
City Survey Files, compiled 1935 - 1940
ARC Identifier 720357 / MLR Number A1 39
Home Owners’ Loan Corporation. (07/01/1939 - 02/24/1942)
National Archives at College Park - Textual Reference (Civilian), College Park, MD
Series from Record Group 195: Records of the Federal Home Loan Bank Board, 1933 - 1989

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DAYTON, OHIO

Section:

I  Explanation
II  Street Index
III  Security Area Descriptions - listed alphabetically and numerically

Prepared by:
Division of Research & Statistics
With cooperation of the Appraisal Department
March 1, 1937
The purpose of the Residential Security Map is to graphically reflect the trend of desirability in neighborhoods from a residential viewpoint. Four classifications are used as indicated by the legend, namely: First, Second, Third and Fourth grades. The code letters and colors are A, B, C and D, and Green, Blue, Yellow and Red respectively. In establishing the grade of an area, such factors as these are considered: intensity of the sale and rental demand; percentage of home ownership; age and type of building; economic stability of area; social status of the population; sufficiency of public utilities, accessibility of schools, churches, and business centers; transportation methods; topography of the area; and the restrictions set up to protect the neighborhood. The price level of the homes is not the guiding factor.

The First Grade or A areas are "hot spots"; they are not yet fully built up. In nearly all instances they are the new well planned sections of the city, and almost synonymous with the areas where good mortgage lenders with available funds are willing to make their maximum loans to be amortized over a 10-15 year period -- perhaps up to 75-80% of the appraisal. They are homogeneous; in demand as residential locations in "good times" or "bad"; hence on the up grade. The Second grade or B areas, as a rule, are completely developed. They are like a 1935 automobile -- still good, but not what the people are buying today who can afford a new one. They are the neighborhoods where good mortgage lenders will have a tendency to hold loan commitments 10-15% under the limit. The Third grade or C areas are characterized by age, obsolescence, and change of style; expiring restrictions or lack of them; infiltration of a lower grade population; the presence of influences which increase sales resistance such as inadequate transportation, insufficient utilities, perhaps heavy tax burdens, poor maintenance of homes, etc. "Jerry" built areas are included, as well as neighborhoods lacking homogeneity. Generally, these areas have reached the transition period. Good mortgage lenders are more conservative in the Third Grade or C areas and hold loan commitments under the lending ratio for the A and B areas. The Fourth grade or D areas represent those neighborhoods in which the things that are now taking place in the C neighborhoods have already happened. They are characterized by detrimental influences in a pronounced degree, undesirable population or an infiltration of it. Low percentage of home ownership; very poor maintenance and often vandalism prevail. Unstable
incomes of the people and difficult collections are usually prevalent. The
areas are broader than the so-called slum districts. Some mortgage lenders may re-
Fuse to make loans in these neighborhoods, and others will lend only on a con-
servative basis.

These maps and descriptions have been carefully checked with competent local
real estate brokers and mortgage lenders, and we believe that they represent
a fair and composite opinion of the best qualified local people. In using them
we do not mean to imply that good mortgages do not exist or cannot be made in
the Third and Fourth grade areas, but we do think they should be made and ser-
viced on a different basis than in the First and Second grade areas.

The following local persons collaborated with the field agent in the prepara-
tion of this map and the area descriptions:

Howard A. Gray     President, Real Estate Board
W. D. Johnson      Ex-president of Real Estate
John Otto          Board of Directors of the Real
Charles Brinkman   Board of Directors of the Real
Clarence A. Fleming Home Owners’ Loan Corporation

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<td>Wellmier Ave.</td>
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<td>Weng Ave.</td>
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<td>Wentworth</td>
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<td>Westley</td>
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<td>West Ave.</td>
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<td>Western Ave.</td>
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<td>Westfield Ave.</td>
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<td>Westhampton Drive</td>
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<td>Westminster Ave.</td>
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<tr>
<td>Westminster Place</td>
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<td>Westmore Drive</td>
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<td>Wheeler Ave.</td>
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<td>Wicklow Place.</td>
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<td>Wilbro</td>
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</tr>
</tbody>
</table>

