

LOCATION: Outside city limits from $\frac{1}{2}$ to 1 mile on Lincoln Highway. U. S. #30.

DESCRIPTION: Rather high class restricted residential area.

INHABITANTS: High class Executives - officials.

FAVORABLE FEATURES: Strictly suburban residential - a new development of good homes.

DETRIMENTAL: Heavy automobile traffic on U. S. #30.

LAND VACANCY: 30%

NEW CONSTRUCTION: 20 - 25 houses.
Cost: \$4250 to \$7500.
Sales: \$4750 to \$8950.

PREDOMINANT TYPE OF STRUCTURE: 1 family detached.

PREDOMINANT TYPE CONSTRUCTION: Brick

PREDOMINANT AGE OF STRUCTURE: 1 to 15 years.

GENERAL CONDITION: Good

REAL ESTATE VALUESRENTALS

Range:	1929 - \$7500 to \$30,000 - 100%	1929 - \$55 to \$75 - 100%
Shrinkage:	1933 - \$5000 to \$20,000 - 67%	1933 - \$40 - \$65 - 73-87%
Recovery:	1936 \$5750 to \$20,000 -67-77%	1936 - \$45 to \$65 - 82-87%
OWNER OCCUPANCY:	95%	RENTAL OCCUPANCY: 100%
DEMAND:	\$5500 to \$8000. "	DEMAND: \$45-65.
SALES:	8-10 past 12 months.	

SPRINGDALE

SECURITY GRADING: Best

8

LOCATION: An area between Queen Street and the Susquehanna Pike south of Springettsbury Avenue.

DESCRIPTION: High class restricted area - second best development in city.

INHABITANTS: Professional and Executive men.

FAVORABLE FEATURES: Very desirable residential section.

DETRIMENTAL " : Some houses are on small lots.

LAND VACANCY: 40%

NEW CONSTRUCTION: 7 houses - \$10,000 to \$18,000.

PREDOMINANT TYPE OF STRUCTURE: One family attached.

PREDOMINANT AGE OF STRUCTURES: 1 to 15 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Excellent

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$12,000 to \$50,000 - 100%	1929 - \$65 to \$150 - 100%
SHRINKAGE:	1933 - \$ 8,500 to \$30,000-60-71%	1933 - \$45 to \$125 -69-83%
RECOVERY:	1936 - \$ 8,500 to \$30,000 -60-71%	1936 - \$50 to \$125- 77-83%
OWNER OCCUPANCY:	95%	RENTAL OCCUPANCY: 100%
DEMAND:	\$10,000 to \$14,000 "	DEMAND: \$50-75
SALES:	No sales.	

WYNDHAM HILLS

9 9

SECURITY GRADING: Best

LOCATION: South of Country Club Road overlooking the entire city.
DESCRIPTION: High rate restricted development of some 20 houses.
INHABITANTS: Executives - Professional men.
FAVORABLE FEATURES: Beautiful residential development.
DETRIMENTAL " : No transportation. North wind brings smoke from
Certain-Teed Mills.
LAND VACANCY: 85%
NEW CONSTRUCTION: 3-4 houses. \$12,000 to \$35,000.
PREDOMINANT TYPE OF STRUCTURES: One family houses.
PREDOMINANT AGE OF STRUCTURES: 1 to 7 years.
PREDOMINANT MATERIAL USED: Stone
CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$15,000 to \$40,000 - 100%	1929 - No rentals at any time.
SHRINKAGE:	1933 - \$12,000 to \$25,000 - 62-80%	
RECOVERY:	1936 - \$12,000 to \$25,000 - 62-80%	
OWNER OCCUPANCY:	100%	
DEMAND:	\$15,000 to \$20,000	
SALES:	Two sales - \$18,000 to \$20,000	

McCLELLAN HEIGHTS SECTION

SECURITY GRADING: Best

LOCATION: Southeast edge of city - bordering on Wyndham Hills section. Outside city limits.

DESCRIPTION: Very high grade development.

INHABITANTS: Executives, professional men.

FAVORABLE FEATURES: Restricted residential section. Very desirable.

DETRIMENTAL " : Proximity to two industrial plants.

