Another school is located on Johnson between Broom and Henry and another is south of Tenny Park on Johnson between Dickinson and Thornton.
4. DETRIMENTAL INFLUENCES. Older section of city -- on down grade.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$1500-25000
 - c. Foreign-born Yes ; 20 % ; d. Negro None ; -- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing -- ; decreasing Static ; static.
6. BUILDINGS: Single 1-2 1/2 stories, 3 & 4 - 12
 - a. Type or types rooms, and apartments ; b. Type of construction Frame, brick, stone ;
 - c. Average age 10 - 65 years ; d. Repair Poor to fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-15000</u>	<u>\$6000</u>	<u>100%</u>	<u>\$20 - 125</u>	<u>\$60</u>	<u>100%</u>
<u>1932</u> low	<u>1000-7500</u>	<u>3000</u>	<u>50</u>	<u>12 - 75</u>	<u>36</u>	<u>60</u>
current	<u>1200-9000</u>	<u>3600</u>	<u>60</u>	<u>15 - 93.75</u>	<u>45</u>	<u>75</u>

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

Peak rental values occurred in -- and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 95 % ; c. Home owners 60 %
9. SALES DEMAND. a. Poor ; b. -- ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. \$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Apartments contain from 2 to 30 units with 3 - 6 rooms. Rooming houses and apartments predominate in northwest portion of area near the University and business center of city. East side from Blount Street is primarily home section. State Capitol Building is in center and University of Wisconsin at west end of area. There is a high school on Johnson between Wisconsin and Carroll.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 9
2. DESCRIPTION OF TERRAIN. Level to slightly rolling
3. FAVORABLE INFLUENCES. On Lake Monona and City Park at southwest end. Has all utilities.
4. DETRIMENTAL INFLUENCES. Odor from lake in summer, which is being gradually eliminated; industry and railroads in northern section.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 1500-10000
 - c. Foreign-born None ; --- %; d. Negro None ; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories single 5-12 rooms ; b. Type of construction Frame, brick, stone ;
 - c. Average age 40 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5000-15000</u>	<u>\$7500</u>	<u>100%</u>	<u>\$30 - 75</u>	<u>\$50</u>	<u>100%</u>
<u>1932</u> low	<u>3000-9000</u>	<u>4500</u>	<u>60</u>	<u>19.50 -48.75</u>	<u>32.50</u>	<u>65</u>
current	<u>3500-10500</u>	<u>5250</u>	<u>70</u>	<u>25.50 -63.75</u>	<u>42.50</u>	<u>85</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 95 %; c. Home owners 80 %
9. SALES DEMAND. a. Fair ; b. Single, \$5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Very little ; b. Amount last year Very little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: One of the older sections of city. Scattered along main streets are some apartments from 2 to 15 units of 3 to 6 rooms, brick and frame construction. Due to proximity to lake, it is a desirable area to live in. The southeast portion of area is of newer construction -- approximately 10 to 12 years. The northeast section is reserved for schools. An elementary school is located on Jenifer Street between Brearly and Ingersoll Street, another school is on Williamson between Few and Baldwin.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in the mortgage business in Madison
Resident of Madison for 35 years.