**Key:**
- **M:** Main Street
- **D:** Downtown
- **R:** Residential
- **T:** Township
- **W:** West
- **E:** East
- **N:** North
- **S:** South

**Note:**
- The table above is a partial list of streets in Dayton, Ohio. For a complete list, please refer to the entire document.
<table>
<thead>
<tr>
<th>W (Cont.)</th>
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<td>Zeigler</td>
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</table>
1. NAME OF CITY Oakwood SECURITY GRADE A AREA NO. 1

2. DESCRIPTION OF TERRAIN. Level - high

3. FAVORABLE INFLUENCES. Restricted - very high class residential - exceptionally good schools - parks - playgrounds - homogeneous as to development and character of property - transportation good - good fire and police protection.

4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS: Middle class, junior executive a. Type __________ skilled mechanics; b. Estimated annual family income $2,500; c. Foreign-born None; d. Negro No; e. Infiltration of None; f. Relief families None; g. Population is increasing Fast; decreasing ________; static.

6. BUILDINGS: a. Type or types Single family; b. Type of construction Frame and brick; detached; c. Average age 10 years; d. Repair good to excellent.

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
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<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING %</td>
</tr>
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<td>1929 level</td>
<td>7,000-2,000</td>
<td>7,500</td>
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<tr>
<td>low</td>
<td>4,500-6,000</td>
<td>5,000</td>
</tr>
<tr>
<td>current</td>
<td>5,500-7,500</td>
<td>6,000</td>
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</table>

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

8. OCCUPANCY: a. Land 80%; b. Dwelling units 100%; c. Home owners 90%.

9. SALES DEMAND: a. Good; b. $7,000 singles; c. Activity is good.

10. RENTAL DEMAND: a. Good; b. $55-65; c. Activity is good - non available.

11. NEW CONSTRUCTION: a. Types Brick-detached 8,000 b. Amount last year 12 to 15 houses.


14. CLARIFYING REMARKS: All business centered in one section. Low green.

15. Information for this form was obtained from F. O. Davlin, Jr. Field Agent, A. Lawson, Jr. Field Agent - C. A. Fleming - Loan Service Dept.

Date February 25, 1937 193.
1. NAME OF CITY Oakwood
2. DESCRIPTION OF TERRAIN. Level-high
3. FAVORABLE INFLUENCES. Highly restricted—very high class residential — exceptionally good schools — parks — playgrounds — homogeneous as to development and character of property — transportation good — good fire and police protection.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: a. Type Professional & Executives ; b. Estimated annual family income $5,000 ; c. Foreign-born None ; d. Negro No ; e. Infiltration of None ; f. Relief families None ; g. Population is increasing moderately decreasing; static.
6. BUILDINGS: a. Type or types single-family ; b. Type of construction Brick ; c. Average age 10 years ; d. Repair Excellent
7. HISTORY: 
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
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<td>1929 level</td>
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<td>16,000</td>
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<td>1933 low</td>
<td>8,000-15,000</td>
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<tr>
<td>1937 current</td>
<td>10,000-17,000</td>
<td>12,000</td>
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</table>

Peak sale values occurred in 1929 and were % of the 1929 level. Peak rental values occurred in 1929 and were % of the 1929 level.
8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Fair ; b. 10,000-12,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Few rental units ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Brick detached $10,000 ; b. Amount last year 15-18 houses
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: All business centered in one section. Medium Green.
15. Information for this form was obtained from F. C. Devlin, Jr. Field Agent, A. Lawson Jr., Field Agent, C. A. Fleming, Loan Service Representative.
   Date February 25, 1937
1. NAME OF CITY ___________ Oakwood ___________ SECURITY GRADE A ___________ AREA NO. 3 ___________

