

AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 2

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. All city conveniences - adequate transportation - close to schools - churches and main business section.

4. DETRIMENTAL INFLUENCES. On eastern side of area, (which is the foot of Sunset Mountain) are some obsolete tubercular sanitariums. However, these buildings are gradually being razed and it will only be a short time until all are removed.

5. INHABITANTS: Business men-professional men  
a. Type Clerks; b. Estimated annual family income \$ 1200 up

c. Foreign-born Some; 1/8 of 1%; d. Negro None; None %;  
(Nationality) (Yes or No)

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

g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. yes

6. BUILDINGS: Small singles- some apartments and duplexes.

a. Type or types \_\_\_\_\_; b. Type of construction Frame;

c. Average age 25 years; d. Repair Fair

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
		INATING	%		INATING	%
1929 level	\$3500 - 10,000	\$6500	100%	\$30 - 75	50	100%
1933 low	2500 - 8000	4500	69%	20 - 50	35	70%
current	3000 - 10,000	5500	85%	30 - 75	45	90%

Peak sale values occurred in 1925 and were 130 % of the 1929 level.

Peak rental values occurred in 1925 and were 130 % of the 1929 level.

8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 50 %

9. SALES DEMAND: a. Fair; b. \$5000 Singles; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$45 singles; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward

14. CLARIFYING REMARKS: Area not restricted - general in type of property and development. Good, bad and indifferent houses all over area.

15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative and Hugh C. Hill, HOLC Fee Property Appraiser.