AREA DESCRIPTION

North of Washington

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE 0 AREA NO. 10
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. All conveniences. An elementary school is located on Johnson Street between 6th and 7th Streets, and a high school is on Washington between 4th and 5th Streets
4. DETRIMENTAL INFLUENCES. Center of east side industrial and business section. The Oscar Mayer and Company packing plant is located on Mayer Avenue in northeastern portion of area.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 800-4000
 - c. Foreign-born Yes ; 10 % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of Very slow ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories ; b. Type of construction Frame ;
4,5,6, rooms
 - c. Average age 15 years ; d. Repair Fair - poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500-3000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$15 - 50</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>900-4800</u>	<u>3000</u>	<u>60</u>	<u>10.50 - 35</u>	<u>28</u>	<u>70</u>
current	<u>1125-6000</u>	<u>3750</u>	<u>75</u>	<u>12.75-42.50</u>	<u>34</u>	<u>85</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 95 % ; c. Home owners 85 %
9. SALES DEMAND. a. Fair ; b. Single, \$4500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Few ; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Washington Avenue is main arterial to city center. Some apartment scattered along east Washington Avenue of 2 to 4 units containing 3 to 5 rooms. Will remain a good area for many years for those engaged in industry. Due to the stabilizing effect and influence of the University of Wisconsin and the State Capital, the tendency of laborers and mechanics has been to buy properties probably beyond their means and endeavor to keep up with the west end of the city. Values thus are higher than they otherwise might be when compared with similar industrial areas in other cities. Resales are to this extent retarded.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 5, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 11
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. All conveniences. An elementary school is located on Rusk between Linden and Bashford. Another school is located on Atwood between Maple Avenue and Ludington.
4. DETRIMENTAL INFLUENCES. Between industrial and business section of the east side.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$800-6000
 - c. Foreign-born Yes ; 10 %; d. Negro None ; %;
(Nationality) (Yes or No)
 - e. Infiltration of Slow ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS: 1 and 2 stories
 - a. Type or types Single 4-- 6 rooms ; b. Type of construction Frame ;
 - c. Average age 25 years ; d. Repair Poor to fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500-7500</u>	<u>\$5000</u>	<u>100%</u>	<u>\$20 - 50</u>	<u>\$35</u>	<u>100%</u>
<u>1932</u> low	<u>900-4500</u>	<u>3000</u>	<u>60</u>	<u>14 - 35</u>	<u>24.50</u>	<u>70</u>
current	<u>1125-5625</u>	<u>3750</u>	<u>75</u>	<u>17 - 42.50</u>	<u>29.75</u>	<u>85</u>

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

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 95 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Single, \$4500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$35 - 40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Some ; b. Amount last year Some
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Two railroads traverse this area, but it is a more desirable place to live than CIO. The business men in this section of Madison are extremely active in promoting the interests of East Madison and considerable friendly rivalry exists between East and West Madison.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in Mortgage business in Madison
Resident of Madison for 35 years.

Date October 6, 1937

AREA DESCRIPTION

Outside city limits

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 12
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. On direct route to city. Near Maple Bluff Golf Course and excellent school.
4. DETRIMENTAL INFLUENCES. Not restricted.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 800-2500
 - c. Foreign-born None ; --- % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS: 1 and 2 stories
 - a. Type or types 2 - 6 rooms ; b. Type of construction Frame, brick ;
 - c. Average age 8 - 10 years ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$800-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$10. - 35</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>400-2500</u>	<u>1500</u>	<u>50</u>	<u>7 - 24.50</u>	<u>17.50</u>	<u>70</u>
current	<u>480-3000</u>	<u>1800</u>	<u>60</u>	<u>8 - 28</u>	<u>20</u>	<u>80</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 90 % ; c. Home owners 80 %
9. SALES DEMAND. a. Fair ; b. Single \$2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair ; b. \$20 - 25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Some ; b. Amount last year little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Better class of dwellings -- facing on Sherman Avenue -- close to industry. Outside city limits. City of Madison sewerage disposal plant is to southeast.

15. Information for this form was obtained from J. H. Ottow, HOIC Loan Service Dept.

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 2, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 13
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. On main highway leading to center of city.
4. DETRIMENTAL INFLUENCES. Lacks city conveniences.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 800-3000
 - c. Foreign-born None ; — %; d. Negro None ; — %;
 - (Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing — ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories ; b. Type of construction Frame ;
 - 4 - 6 rooms ;
 - c. Average age 10 years ; d. Repair Fair - good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-5000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$20 - 35</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>1000-2500</u>	<u>1750</u>	<u>50</u>	<u>14 - 24.50</u>	<u>21</u>	<u>70</u>
current	<u>1200-3000</u>	<u>2100</u>	<u>60</u>	<u>16 - 28</u>	<u>24</u>	<u>80</u>

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

Peak rental values occurred in — and were — % of the 1929 level.
8. OCCUPANCY: a. Land 25 %; b. Dwelling units 90 %; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Single, \$2500-3000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair ; b. \$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types little ; b. Amount last year little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Outside city limits. Good elevation — facing east and south.
Good roads.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 1937

AREA DESCRIPTION

Outside city limits

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE C AREA NO. 14
2. DESCRIPTION OF TERRAIN. Rolling -- level.
3. FAVORABLE INFLUENCES. Close to Lake Monona, on main arterial highway, good school.
4. DETRIMENTAL INFLUENCES. Lacks city conveniences.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 800-2000
 - c. Foreign-born None ; None %; d. Negro None ; None %;
 - (Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing None ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories single, 4-6 rooms ; 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>\$2000-5000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$15 - 35</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>1000-2500</u>	<u>1750</u>	<u>50</u>	<u>10.50-24.50</u>	<u>17.50</u>	<u>70</u>
current	<u>1400-3500</u>	<u>2500</u>	<u>70</u>	<u>12 - 28</u>	<u>20</u>	<u>80</u>

Peak sale values occurred in 1929 and were None % of the 1929 level.