2. DESCRIPTION OF TERRAIN. Level - high

3. FAVORABLE INFLUENCES. Highly restricted - very high class residential - Exceptionally good schools - parks - playgrounds - homogeneous as to development and character - property - transportation good - good fire and police protection.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
   a. Type Professional & Executives; b. Estimated annual family income $ 5,000
   c. Foreign-born None; d. Negro No; (Racial) e. Infiltration of None; f. Relief families None
   g. Population is increasing; decreasing static. Yes

6. BUILDINGS:
   a. Type or types Single family detached; b. Type of construction Frame & Brick; c. Average age 18-20 years; d. Repair Good

7. HISTORY:
<table>
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<th>RENTAL VALUES</th>
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<td>1937 current</td>
<td>12,000-15,000</td>
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</table>
   Peak sale values occurred in 1929 and were % of the 1929 level. Peak rental values occurred in 1929 and were % of the 1929 level.

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

9. SALES DEMAND: a. Good; b. $12,000-10,500; c. Activity is Good

10. RENTAL DEMAND: a. Few rental; b. Amount last year 8-10 houses

11. NEW CONSTRUCTION: a. Types Single family detached; b. Amount last year 8-10 houses


13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS: Wooded section — all business centered outside area.
    Medium Green.

15. Information for this form was obtained from P.C. Devlin, Jr., Field Agent, A. Lawson, Jr.
    Date February 25, 1937
AREA DESCRIPTION

1. NAME OF CITY: Oakwood & part of Southern
   hill section

2. DESCRIPTION OF TERREIN: Rolling to hilly

3. FAVORABLE INFLUENCES:
   Wooded section of acre tracts - Oakwood schools - restricted
   very high class residential - parks - playgrounds - homogeneous as to development
   and character of property - transportation good - good fire and police protection.

4. DETRIMENTAL INFLUENCES:
   None

5. INHABITANTS:
   a. Type: Professional & executives
   b. Estimated annual family income $ over 10,000
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None
   g. Population is increasing: Moderately

6. BUILDINGS:
   a. Type or types: one family detached
   b. Type of construction: stone and brick
   c. Average age: 15-18 years
   d. Repair: Excellent

7. HISTORY:
   a. Year: 1973
   b. Sale Values: Peak sale values occurred in 1929 and were 100% of the 1929 level.
   c. Rental Values: Peak rental values occurred in 1929 and were 100% of the 1929 level.

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

9. SALES DEMAND:
   a. Good
   b. Not applicable

10. RENTAL DEMAND:
    a. Good
    b. Not applicable

11. NEW CONSTRUCTION:
    a. Types: Brick singles & stone
    b. Amount last year: 15 - 10 houses

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    upward

14. CLARIFYING REMARKS:
    Financing done primarily through insurance companies.
    High green.

15. Information for this form was obtained from:
    P. B. Devlin, Jr., Field Agent, A. LaFont
    Jr., Field Agent - C. A. Fleming - loan service representative
    Date: February 25, 1937
1. NAME OF CITY Oakwood & small part of Van SECURlTY GRADE A AREA NO. 4-
Buren Township

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Highly restricted - good schools - good transportation - wooded section.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
   a. Type: Junior executives & professional
   b. Estimated annual family income: $4,000
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None
   g. Population is increasing: Moderately decreasing; static.

6. BUILDINGS:
   a. Type or types: Single family detached & 2 & 3 rooms
   b. Type of construction: Brick
   c. Average age: 12 years
   d. Repair: Good

7. HISTORY:
   a. Land: 60%!
   b. Dwelling units: 100%
   c. Home owners: 100%

8. OCCUPANCY:
   a. Land: 60%
   b. Dwelling units: 100%
   c. Home owners: 100%

9. SALES DEMAND:
   a. Good
   b. Single detached $10,000
   c. Activity is Good

10. RENTAL DEMAND:
    a. None
    b. $500
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types: Single family
    b. Amount last year: 15-18
    c. Activity is Good

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS: Mortgage financing by insurance companies and locally.

    Medium Green.