LAND VACANCY: 60%

NEW CONSTRUCTION: 3-4 houses. \$6500 to \$8500.

PREDOMINANT TYPE OF STRUCTURES: One and two family.

PREDOMINANT AGE OF STRUCTURES: 1 to 15 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$6500 to \$9500 - 100%	1929 - \$40 to \$55 - 100%
SHRINKAGE:	1933 - \$4000 to \$7000 -60to73%	1933 - \$30 to \$40 - 67-73%
RECOVERY:	1936 - \$4000 to \$7000 -60to73%	1936 - \$30 to \$45 - 67-82%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 99%
DEMAND:	\$4000 to \$5000	" DEMAND: \$30 to \$40.
SALES:	5-6 sales past year.	

YORKSHIRE

1

SECURITY GRADING: Still desirable

LOCATION: About $3\frac{1}{2}$ miles east of York on U. S. #30.
Outside city limits.

DESCRIPTION: Fairly nice residential development of about 50 houses.

INHABITANTS: Middle class.

FAVORABLE FEATURES: Continues as good residential area.

DETRIMENTAL " : Distance to town.

LAND VACANCY: 80% .

NEW CONSTRUCTION: 4 houses - \$4000 to \$5000.

PREDOMINANT TYPE OF STRUCTURES: One family detached.

PREDOMINANT AGE OF STRUCTURES: 1 to 10 years.

PREDOMINANT MATERIAL USED: Brick and frame.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$7500 to \$12,000 - 100%	1929 - \$50 to \$60 - 100%
SHRINKAGE:	1933 - \$5500 to \$7500 - 63-73%	1933 - \$35 to \$45 - 70-75%
RECOVERY:	1936 - \$5500 to \$7500 - 63-73%	1936 - \$35 to \$45 - 70-75%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 95%
DEMAND:	\$5500 to \$6000	" DEMAND: \$30 to \$45.
SALES:	3 new houses.	

ELMWOOD & LOUKS TRACT

3

SECURITY GRADING: Still Desirable

LOCATION: First residential development last of city line on both sides of Market Street (Lincoln Highway, U. S. #30).

DESCRIPTION: Older high class residential section in generally good condition - still considerable choice for investment by bankers.

INHABITANTS: Substantial middle class - Executives - White collar class.

FAVORABLE FEATURES: Still considered a high class residential area.

DETRIMENTAL " : Proximity to some bad property.

LAND VACANCY: 25%

New CONSTRUCTION: Very little.

PREDOMINANT TYPE OF STRUCTURE: One and Two family - about 50% of each.

PREDOMINANT AGE OF STRUCTURE: 5 to 50 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$4000 to \$35,000. - 100%	1929 - \$30 to \$75 - 100%.
SHRINKAGE:	1933 - \$2500 to \$20,000 -57-62%	1933 \$25 to \$60 -80 to 83%
RECOVERY:	1936 - \$2800 to \$25,000 - 70%.	1936 - \$25 to \$60 -80 to 83%
OWNER OCCUPANCY:	75%	RENTAL OCCUPANCY: 99%
DEMAND:	\$2500 to \$6500. "	DEMAND: \$ 25-60
SALES:	Five sales in past 12 months.	

LOCATION: Blue area at southern edge of city fronting on Springetts-bury Avenue.

DESCRIPTION: Old high grade residential section.

INHABITANTS: Executives and professional men.

FAVORABLE FEATURES: Considered one of the most desirable locations in town.

DETRIMENTAL " : None

LAND VACANCY: 10%

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: One family detached.

PREDOMINANT AGE OF STRUCTURES: 3 to 25 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Excellent but old.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$10,000 to \$50,000 - 100%	1929 - \$75 to \$150 - 100%
SHRINKAGE:	1933 - \$ 6,000 to \$30,000 -60%	1933 - \$50 to \$125 - 67-83%
RECOVERY:	1936 - \$ 6,000 to \$30,000 - 60%	1936 - \$50 to \$125 - 67-83%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 100%
DEMAND:	\$10,000	" DEMAND: \$50 to \$75.
SALES:	No sales.	