Peak rental values occurred in None and were None % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 90 %; c. Home owners 90 %
9. SALES DEMAND. a. Fair ; b. Single \$3000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair ; b. \$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Little ; b. Amount last year Little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: Outside city limits. Known as Morningside Heights. Close to Lake Monona. This section is improving and if inside city limits would be considered second grade. There are some fine homes, well kept up, in this area.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 1937

AREA DESCRIPTION - SECURITY MAP OF Madison, Wisc.

1. AREA CHARACTERISTICS:

a. Description of Terrain. Rolling. Level.

b. Favorable Influences. Close to west end of Lake Monona

c. Detrimental Influences. Outside city limits

d. Percentage of land improved 10 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

a. Occupation Labor, mixed; b. Estimated annual family income \$ 800 - 2000

c. Foreign-born families _____ %; _____ predominating; d. Negro _____ %

e. Infiltration of None; f. Relief families Few

g. Population is increasing Yes; decreasing _____; static _____

3. BUILDINGS:

	PREDOMINATING	100	%	OTHER TYPE	_____	%	OTHER TYPE	_____	%
a. Type	<u>Single 4-6 rms.</u>								
b. Construction	<u>Frame</u>								
c. Average Age	<u>15-20</u> Years								
d. Repair	<u>Poor</u>								
e. Occupancy	<u>100</u> %								
f. Home ownership	<u>80</u> %								
g. Constructed past yr.	<u>Few</u>								
h. 1929 Price range	\$ <u>800-4000</u>		100%	\$ _____		100%	\$ _____		100%
i. Price range	\$ <u>320-1600</u>		<u>41</u> %	\$ _____		%	\$ _____		%
j. Price range	\$ <u>480-2400</u>		<u>60</u> %	\$ _____		%	\$ _____		%
k. Sales demand	\$ <u>Fair</u>			\$ _____			\$ _____		
l. Activity	<u>Poor</u>								
m. 1929 Rent range	\$ <u>15 - 35</u>		100%	\$ _____		100%	\$ _____		100%
n. Rent range	\$ <u>7.50-17.50</u>		<u>50</u> %	\$ _____		%	\$ _____		%
o. Rent range	\$ <u>10.50-24.50</u>		<u>70</u> %	\$ _____		%	\$ _____		%
p. Rental demand	\$ <u>10 - 25</u>			\$ _____			\$ _____		
q. Activity	<u>Good</u>								

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: These are three sparsely settled subdivisions that may improve slowly due to their adjacency to the Industrial East Side of Madison. Those living here will live nowhere else as they can engage in truck gardening to help income and taxes are lower than in the city.

6. NAME AND LOCATION J. H. Otto Madison, Wisconsin SECURITY GRADE C AREA NO. 15

AREA DESCRIPTION

Outside city limits

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. On direct route to city. Transportation OK
4. DETRIMENTAL INFLUENCES. Lacks modern utility conveniences.
5. INHABITANTS:
 - a. Type Mixed - laborers predominate; Italians &
 - b. Estimated annual family income \$500-1500
 - c. Foreign-born Yes Greeks; 50 %; d. Negro Yes; 10 %;
(Nationality) (Yes or No)
 - e. Infiltration of Yes; f. Relief families Many;
 - g. Population is increasing Yes; decreasing —; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories; 2 - 6 rooms; b. Type of construction Frame;
 - c. Average age 7 years; d. Repair Fair - poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1000-3000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$15 - 30</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>500-1500</u>	<u>1000</u>	<u>50</u>	<u>9.75-19.50</u>	<u>16.25</u>	<u>65</u>
current	<u>600-1800</u>	<u>1200</u>	<u>60</u>	<u>11.25-22.50</u>	<u>18.75</u>	<u>75</u>

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

Peak rental values occurred in — and were — % of the 1929 level.
8. OCCUPANCY: a. Land 30 %; b. Dwelling units 90 %; c. Home owners 90 %
9. SALES DEMAND: a. Poor; b. —; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. \$20; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Little; b. Amount last year Little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Outside city limits. Near public golf course to south. Dwellings near golf course and west side of Oregon Road are of better class, but on a whole the area is a cheap plat.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years