15. Information for this form was obtained from P. C. Devlin - Jr., Field Agent.

    A. Lawson, Jr., Field Agent, C. A. Fleming - Loan Service Representative

    Date: February 25, 1937
NAME OF CITY: Van Buren Township, south of
SECURITY GRADE: A
AREA NO. 6

DESCRIPTION OF TERRAIN:
Hilly

FAVORABLE INFLUENCES:
Large estates - best section around Dayton

DETRIMENTAL INFLUENCES:
None

INHABITANTS:
a. Type Professionals & Executives;
b. Estimated annual family income $10,000 up;
c. Foreign-born None; d. Negro None;

(Satisfaction)
(Yes or No)
e. Infiltration of None; f. Relief families;
g. Population is increasing Moderately decreasing; static.

BUILDINGS:
a. Type or types Single family detached;
b. Type of construction brick and stone;
c. Average age 20 years;
d. Repair Good

HISTORY:

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<td>$30,000</td>
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</table>

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

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

SALES DEMAND:
a. Good;
b. Single family detached $30,000;
c. Activity is Good

RENTAL DEMAND:
a. None;
b. - - -;
c. Activity is - - -

NEW CONSTRUCTION:
a. Types Single family detached;
b. Amount last year $20,000

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

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS: Best green

Information for this form was obtained from P.C. Devlin, Jr., Field Agent, A. Lawson

Jr. Field Agent, C.A. Fleming - Loan Service Representative

Date February 25, 1937
AREA DESCRIPTION

1. NAME OF CITY Dayton

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Highly restricted - partly wooded - high class residential - good schools - playgrounds - library - good transportation - city fire and police protection.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:
   a. Type Executives & professional ; b. Estimated annual family income $ 4,000
   c. Foreign-born None ; d. Negro None
   e. Infiltration of None ; f. Relief families None
   g. Population is increasing Moderately decreasing; static.

6. BUILDINGS:
   a. Type or types single family detached 7 to 9 rooms
   b. Type of construction Brick
   c. Average age 15 years
   d. Repair Good

7. HISTORY:
   a. Year 1929 level 10,000-12,000 11,000 100%
   b. 1933 low 6,000-7,500 6,800 61.8%
   c. 1937 current 8,000-10,000 9,000 82%
   d. Peak sale values occurred in 1929 and were % of the 1929 level.
   e. Peak rental values occurred in 1929 and were % of the 1929 level.

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

9. SALES DEMAND:
   a. Fair
   b. single family detached 9,000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Few rentals
    b. - -
    c. Activity is - -

11. NEW CONSTRUCTION:
    a. Types $9,000 singles
    b. Amount last year 25-30

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: The most exclusive residential section in Dayton (not including Oakwood) High Green.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson, Jr., Field Agent, C. A. Fleming - Loan Service Representative.

Date February 25, 1937
1. NAME OF CITY: Van Buren, Township-South  
   SECURITY GRADE: B  
   AREA NO.: 1

2. DESCRIPTION OF TERRAIN: High - level

3. FAVORABLE INFLUENCES: Desirable residential section - restricted - good schools.

4. DETRIMENTAL INFLUENCES: None

5. INHABITANTS:  
   a. Type Skilled mechanics; b. Estimated annual family income $2,400  
   c. Foreign-born None; d. Negro None;  
   e. Infiltration of None; f. Relief families None;  
   g. Population is increasing moderately; static.

6. BUILDINGS:  
   a. Type or types family detached; b. Type of construction frame and brick;  
   c. Average age 10 years; d. Repair Good

7. HISTORY:  
   a. Land 50%; b. Dwelling units 100%; c. Home owners 100%

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

9. SALES DEMAND:  
   a. Fair; b. $6,000 singles; c. Activity is fair

10. RENTAL DEMAND:  
    a. no rentals; b. -- --; c. Activity is -- --

11. NEW CONSTRUCTION:  
    a. Types brick & frame $6,800; b. Amount last year 15 - 18 houses

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: improving - good


15. Information for this form was obtained from P. C. Devlin, Jr. Field Agent.

   A. Lawson, Jr. - Field Agent, C. A. Fleming - Loan Service Reps.

   Date February 25, 1937
### AREA DESCRIPTION

1. **NAME OF CITY**: Van Buren Township - East of Oakwood  
   **SECURITY GRADE**: B  
   **AREA NO.**: 2

2. **DESCRIPTION OF TERRAIN**: High-level

3. **FAVORABLE INFLUENCES**:  
   Restricted - good residential section - good schools and transportation.

