

AREA DESCRIPTION - SECURITY MAP OF GRAND RAPIDS, NW, Michigan

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level on the east side to hilly toward the northwest.
- b. Favorable Influences. Modern conveniences and improvements.
- c. Detrimental Influences. Mixture of older and poorer buildings.
- d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

- a. Occupation Laboring & white collar b. Estimated annual family income \$ 1 M to 1,800
- c. Foreign-born families 20 %; Holland, Germany predominating; d. Negro None; Poland, Lithuania
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing _____; decreasing _____; static Yes

3. BUILDINGS:

	<u>PREDOMINATING</u> <u>80 %</u>	<u>OTHER TYPE</u> <u>20 %</u>	<u>OTHER TYPE</u> _____ %
a. Type	<u>One family units</u> <u>1 1/2-2-story</u>	<u>Two family units</u>	_____
b. Construction	<u>Frame</u>	<u>Frame</u>	_____
c. Average Age	<u>12-45</u> Years	<u>30</u> Years	_____ Years
d. Repair	<u>Fair</u>	<u>Fair to poor</u>	_____
e. Occupancy	<u>95</u> %	<u>95</u> %	_____ %
f. Home ownership	<u>65-75</u> %	<u>70</u> %	_____ %
g. Constructed past yr.	<u>Few frames, singles:</u> <u>\$3,500 - \$ 5,000.</u>	<u>None</u>	_____
h. 1929 Price range	<u>\$ 3 M to 6 M</u> <u>100%</u>	<u>\$ 3 M to 5500</u> <u>100%</u>	<u>\$</u> _____ <u>100%</u>
i. 1936 Price range	<u>\$ 2 M to 4500</u> <u>66 %</u>	<u>\$ 2500 to 4000</u> <u>68 %</u>	<u>\$</u> _____ <u>%</u>
j. 1937 Price range	<u>\$ 2 M to 4500</u> <u>66 %</u>	<u>\$ 2500 to 4000</u> <u>68 %</u>	<u>\$</u> _____ <u>%</u>
k. Sales demand	<u>\$ Fair</u>	<u>\$ Slow</u>	<u>\$</u> _____
l. Activity	<u>Fair</u>	<u>Little</u>	_____
m. 1929 Rent range	<u>\$ 20 to 40</u> <u>100%</u>	<u>\$ 20 to 25 flat</u> <u>100%</u>	<u>\$</u> _____ <u>100%</u>
n. 1936 Rent range	<u>\$ 12 to 30</u> <u>67.5 %</u>	<u>\$ 15 to 20 "</u> <u>77 1/2 %</u>	<u>\$</u> _____ <u>%</u>
o. 1937 Rent range	<u>\$ 12 to 30</u> <u>67.5 %</u>	<u>\$ 15 to 20 "</u> <u>77 1/2 %</u>	<u>\$</u> _____ <u>%</u>
p. Rental demand	<u>\$ Fair</u>	<u>\$ Fair</u>	<u>\$</u> _____
q. Activity	<u>Fair</u>	<u>Fair</u>	_____

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair to poor.

5. CLARIFYING REMARKS:

Old and newer types combined with older types predominating. A clean district. Pride of ownership exhibited. Some trend to conversion to multiple use.

6. NAME AND LOCATION Oak Valley, Molloy's Pine Av. Addition, Richards Addition, Quigley Park, Lincoln Park, Parkside; Menox Addition John Ball Park Plat, etc. SECURITY GRADE C AREA NO. 20