Date October 4, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near center of city.
4. DETRIMENTAL INFLUENCES. Business, railroads, and industry.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 600-4000
 - c. Foreign-born Greeks and Italians ; 90 %; d. Negro Yes ; 20 %;
(Nationality) (Yes or No)
 - e. Infiltration of Yes ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS: Scattered apartments
 - a. Type or types 4 to 7 rooms ; b. Type of construction Frame ;
 - c. Average age 25 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1000-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$15 - 40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>400-2000</u>	<u>1200</u>	<u>40</u>	<u>9 - 24</u>	<u>18</u>	<u>60</u>
current	<u>500-2500</u>	<u>1500</u>	<u>50</u>	<u>10.50-28</u>	<u>21</u>	<u>70</u>

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

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 100 %; b. Dwelling units 95 %; c. Home owners 85 %
9. SALES DEMAND. a. Poor ; b. ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$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 Down
14. CLARIFYING REMARKS: Most troublesome area in city. Predominating foreign population of Madison. Many Sicilians live in this area and are reputed as meeting their obligations fairly satisfactorily. The Italians resent being called Sicilians.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept
15 years in mortgage business in Madison
Resident of Madison for 35 years
 Date October 4, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Has all conveniences.
4. DETRIMENTAL INFLUENCES. Negroes. Proximity to business section.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 400-2500
 - c. Foreign-born Yes ; 2 % ; d. Negro Yes ; 40 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Yes ; f. Relief families Many ;
 - g. Population is increasing --- ; decreasing Static ; static.
6. BUILDINGS:
 - a. Type or types Single, 3-6 rooms ; 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>\$1000-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$10 - 35</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>400-2000</u>	<u>1200</u>	<u>40</u>	<u>5 - 17.50</u>	<u>12.50</u>	<u>50</u>
current	<u>500-2500</u>	<u>1500</u>	<u>50</u>	<u>6 - 21</u>	<u>15</u>	<u>60</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 90 % ; c. Home owners 85 %
9. SALES DEMAND: a. Poor ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$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 Down
14. CLARIFYING REMARKS: That section bounded by Mifflin and Dayton, Blair and Patterson is primarily a negro section. That section bounded by Franklin and Blair, East Washington Avenue and Wilson Street is old but somewhat better class than other groups in this area with a few apartments. Area on Mifflin from Brearly Street east is a better section than the negro section. However, all sections of this area are poor.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 5, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level - slightly rolling.
3. FAVORABLE INFLUENCES. Has conveniences.
4. DETRIMENTAL INFLUENCES. Railroads and industrial section.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 800-3500
 - c. Foreign-born Yes ; 2 % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Few ;
 - g. Population is increasing --- ; decreasing Static ; static.
6. BUILDINGS: 1 and 2 stories
 - a. Type or types Single 4- 6 rooms ; b. Type of construction Frame ;
 - c. Average age 25 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-7000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$30 - 50</u>	<u>\$35</u>	<u>100%</u>
1932 low	<u>1000-3500</u>	<u>3500</u>	<u>50</u>	<u>12 - 30</u>	<u>21</u>	<u>60</u>
current	<u>1200-4200</u>	<u>3000</u>	<u>60</u>	<u>15 - 37.50</u>	<u>26.25</u>	<u>75</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 95 % ; c. Home owners 85 %
9. SALES DEMAND: a. Poor ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$35 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building Very limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Surrounded by industry and business.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 4, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 5
2. DESCRIPTION OF TERRAIN. Level to rolling.
3. FAVORABLE INFLUENCES. Has conveniences. North side adjoins Madison Airport.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$600-3000
 - c. Foreign-born None ; --- %; d. Negro None ; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS: 1 and 2 stories
 - a. Type or types single 3-6 rooms ; b. Type of construction Frame ;
 - c. Average age 12 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$10 - 40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>400-2000</u>	<u>1200</u>	<u>40</u>	<u>6 - 24</u>	<u>18</u>	<u>60</u>
current	<u>500-2500</u>	<u>1500</u>	<u>50</u>	<u>7 - 28</u>	<u>21</u>	<u>70</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 60 %; b. Dwelling units 90 %; c. Home owners 85 %
9. SALES DEMAND: a. Poor ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Some ; b. Amount last year Very little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: Section of area west of North Street is more fully populated and has better type of dwellings. The section northeast of Mayer and Commercial Avenue is sparsely settled, of cheaper construction, and has a poorer class of citizens.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison.
Resident of Madison for 35 years.