4. **DETRIMENTAL INFLUENCES**:  
   None

5. **INHABITANTS**:  
   a. **Type**: Middle class  
      b. Estimated annual family income: $2,400  
   c. Foreign-born: None ;  
      d. Negro: None  
   e. Infiltration of: None  
      f. Relief families: None  
   g. Population is increasing: Fast ;  
      decreasing: static.

6. **BUILDINGS**:  
   a. Type or types: Single family detached  
      b. Type of construction: Brick & Frame  
   c. Average age: 15 yrs ;  
      d. Repair: Good

7. **HISTORY**:  
   **SALE VALUES**  
   **RENTAL VALUES**  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>$</th>
<th>PREDOMINATING</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$7,000-9,000</td>
<td>$8,000</td>
<td>100%</td>
<td>40-60</td>
<td>50</td>
</tr>
<tr>
<td>1933 low</td>
<td>$4,000-5,000</td>
<td>$4,750</td>
<td>69.37%</td>
<td>30-40</td>
<td>35</td>
</tr>
<tr>
<td>1937 current</td>
<td>$5,000-7,000</td>
<td>$6,000</td>
<td>75%</td>
<td>40-55</td>
<td>45</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1929 and were ___% of the 1929 level.  
   Peak rental values occurred in 1937 and were ___% of the 1929 level.

8. **OCCUPANCY**:  
   a. Land: 20%  
      b. Dwelling units: 100%  
      c. Home owners: 90%  

9. **SALES DEMAND**:  
   a. Good  
   b. Singles - $6,500  
   c. Activity is: Fair

10. **RENTAL DEMAND**:  
    a. Good  
    b. $45  
    c. Activity is: Good

11. **NEW CONSTRUCTION**:  
    a. Types: Brick & Frame  
    b. Amount last year: 20-22 houses

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**:  
    Good to best

14. **CLARIFYING REMARKS**:  
    Southern portion outside city - no police protection  
    township fire protection.

15. Information for this form was obtained from F.C. Devlin, Jr. Field Agent, A. Lawson,  
    Jr. Field Agent - C. A. Fleming, Loan Service Representative  
    Date: February 25, 1937
1. NAME OF CITY: Van Buren Township - Southern Hills, West of Oakwood
2. DESCRIPTION OF TERRAIN:
   High - rolling
3. FAVORABLE INFLUENCES:
   Fairly good residential section - well restricted
4. DETRIMENTAL INFLUENCES:
   None
5. INHABITANTS:
   a. Type: Middle Class
   b. Estimated annual family income: $2400
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None
   g. Population is increasing: Slowly; decreasing: static
6. BUILDINGS:
   a. Type or types: 1 family detached
   b. Type of construction: Frame & Brick
   c. Average age: 20 yrs.
   d. Repair: fair
7. HISTORY:
   SALE VALUES
   RENTAL VALUES
   YEAR:            PREDOMINATING $         RANGE          PREDOMINATING %
   1929 level  6,000-8,000 7,000 100% 40.50 50 100%
   1933 low     4,000-6,500 4,800 69.67% 25.35 30 60%
   1937 current 5,000-6,500 5,750 82.14% 40.45 40 80%
   Peak sale values occurred in 1929 and were ___% of the 1929 level.
   Peak rental values occurred in 1929 and were ___% of the 1929 level.
8. OCCUPANCY:
   a. Land: 60 %
   b. Dwelling units: 100 %
   c. Home owners: 100 %
9. SALES DEMAND:
   a. Fair
   b. 6,000 singles
   c. Activity is: fair
10. RENTAL DEMAND:
    a. good
    b. 40
    c. Activity is: good
11. NEW CONSTRUCTION:
    a. Types: brick & frame 6500
    b. Amount last year: 8-10 houses
12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: singles
    b. Home building: employment
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static
14. CLARIFYING REMARKS:
    Portion of section has only township fire protection - no police protection.
    Medium blue.
15. Information for this form was obtained from
    P. C. Davlin, Jr., Field Agent, J. Larson, Jr., Field Agent, C. A. Fleming - Loan Service Representative.
    Date: February 26, 1937
1. NAME OF CITY: Dayton & Oakwood  
   SECURITY GRADE: B  
   AREA NO.: 4