There is one apartment on this street which was converted by the Guardian Trust Company, when they acquired the house on which they held a mortgage. The house cost \$100,000 to build. The units rent over \$100 cash.

SECURITY GRADING: Still desirable.

LOCATION: Blue area fronting on Cottage Street.

DESCRIPTION: Good residential street of moderate homes.

INHABITANTS: Junior executives - white collar class.

FAVORABLE FEATURES: Desirable residential area.

DETRIMENTAL " : None

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Twins.

PREDOMINANT AGE OF STRUCTURES: 5 to 20 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$7500 to \$12,000 - 100%	1929 - \$50 to \$60 - 100%
SHRINKAGE:	1933 - \$4000 to \$ 8,500 - 53-71%	1933 - \$35 to \$45 - 70-75%
RECOVERY:	1936 - \$4000 to \$ 8,500 - 53-71%	1936 - \$35 to \$45 - 70-75%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 100%
DEMAND:	\$4000 to \$6000	" DEMAND: \$35 to \$40.
SALES:	3 sales.	

KURTZ PLACE - OAK ORCHARD - MARKET STREET IN WEST YORK

SECURITY GRADING: Still desirable

DESCRIPTION: Fairly good construction of residential homes.

INHABITANTS: Business and white collar men.

FAVORABLE FEATURES: Desirable residential property.

DETRIMENTAL " : Proximity to Cement plant.

LAND VACANCY: 50%

NEW CONSTRUCTION: 3 houses - \$5000.

PREDOMINANT TYPE OF STRUCTURES: Twins and one family detached.

PREDOMINANT AGE OF STRUCTURES: 1 to 40 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$5000 to \$12,000 - 100%	1929 - \$40 to \$55 - 100%
SHRINKAGE:	1933 - \$3500 to \$7500 - 63-70%	1933 - \$25 to \$40 - 62-73%
RECOVERY:	1936 - \$3500 to \$7500 - 63-70%	1936 - \$25 to \$40 - 62-73%
OWNER OCCUPANCY:	60%	RENTAL OCCUPANCY: 95%
DEMAND:	\$3500 to \$4000	" DEMAND: \$25 to \$40.
SALES:	#3 houses	

AREA NORTH OF MARYLAND ALLEY

17

SECURITY GRADING: Still desirable.

LOCATION: In city limits.

DESCRIPTION: Newer residential development north of Maryland Alley.

INHABITANTS: Junior Executives - white collar class.

FAVORABLE FEATURES: Good residential section.

DETRIMENTAL " : None.

LAND VACANCY: 10%

NEW CONSTRUCTION: 4 houses. \$5,000 to \$6,000.

PREDOMINANT TYPE OF STRUCTURES: Twins.

PREDOMINANT AGE OF STRUCTURES: 1 to 12 years.

PREDOMINANT MATERIAL USED. Brick.

CONDITION OF STRUCTURES: Good.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$6500 to \$10,000 - 100%	1929 - \$45 - \$55 - 100%
SHRINKAGE:	1933 - \$4000 to \$ 7,500 - 62-75%	1933 - \$35 to \$45 - 62-73%
RECOVERY:	1936 - \$4500 to \$7500 - 62-75%	1936 - \$35 to \$45 - 62-73%
OWNER OCCUPANCY:	80%	RENTAL OCCUPANCY: 97%
DEMAND:	\$5000	" DEMAND: \$35 to \$45.
SALES:	5 houses.	

SECURITY GRADING: Still desirable

LOCATION: East of Queen Street in Ward 10.

DESCRIPTION: Concentration of good residential units of moderate size.

INHABITANTS: Skilled mechanics - white collar class.

FAVORABLE: Rather nice residential section of good houses.

DETRIMENTAL: Proximity to section of poor property.

LAND VACANCY: 10 %

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURE: Twin houses.

PREDOMINANT AGE OF STRUCTURE: 3 to 20 years.

PREDOMINANT MATERIAL USED: Brick

GENERAL CONDITION: Good

REAL ESTATE VALUES

RENTALS

RANGE:	1929-\$4500 to \$10,000.	1929-\$35 to \$60.
SHRINKAGE:	1933-\$3500 to \$7500.	1933-\$25 to \$45.
RECOVERY:	1936-\$3500 to \$7500.	1936-\$28 to \$45.
OWNER OCCUPANCY:	85%	RENTAL OCCUPANCY: 99%
DEMAND:	\$4000 to \$4500	" DEMAND: \$25 to \$35.
SALES:	Few.	

