

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 3

2. DESCRIPTION OF TERRAIN.

Rolling

3. FAVORABLE INFLUENCES.

Has all city conveniences, paved streets, close to schools and community business center, walking distance of main business district.

4. DETRIMENTAL INFLUENCES.

Nothing particular; surrounding properties are old. Tendency to industrial development along railroad in area to the east.

5. INHABITANTS:

a. Type Clerical, 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 ; ~~decreasing~~ ; ~~stationary~~

6. BUILDINGS:

a. Type or types Singles-Duplexes ; b. Type of construction Frame - Brick Veneer ;

c. Average age 18 years ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	RANGE	PREDOMINATING %
1929 level	<u>\$4000 - \$10000</u>	<u>\$7000</u>	<u>100%</u>	<u>\$35 - \$60</u>	<u>\$50 100%</u>
1933 low	<u>\$3000 - \$6000</u>	<u>\$5000</u>	<u>70%</u>	<u>\$30 - \$50</u>	<u>\$40 80%</u>
current	<u>\$4000 - \$10000</u>	<u>\$6000</u>	<u>85%</u>	<u>\$30 - \$60</u>	<u>\$50 100%</u>

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

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

8. OCCUPANCY: a. Land 65 %; b. Dwelling units 98 %; c. Home owners 50 %

9. SALES DEMAND: a. Good ; b. Singles & duplexes ; c. Activity is Good

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

11. NEW CONSTRUCTION: a. Types Singles & Duplexes ; b. Amount last year Substantial

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: The area is fairly uniform and occupied by a good type of substantial middle-class citizen. Cause for increase in predominating values is the fact that the past few years has seen quite a lot of new building in this area.

15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22, 193 7