2. DESCRIPTION OF TERRAIN: High level

3. FAVORABLE INFLUENCES: Highly restricted desirable residential section - close to N.C.R. Plant - good transportation

4. DETRIMENTAL INFLUENCES: None

5. INHABITANTS:
   a. Type: Jr. executives & upper middle class  
   b. Estimated annual family income: $3,500
   c. Foreign-born: None  
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None
   g. Population is increasing moderately; decreasing; static.

6. BUILDINGS:
   a. Type: Single family  
   b. Type of construction: Brick and frame
   c. Average age: 20 years  
   d. Repair: Good

7. HISTORY:
   SALE VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>9,000-12,000</td>
<td>$10,500 100%</td>
</tr>
<tr>
<td>1933</td>
<td>5,000-6,000</td>
<td>6,000 57.14%</td>
</tr>
<tr>
<td>1937</td>
<td>7,000-9,000</td>
<td>8,000 76.19%</td>
</tr>
</tbody>
</table>
   
   RENTAL VALUES
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>60-75</td>
<td>70 100%</td>
</tr>
<tr>
<td>1933</td>
<td>30-45</td>
<td>35 50</td>
</tr>
<tr>
<td>1937</td>
<td>50-60</td>
<td>55 76.57%</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1929 and were 100% of the 1929 level.
   Peak rental values occurred in 1929 and were 70% of the 1929 level.

8. OCCUPANCY:
   a. Land: 60%  
   b. Dwelling units: 100%  
   c. Home owners: 95%

9. SALES DEMAND:
   a. Good  
   b. Singles: 8,000
   c. Activity: Good

10. RENTAL DEMAND:
    a. Good  
    b. $50-60  
    c. Activity: Good

11. NEW CONSTRUCTION:
    a. Types: Brick $9,000
    b. Amount last year: 8-10 houses

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

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS: Good - improving

14. CLARIFYING REMARKS: Natural scenic residential area.  
    Medium Blue.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson.  
    C. A. Fleming - Loan Service Representative
    Date: February 25, 1937
1. NAME OF CITY  Dayton, Beverly Hills,  SECURITY GRADE  B  AREA NO. 5  Bronner Flat.

2. DESCRIPTION OF TERRAIN.
   Rolling - high

3. FAVORABLE INFLUENCES.
   Desirable residential section - well restricted

4. DETRIMENTAL INFLUENCES.
   None

5. INHABITANTS:
   a. Type  Skilled mechanics, Jr.  ;  b. Estimated annual family income  $2,400
   Executives and Railroad men
   c. Foreign-born  None  ;  d. Negro  None  ;
   (Integration)
   e. Infiltration of  None  ;  f. Relief families  None;

6. BUILDINGS:
   a. Type or types  Singles - few doubles  ;  b. Type of construction  Frame  ;
   c. Average age  25 years  ;  d. Repair  Fair