COMMERCIAL AREA

SECURITY GRADING: Declining as residential

LOCATION: Mixed business and residential area around center of city.

DESCRIPTION: Principally upstairs quarters, but many homes mixed in both good and bad.

INHABITANTS: General mixture of desirable and undesirable inhabitants.

FAVORABLE FEATURES: Location

DETRIMENTAL " : Noise - parking problem - general condition of properties.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows

PREDOMINANT AGE OF STRUCTURES: 10 to 70 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Fair and poor.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$7500 to \$20,000 - 100%	1929 - \$40 to \$65 - 100%
SHRINKAGE:	1933 - \$4000 to \$15,000 - 55-75%	1933 - \$25 to \$40 - 62½%
RECOVERY:	1936 - \$4000 to \$15,000 - 55-75%	1936 - \$30 to \$45 - 69-75%
OWNER OCCUPANCY:	25%	RENTAL OCCUPANCY: 100%
SALES:	6 houses.	

GREEN HILL SECTION

4

SECURITY GRADING: Declining.

LOCATION: Bounded by Mt. Rose Avenue - R.R. on North.
Outside the city limits.

DESCRIPTION: Fair residential area - unrestricted.

INHABITANTS: Laborers - clerks.

Favorable Features: Still some desirable property.

DETRIMENTAL " : Not a high class development. Borders on Villa Green section.

LAND VACANCY: 50%

NEW CONSTRUCTION: Very little.

PREDOMINANT TYPE OF STRUCTURE: Twin houses.

PREDOMINANT AGE OF STRUCTURES: 1 to 20 years.

PREDOMINANT MATERIAL USED: Frame and brick.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$2500 to \$7500 - 100%.	1929 - \$25 to \$45. - 100%
SHRINKAGE:	1933 - \$1800 to \$5000 - 72%	1933 - \$16 to \$35. - 64-78%
RECOVERY:	1936 - \$1800 to \$5,000- 72%	1936 - \$16 to \$35. - 64-78%
OWNER OCCUPANCY:	60%	RENTAL OCCUPANCY: 99%
DEMAND:	\$2500	" DEMAND: 20-30
SALES:	Very few.	

IRVING

6

SECURITY GRADING: Declining

LOCATION: Section south of Springettsbury Avenue and East of Queen Street.

DESCRIPTION: Fairly old residential section of fair grade.

INHABITANTS: Laborers.

FAVORABLE FEATURES: None

DETRIMENTAL " : None

LAND VACANCY: 70%

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Twins.

PREDOMINANT AGE OF STRUCTURES: 5 to 15 years.

PREDOMINANT MATERIAL USED: Frame - cement blocks.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$4500 to \$5500 - 100%	1929 - \$35 to \$40 - 100%
SHRINKAGE:	1933 - \$2500 to \$3500 - 55-64%	1933 - \$22.50 to \$28 - 64-70%
RECOVERY:	1936 - \$2500 to \$3500 - 55-64%	1936 - \$22.50 to \$28 - 64-70%
OWNER OCCUPANCY:	70%	RENTAL OCCUPANCY: 95%
DEMAND:	\$2500 to \$3000	" DEMAND: \$20 to \$25.
SALES:	No sales.	

LOCATION: Section along both sides of Market Street, North of Locust and Salem Avenues, and South of Hanover and Frederick R.R.

DESCRIPTION: Old residential section, closely built.

INHABITANTS: Laborers, clerks, good lower middle class.

FAVORABLE FEATURES: Residential section with good reputation.

DETRIMENTAL " : No particularly bad features, although properties are old.

LAND VACANCY: 5 to 10%.

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Row.

PREDOMINANT AGE OF STRUCTURES: 5 to 70 years.