Date October 5, 1937

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level and rolling.
3. FAVORABLE INFLUENCES. Has utility conveniences. There is a proposed elementary school northwest of Radke between Furey and Miller.
4. DETRIMENTAL INFLUENCES. Not convenient to schools.
5. INHABITANTS:
 - a. Type Mixed, laborers, etc. ; b. Estimated annual family income \$ 600-2500
 - c. Foreign-born Few ; --- % ; d. Negro None ; --- % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Many ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories ; b. Type of construction Frame ;
4 - 7 rooms
 - c. Average age 15 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$800-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$15 - 40</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>320-2000</u>	<u>1200</u>	<u>40</u>	<u>7.50 - 20</u>	<u>15</u>	<u>50</u>
current	<u>400-2500</u>	<u>1500</u>	<u>50</u>	<u>9 - 24</u>	<u>18</u>	<u>60</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 90 % ; c. Home owners 80 %
9. SALES DEMAND. a. Poor ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$25 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Very little ; b. Amount last year Very little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: That portion east of Daley Drive is outside city limits. The northwest portion inside the city limits is somewhat better in construction and in density of population.
15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in Mortgage business in Madison
Resident of Madison for 35 years.

AREA DESCRIPTION

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 7
2. DESCRIPTION OF TERRAIN. Level to rolling.
3. FAVORABLE INFLUENCES. Has all utility conveniences.
4. DETRIMENTAL INFLUENCES. Adjacent to industry on east. Not convenient to schools.
5. INHABITANTS:
 - a. Type Mixed, laborers, mechanics, etc. b. Estimated annual family income \$600-2000
 - c. Foreign-born Few; --- %; d. Negro None; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Many;
 - g. Population is increasing Yes; decreasing ---; static.
6. BUILDINGS:
 - a. Type or types 1 and 2 stories b. Type of construction Frame;
 - 4 - 6 rooms
 - c. Average age 15 years d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$800-4500</u>	<u>\$3000</u>	<u>100%</u>	<u>\$15 - 35</u>	<u>\$30</u>	<u>100%</u>
1932 low	<u>400-2250</u>	<u>1500</u>	<u>50</u>	<u>7.50 - 17.50</u>	<u>15</u>	<u>50</u>
current	<u>440-2475</u>	<u>1650</u>	<u>55</u>	<u>9 - 21</u>	<u>18</u>	<u>60</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 95 %; c. Home owners 80 %
9. SALES DEMAND. a. Poor; b. ---; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. \$25; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Very little; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down
14. CLARIFYING REMARKS: South of Sugar Avenue is a public playground.

15. Information for this form was obtained from J. E. Ottow, HOLC Loan Service

15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 5, 1937

AREA DESCRIPTION

Outside city limits.

1. NAME OF CITY Madison, Wisconsin SECURITY GRADE D AREA NO. 8
2. DESCRIPTION OF TERRAIN. Rolling to level.
3. FAVORABLE INFLUENCES. Good schools and transportation.
4. DETRIMENTAL INFLUENCES. No modern conveniences.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$500-2000
 - c. Foreign-born None ; --- %; d. Negro None ; --- %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Yes, Many ;
 - g. Population is increasing Yes ; decreasing --- ; static.
6. BUILDINGS:
 - a. Type or types Single 2-6 rooms ; b. Type of construction frame and brick ;
 - c. Average age 12 years ; d. Repair Poor - fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1000-3000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$15 -30</u>	<u>\$20</u>	<u>100%</u>
1932 low	<u>600-1800</u>	<u>1200</u>	<u>60</u>	<u>9.75 - 19.50</u>	<u>13</u>	<u>65</u>
current	<u>650-1950</u>	<u>1300</u>	<u>65</u>	<u>11.25 - 22.50</u>	<u>15</u>	<u>75</u>

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

Peak rental values occurred in --- and were --- % of the 1929 level.
8. OCCUPANCY: a. Land 30 %; b. Dwelling units 90 %; c. Home owners 90 %
9. SALES DEMAND. a. Poor ; b. --- ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. \$20 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Little ; b. Amount last year Little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly up.
14. CLARIFYING REMARKS: Outside city limits. Located across from Quaker Oats Experimental Farm, near Lake Monona, and is known as Morningside Heights. This is a cheap residential plat ranging from shacks to fairly decent homes. However, the future is promising and this area may be regarded as a border-line between 3rd and 4th grade. West, along Lake Monona shores, there are several fine homes.