7. HISTORY:
   a. Land  90 % ;  b. Dwelling units  100 % ;  c. Home owners  80 %
   1929 level  $6,500 - 8,500  ;  1933 low  3,500 - 5,500  ;  1937 current  4,500 - 6,000
   SALES VALUES  RENTAL VALUES
   YEAR  RANGE  PREDOMINATING $  PREDOMINATING $
   1929 level  $6,500 - 8,500  $7,000  100%  $45 - 55  $50  100%
   1933 low  3,500 - 5,500  3,500  50  25 - 35  25  50
   1937 current  4,500 - 6,000  5,200  74 - 29%  35 - 46  40  80
   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  90 %  ;  b. Dwelling units  100 %  ;  c. Home owners  80 %

9. SALES DEMAND:
   a. Fair ;  b. $5,000 singles ;  c. Activity is Fair

10. RENTAL DEMAND:
    a. Fair ;  b. $40 ;  c. Activity is Good.

11. NEW CONSTRUCTION:
    a. Types  Frame  $5,000  ;  b. Amount last year  10 - 12 houses

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

13. TRENDS OF DESIRABILITY NEXT 10 - 15 YEARS Static

14. CLARIFYING REMARKS: An older residential section retaining good character and
    desirable inhabitants. Medium blue.

15. Information for this form was obtained from F. C. Devlin Jr., Field Agent. A. Lawson
    Jr., Field Agent - C. A. Fleming - Loan Service Representative.
    Date February 25, 1937
1. NAME OF CITY: Dayton  
2. DESCRIPTION OF TERRAIN: High level
3. FAVORABLE INFLUENCES: Fairly desirable
4. DETRIMENTAL INFLUENCES: Some jerry-built houses
5. INHABITANTS:  
   a. Type: Mechanics - clerks  
   b. Estimated annual family income: $2,300
   c. Foreign-born: None; Negro: None
   d. Infiltration: None; Relief families: None
   e. Population is increasing; static.
6. BUILDINGS:  
   a. Type or types: 1 family detached
   b. Type of construction: Frame - some jerry-built
   c. Average age: 18 years; Repair: Fair
7. HISTORY:  
   a. Year 1929 level  
      - Range: $5,000-6,500  
   b. Year 1933 low  
      - Range: 2,700-3,500
   c. Year 1937 current  
      - Range: 4,500-5,500
   Peak sale values occurred in 1929 and were ___ % of the 1929 level.
   Peak rental values occurred in 1929 and were ___ % of the 1929 level.
8. OCCUPANCY:  
   a. Land: 30 %
   b. Dwelling units: 100 %
   c. Home owners: 50 %
9. SALES DEMAND:  
   a. Fair
   b. $4,000 singles
   c. Activity is Fair
10. RENTAL DEMAND:  
    a. Good
    b. $35
    c. Activity is Good
11. NEW CONSTRUCTION:  
    a. Type: Frame $5,000
    b. Amount last year: 3 houses
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: A very pale blue in desirability.
15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent,  
A. Lawson, Jr., Field Agent, C. A. Fleming, Loan Service Representative.
   Date February 27, 1937
1. NAME OF CITY: Dayton  
2. DESCRIPTION OF TERRAIN: High, Level
3. FAVORABLE INFLUENCES: Fair residential
4. DETRIMENTAL INFLUENCES: Mixture of types of houses
5. INHABITANTS:
   a. Type Clerks - Mechanics
   b. Estimated annual family income $2,300
   c. Foreign-born Italian-Jewish 20% 
   d. Negro No
   e. Infiltration of Italian, Jewish
   f. Relief families None
   g. Population is increasing decreasing static, but changing
6. BUILDINGS:
   a. Type or types Singles & Doubles
   b. Type of construction Frame
   c. Average age 30 years 
   d. Repair Fair
7. HISTORY:
   SALES VALUES
   YEAR RANGE PREDOMINATING %
   1929 level $6,000-8,000 $7,500 100%
   1933 low 3,500-5,000 4,000 53 1/3%
   1937 current 5,000-7,000 6,000 80%
   Peak sale values occurred in 1929 and were ___% of the 1929 level.
   Peak rental values occurred in 1939 and were ___% of the 1929 level.
   RENTAL VALUES
   YEAR RANGE PREDOMINATING $
   1929 level $45-60 $50 100%
   1933 low 25-35 30 60
   1937 current 40-50 40 80
   8. OCCUPANCY:
   a. Land 95%
   b. Dwelling units 100%
   c. Home owners 40%
   9. SALES DEMAND:
   a. Poor
   b. Good
   c. Activity is Poor
   10. RENTAL DEMAND:
   a. Good
   b. $40
   c. Activity is Good
   11. NEW CONSTRUCTION:
   a. Types None
   b. Amount last year
   12. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Limited
   b. Home building
   13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward
   14. CLARIFYING REMARKS:
   Property is fairly good at present, but it is reasonable to assume that the section has reached its peak and could almost be classed as yellow.
   There is still considerable value and some desirability for property located here.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson  
    Jr., Field Agent, C. A. Fleming, Loan Service Representative
    Date March 1, 1937
1. NAME OF CITY  Dayton  
2. DESCRIPTION OF TERRAIN.  Rolling - high  
3. FAVORABLE INFLUENCES.  Well laid out section of desirable larger houses.  
4. DETRIMENTAL INFLUENCES.  None  
5. INHABITANTS:  
   a. Type of Executives & Professional  
   c. Foreign-born (Optional)  
      None  
   d. Negro  
      None  
   e. Infiltration of Negroes  
      None  
   g. Population is increasing slowly  
   
