

NS FORM-8  
8-26-37

AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 9
2. DESCRIPTION OF TERRAIN. Rolling to Hilly
3. FAVORABLE INFLUENCES. All city conveniences - Adequate transportation - not far distant to school - Asheville Rhododendron Gardens adjoins Southern part of area.
4. DETRIMENTAL INFLUENCES. Southern part of area slightly isolated and distant from school and community business facilities.
5. INHABITANTS: Business Men - Professional
  - a. Type Men - Clerical ; b. Estimated annual family income \$ 1500 - 4000
  - c. Foreign-born None ;      % ; d. Negro None ;      % ;  
*(Nationality) (Yes or No)*
  - e. Infiltration of None ; f. Relief families None ;
  - g. Population is increasing slowly ; decreasing      ; static.
6. BUILDINGS: Small singles - some apartments
  - a. Type or types and duplexes ; b. Type of construction Frame and brick veneer ;
  - c. Average age 20 years on Vermont & Brevard - 10 years southern part. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3500 - 8500</u>	<u>\$7500</u>	<u>100%</u>	<u>\$30 - 75</u>	<u>\$60</u>	<u>100%</u>
1933 low	<u>3000 - 6000</u>	<u>5000</u>	<u>66</u>	<u>25 - 50</u>	<u>40</u>	<u>66</u>
current	<u>3500 - 8500</u>	<u>6000</u>	<u>80</u>	<u>25 - 60</u>	<u>50</u>	<u>83</u>

Peak sale values occurred in <sup>1925</sup>1926 and were 130 % of the 1929 level.  
Peak rental values occurred in <sup>1925</sup>1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. \$6000 singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$50 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 Northern part static-Southern part upward
14. CLARIFYING REMARKS: Vermont & Northern part of Brevard almost entirely developed. Southern part only about 10% built up.

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

Date August 20 1937