PREDOMINANT MATERIAL USED: Brick and frame.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$2500 to \$5500 - 100%	1929 - \$25 to \$35 - 100%
SHRINKAGE:	1933 - \$1800 to \$4000 - 72%	1933 @ \$16 to \$28 - 64-80%
RECOVERY:	1936 - \$1800 to \$4000 - 72%	1936 - \$16 to \$28 - 64-80%
OWNER OCCUPANCY:	30%	RENTAL OCCUPANCY: 98%
DEMAND:	\$2000 to \$2500 " DEMAND:	\$18 to \$25
SALES:	20 houses purchases at distressed prices.	

Market Street frontage are considered very desirable, but the property is of the same type. Banks are anxious to loan in this section. Some alley houses which are not good.

SECURITY GRADING: Declining

LOCATION: Outside city limits along U. S. #30.

DESCRIPTION: Old section built close to industrial area.

INHABITANTS: Laborers, mechanics.

FAVORABLE FEATURES: Fair residential section having good industries.

DETRIMENTAL " : Close to cement plant which gives out undesirable silt.

LAND VACANCY: 70% in outside areas undeveloped.

NEW CONSTRUCTION: 6 houses - \$3500 to \$5000.

PREDOMINANT TYPE OF STRUCTURES: Semi-detached and rows.

PREDOMINANT AGE OF STRUCTURES: 1 to 50 years.

PREDOMINANT MATERIAL USED: Brick & frame.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$2000 to \$6000 - 100%	1929 - \$20 to \$35 - 100%
SHRINKAGE:	1933 - \$1500 to \$4000 - 67-76%	1933 - \$14 to \$30 - 70-86%
RECOVERY:	1936 - \$1500 to \$4000 - 67-75%	1936 - \$14 to \$30 - 70-86%
OWNER OCCUPANCY:	40%	RENTAL OCCUPANCY: 98%
DEMAND:	\$2000 to \$3000	" DEMAND: \$14 to \$30
SALES:	12 purchases at distressed prices.	

This section is not getting good financing from York banks,- have a somewhat "hands off" policy.

SECURITY GRADING: Declining

DESCRIPTION: Very old and high class residential section of antiquated houses.

INHABITANTS: White collar class. Executives of nearby plants.

FAVORABLE FEATURES: Restricted section with good reputation.

DETRIMENTAL " : Close to industrial plants - old property.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows and twins.

PREDOMINANT AGE OF STRUCTURES: 5 to 50 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Good, but old.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$4000 to \$18,000 - 100%	1929 - \$35 to \$75 - 100%
SHRINKAGE:	1933 - \$3000 to \$10,000 - 56-67%	1933 - \$25 to \$55 - 71-73%
RECOVERY:	1936 - \$3000 to \$10,000 - 56-67%	1936 - \$25 to \$50 - 61-71%
OWNER OCCUPANCY:	75%	RENTAL OCCUPANCY: 95%
DEMAND:	\$3000 to \$6000	" DEMAND: \$25 to \$45.
SALES:	20 houses.	

This area has some of the finest families in town and while the property is perfectly desirable to them, it could not be sold at prices or valuations at which they hold them.

LINCOLN PARK

18

SECURITY GRADING: Declining.

DESCRIPTION: Older residential section - fairly well built up.
 INHABITANTS: Laborers.
 FAVORABLE FEATURES: Fair residential area.
 DETRIMENTAL " : None.
 LAND VACANCY: 20%
 NEW CONSTRUCTION: None.
 PREDOMINANT TYPE OF STRUCTURES: Rows and twins.
 PREDOMINANT AGE OF STRUCTURES: 1 to 25 years.
 PREDOMINANT MATERIAL USED: Brick and frame.
 CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$2500 to \$4000 - 100%	1929 - \$20 to \$35 - 100%
SHRINKAGE:	1933 - \$1800 to \$3000 -67-72%	1933 - \$16 to \$25 -71-75%
RECOVERY:	1936 - \$1800 to \$3000 -67-72%	1936 - \$16 to \$25 -71-75%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 95%
DEMAND:	\$1800 to \$2500	" DEMAND: \$20.
SALES:	Few.	

NORTH YORK BORO

19

SECURITY GRADING: Declining - Hazardous

LOCATION: North of Pennsylvania Railroad along George Street, the
Susquehanna Pike to Harrisburg.