15. Information for this form was obtained from J. H. Ottow, HOLC Loan Service Dept.
15 years in mortgage business in Madison
Resident of Madison for 35 years.

Date October 5, 1937

AREA DESCRIPTION - SECURITY MAP OF MADISON, WISC.
O/S City Limits

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Rolling
- b. Favorable Influences. Has direct road to city
- c. Detrimental Influences. Outside city. Lacks all modern conveniences.
Poorly laid out subdivision.
- d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

- a. Occupation Labor, truck farmers; b. Estimated annual family income \$ 500-1000
- c. Foreign-born families 25 %; Italians predominating; d. Negro - %; - %
- e. Infiltration of Greeks & Italians; f. Relief families Few
- g. Population is increasing -; decreasing -; static Yes

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>Single 2-5 rms.</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>10</u> Years					
d. Repair	<u>Fair to poor</u>					
e. Occupancy	<u>90</u> %					
f. Home ownership	<u>80</u> %					
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>1000 - 2500</u>	<u>100</u> %	\$	<u>100</u> %	\$	<u>100</u> %
i. Price range	\$ <u>500 - 1250</u>	<u>50</u> %	\$	<u>-</u> %	\$	<u>-</u> %
j. Price range	\$ <u>600 - 1500</u>	<u>60</u> %	\$	<u>-</u> %	\$	<u>-</u> %
k. Sales demand	\$ <u>None</u>		\$		\$	
l. Activity	<u>None</u>					
m. 1929 Rent range	\$ <u>15 - 25</u>	<u>100</u> %	\$	<u>100</u> %	\$	<u>100</u> %
n. Rent range	\$ <u>9 - 15</u>	<u>60</u> %	\$	<u>-</u> %	\$	<u>-</u> %
o. Rent range	\$ <u>11.25 - 18.75</u>	<u>75</u> %	\$	<u>-</u> %	\$	<u>-</u> %
p. Rental demand	\$ <u>Fair</u>		\$		\$	
q. Activity	<u>Poor</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: A very poorly laid out sub-division, with little future.
Mortgage money might be loaned for home building on an
extremely conservative basis. Very sparsely settled

6. NAME AND LOCATION J. H. Ottow, Madison, Wisconsin SECURITY GRADE D AREA NO. 9

AREA DESCRIPTION - SECURITY MAP OF Madison, Wis.

1. AREA CHARACTERISTICS:

a. Description of Terrain. Rolling to level

b. Favorable Influences. Near Lake Monona

c. Detrimental Influences. Very sparsely settled

d. Percentage of land improved 10 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

a. Occupation Laborers & skilled mechanics; b. Estimated annual family income \$ 800-2500

c. Foreign-born families _____ %; _____ predominating; d. Negro _____ %

e. Infiltration of None; f. Relief families Few

g. Population is increasing _____; decreasing _____; static Yes

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	_____ %	OTHER TYPE	_____ %
a. Type	<u>Single 3-6 rms</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>15-20</u> Years		_____ Years		_____ Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>100</u> %		_____ %		_____ %	
f. Home ownership	<u>85</u> %		_____ %		_____ %	
g. Constructed past yr.	<u>Few</u>					
h. 1929 Price range	\$ <u>1500-3500</u>	100%	\$ _____	100%	\$ _____	100%
i. Price range	\$ <u>900-2100</u>	60%	\$ _____	_____ %	\$ _____	_____ %
j. Price range	\$ <u>900-2100</u>	60%	\$ _____	_____ %	\$ _____	_____ %
k. Sales demand	\$ <u>Fair</u>		\$ _____		\$ _____	
l. Activity	<u>Poor</u>					
m. 1929 Rent range	\$ <u>15-40</u>	100%	\$ _____	100%	\$ _____	100%
n. Rent range	\$ <u>9-24</u>	60%	\$ _____	_____ %	\$ _____	_____ %
o. Rent range	\$ <u>10.50- 28</u>	70%	\$ _____	_____ %	\$ _____	_____ %
p. Rental demand	\$ <u>Good</u>		\$ _____		\$ _____	
q. Activity	<u>Fair to good</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building None

5. CLARIFYING REMARKS: Very sparsely settled. Near a public golf course to the south. Comparatively close in to downtown business section. Future development not promising.

6. NAME AND LOCATION J. H. Ottow, Madison, Wisconsin SECURITY GRADE D AREA NO. 10