DESCRIPTION: Older residential section.

INHABITANTS: Laborers, clerks.

FAVORABLE FEATURES: Fair residential section.

DETRIMENTAL " Age of property - a few bad spots.

LAND VACANCY: 10%

NEW CONSTRUCTION: none.

PREDOMINANT TYPE OF STRUCTURES: Row houses.

PREDOMINANT AGE OF STRUCTURES: 5 to 50 years.

PREDOMINANT MATERIAL USED: Brick and frame.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$1000 to \$12,000 - 100%	1929 - \$12 to \$40 - 100%
SHRINKAGE:	1933 - \$ 600 to \$ 7,000 -58-60%	1933 - \$ 8 to \$35 -75-87%
RECOVERY:	1936 - \$ 600 to \$7,000 -58-60%	1936 - \$ 8 to \$35 -75-87%
OWNER OCCUPANCY:	60%	RENTAL OCCUPANCY: 97%
DEMAND:	\$800 to \$5,000	" DEMAND: \$15 to \$22.
SALES:	15 houses.	

This section is outside of the city limits of York and is not enjoying the best of reputations from a financing angle with the banks.

LOCATION: Ward 12 not including the red area east of Maryland and Pennsylvania Railroad.

DESCRIPTION: Old residential section closely built.

INHABITANTS: Laborers and clerks.

FAVORABLE FEATURES: Close to town.

DETRIMENTAL " : None

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows

PREDOMINANT AGE OF STRUCTURES: 10 to 70 years.

PREDOMINANT MATERIAL USED: Frame.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUES (other than Market Street)RENTALS

RANGE:	1929 - \$2000 to \$6000 - 100%	1929 - \$20 to \$35 - 100%
SHRINKAGE:	1933 - \$1500 to \$4000 - 67-75%	1933 - \$15 to \$25 - 71-75%
RECOVERY:	1936 - \$1500 to \$4000 - 67-75%	1936 - \$15 to \$25 - 71-75%
OWNER OCCUPANCY:	25-30%	RENTAL OCCUPANCY: 98%
DEMAND:	\$2000 to \$3000 " DEMAND	\$15 to \$25.
SALES:	15 houses purchased at distressed prices.	

MARKET STREET FRONTAGES

RANGE:	1929 - \$5000 to \$30,000 - 100%	1929 - \$30 to \$60 - 100%
SHRINKAGE:	1933 - \$4000 to \$18,000 - 60-80%	1933 - \$25 to \$45 - 75-83%
RECOVERY:	1936 - \$4000 to \$18,000 - 60-80%	1936 - \$25 to \$45 - 75-83%
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 100%
DEMAND:	\$4000 to \$5000 " DEMAND	\$30 to \$40.
SALES:	3 sales.	

Market Street frontages carry high values but do not warrant the prices in the light of the general condition of properties.

WARD 8 and 10

SECURITY GRADING: Declining

LOCATION: Yellow area.

DESCRIPTION: Old residential part of York.

INHABITANTS: Skilled mechanics - clerks.

FAVORABLE FEATURES: Close to City - Cheap rent.

DETRIMENTAL " ; Alleys populated by undesirables.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows.

PREDOMINANT AGE OF STRUCTURES: 10 to 40 years.

PREDOMINANT MATERIAL USED: Brick and frame.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUESRENTALS.

RANGE:	1929 - \$2000 to \$6000 - 100%	1929 - \$18 to \$40 - 100%
SHRINKAGE:	1933 - \$1500 to \$4500 - 75%	1933 - \$15 to \$30 - 75-83%
RECOVERY:	1936 - \$1500 to \$4500 - 75%	1936 - \$15 to \$30 - 75-83%
OWNER OCCUPANCY:	25%	RENTAL OCCUPANCY: 98%
DEMAND:	\$2000 to \$2500	" DEMAND: \$20 to \$25.
SALES:	8 sales.	

The properties fronting on George Street have greater potential value because of the spreading out of the commercial area along this street. Properties on Queen and Duke Streets are considered more desirable than on the Cross Streets.

VILLA GREEN

5

SECURITY GRADING; Hazardous.

LOCATION: Borders on West side of Green Hill section.
Outside city limits.

DESCRIPTION: Cheaply constructed development - poorly planned.

INHABITANTS: Laborers - Relief rolls.

FAVORABLE FEATURES: Cheap rent.

DETRIMENTAL " : Undesirable section.

LAND VACANCY: 60%

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURE: One family units.

PREDOMINANT AGE OF STRUCTURES: 1 to 20 years.

PREDOMINANT MATERIAL USED: Frame.

CONDITION OF STRUCTURES: Poor.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$800 to \$2500 - 100%	1929 - \$8 to \$25 - 100%
SHRINKAGE:	1933 - No sales.	1933 - \$6 to \$22 - 75-88%
RECOVERY:	1936 - No sales.	1936 - \$6 to \$22 - 75-88%
OWNER OCCUPANCY:	50%	RENTAL OCCUPANCY: 95%
DEMAND:	\$1500 - \$1600	" DEMAND: \$12 to \$15.
SALES:	No sales.	

RED SECTION SOUTH OF COLLEGE & SALEM AVENUES

SECURITY GRADING: Hazardous

DESCRIPTION: Very old and poor residential section.

INHABITANTS. Laborers, negroes, W. P. A. workers, foreigners.

FAVORABLE FEATURES: Cheap rent.

DETRIMENTAL " : Undesirable element concentration.

LAND VACANCY: 20%

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows.

PREDOMINANT AGE OF STRUCTURES: 20 to 70 years.

PREDOMINANT MATERIAL USED: Frame.

CONDITION OF STRUCTURES: Poor.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$1000 to \$3000 - 100%	1929 - \$12 to \$28 - 100%
SHRINKAGE:	1933 - \$ 500 to \$2000 - 50-67%	1933 - \$ 8 to \$22 - 67-78%
RECOVERY:	1936 - \$ 500 to \$2000 - 50-67%	1936 - \$ 8 to \$25 - 67-89%
OWNER OCCUPANCY:	15%	RENTAL OCCUPANCY: 95%
DEMAND:	\$ 800 to \$1500	" DEMAND: \$8 to \$22.
SALES:	30 - 40 speculative purchases at distressed prices.	

This section has a high concentration of alley houses which are in the worst possible condition. Low class whites and negroes live in poor moral conditions. The area is exceptionally bad.

WINDSOR PARK

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SECURITY GRADING: Hazardous

LOCATION: North of York to the east of North York Boro.

DESCRIPTION: Very poor residential section.

INHABITANTS: Laborers, foreigners, negroes, relief rolls.

FAVORABLE FEATURES: None.

DETRIMENTAL " : No trolley service - bad area.

LAND VACANCY: 40%

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Row.

PREDOMINANT AGE OF STRUCTURES: 5 to 40 years.

PREDOMINANT MATERIAL USED: Frame.

CONDITION OF STRUCTURES: Poor.

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$1500 to \$4000 - 100%	1929 - \$15 to \$30 - 100%
SHRINKAGE:	1933 - \$1000 to \$3000 - 67-75%	1933 - \$12 to \$25 - 80-83%
RECOVERY:	1936 - \$1000 to \$3000 - 67-75%	1936 - \$12 to \$25 - 80-83%
OWNER OCCUPANCY:	40%	RENTAL OCCUPANCY: 85%
DEMAND:	\$1000 to \$1500	" DEMAND: \$15
SALES:	5 sales.	

SECURITY GRADING: Hazardous.

LOCATION: Red area South of Market Street.

DESCRIPTION: Undesirable concentration of bad property.

INHABITANTS: Negroes, foreigners, low class whites. Very poor residential section.

FAVORABLE FEATURES: Cheap rent.

DETRIMENTAL " : Buildings in disrepair - concentration of slums.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Row.

PREDOMINANT AGE OF STRUCTURES: 20 to 70 years.

PREDOMINANT MATERIAL USED: Frame.

CONDITION OF STRUCTURES: Poor.

REAL ESTATE VALUESRENTALS

RANGE:	1939 - \$1200 to \$3000 - 100%	1929 - \$14 to \$30 - 100%
SHRINKAGE:	1933 - \$ 800 to \$2500 - 67-83%	1933 - \$ 9 to \$25 - 64-83%
RECOVERY:	1936 - \$ 800 to \$2500 - 67-83%	1936 - \$ 9 to \$25 - 64-83%
OWNER OCCUPANCY:	40%	RENTAL OCCUPANCY 98%
DEMAND:	\$1200 to \$1500 " DEMAND	\$10 to \$15.
SALES:	6 sales at distressed prices.	

This area has a volume of alley properties which are in miserable condition.

SECURITY GRADING: Hazardous

LOCATION: Area surrounding business district.

DESCRIPTION: Old residential section adjacent to business district.

INHABITANTS: Laborers, mechanics, negroes.

FAVORABLE FEATURES: Easy turnover of property.

DETRIMENTAL " : Undesirable mixture of property.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows.

PREDOMINANT AGE OF STRUCTURES: 15 to 50 years.

PREDOMINANT MATERIAL USED: Brick.

CONDITION OF STRUCTURES: Fair.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$2500 to \$4000 - 100%	1929 - \$18 to \$30 - 100%
SHRINKAGE:	1933 - \$1500 to \$3000 - 60-75%	1933 - \$15 to \$25 - 83%
RECOVERY:	1936 - \$1500 to \$3000 - 60-75%	1936 - \$15 to \$25 - 83%
OWNER OCCUPANCY:	40%	RENTAL OCCUPANCY: 97%
DEMAND:	\$1000 to \$2500	" DEMAND: \$18 to \$22.50.
SALES:	6 sales.	

This section has a volume of alley properties in poor condition.

SECURITY GRADING: Hazardous.

LOCATION: Two red areas on opposite sides of Queen Street.

DESCRIPTION: Concentration of poor residential property.

INHABITANTS: Laborers, negroes, foreigners.

FAVORABLE FEATURES: Cheap rent.

DETRIMENTAL " : Very poor houses - mixture of population.

LAND VACANCY: None

NEW CONSTRUCTION: None

PREDOMINANT TYPE OF STRUCTURES: Rows.

PREDOMINANT AGE OF STRUCTURES: 15 to 70 years.

PREDOMINANT MATERIAL USED: Frame and brick.

CONDITION OF STRUCTURES: Poor.

REAL ESTATE VALUESRENTALS

RANGE:	1929 - \$1000 to \$3500 - 100%	1929 - \$10 to \$28 - 100%
SHRINKAGE:	1933 - \$ 400 to \$2800 - 40-80%	1933 - \$ 8 to \$22.50 - 75-80%
RECOVERY:	1936 - \$ 400 to \$2800 - 40-80%	1936 - \$ 8 to \$22.50 - 75-80%
OWNER OCCUPANCY:	10%	RENTAL OCCUPANCY: 98%
DEMAND:	\$500 to \$1000	" DEMAND: \$15 to \$20.
SALES:	4 distressed sales.	

These sections are heavily populated with an abundance of poor alley houses.

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SECURITY GRADING: Hazardous

DESCRIPTION: Old residential section.
INHABITANTS: Working class - laborers.
FAVORABLE FEATURES: None
DETRIMENTAL " : Close to Railroad tracks.
LAND VACANCY: 10%
NEW CONSTRUCTION: None.

PREDOMINANT TYPE OF STRUCTURES: Row houses.
PREDOMINANT AGE OF STRUCTURES: 10 to 50 years.
PREDOMINANT MATERIAL USED: Frame and brick fronts.
CONDITION OF STRUCTURES: Poor

REAL ESTATE VALUES

RENTALS

RANGE:	1929 - \$1500 to \$3000 - 100%	1929 - \$16 to \$25 - 100%
SHRINKAGE:	1933 - \$ 800 to \$2000 -53-67%	1933 - \$ 8 to \$20 @ 50-80%
RECOVERY:	1936 - \$ 800 to \$2000 -53-67%	1936 - \$10 to \$22.50- 63-90%
OWNER OCCUPANCY:	35%	RENTAL OCCUPANCY: 95%
DEMAND:	\$800 to \$1500	" DEMAND: \$10 to \$23.
SALES:	10-12 speculative sales.	