6. BUILDINGS:  
   a. Type or types of buildings  
      one family detached  
   c. Average age 15-20 years  
   d. Repair Good to excellent  
7. HISTORY:  
   
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>%</td>
</tr>
<tr>
<td>1929 level</td>
<td>$8,000-10,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>4,500-6,000</td>
<td>50%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2,000-3,000</td>
<td>88.9%</td>
</tr>
</tbody>
</table>
   
   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 70%  
   b. Dwelling units 100%  
   c. Home owners 85%  
9. SALES DEMAND:  
   a. Fair  
   b. $8,000-single  
   c. Activity is Good  
10. RENTAL DEMAND:  
    a. Good  
    b. $60  
    c. Activity is Good  
11. NEW CONSTRUCTION:  
    a. Type of construction  
       Frame & Brick  
    b. Amount last year 15-20 houses  
    c. Amount last year 15-20 houses $9,000  
12. AVAILABILITY OF MORTGAGE FUNDS:  
    a. Home purchase  
       Ample  
    b. Home building  
       Ample  
13. TREND OF DESIRABILITY NEXT 10-15 YEARS  
    Upward  
14. CLARIFYING REMARKS:  High Blue  
15. Information for this form was obtained from Field Agent, C. A. Fleming - Loan Service Representative  
   Date March 2, 1937
1. NAME OF CITY: Dayton  
SECURITY GRADE: B  
AREA NO.: 2

2. DESCRIPTION OF TERRAIN: Rolling

3. FAVORABLE INFLUENCES:  
Continues as a well restricted residential section

4. DETRIMENTAL INFLUENCES: None

5. INHABITANTS:  
a. Type Executive-Professional Men: 3  
b. Estimated annual family income $4,000 & Over
  c. Foreign-born: None  
  d. Negro: None
  e. Infiltration of None
  f. Relief families: None
  g. Population is increasing Slowly

6. BUILDINGS:  
a. Type or types: 1 family detached  
b. Type of construction: Brick
  c. Average age: 25 years
  d. Repair: Good

7. HISTORY:  
SALE VALUES  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$10,000-12,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>5,500-6,500</td>
<td>6,000 54.5%</td>
</tr>
<tr>
<td>current</td>
<td>8,000-10,000</td>
<td>9,000 81.5%</td>
</tr>
</tbody>
</table>

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

RENTAL VALUES  
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1933</td>
<td></td>
<td></td>
</tr>
<tr>
<td>current</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

No rentals

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

8. OCCUPANCY:  
a. Land: 80%  
b. Dwelling units: 100%  
c. Home owners: 100%

9. SALES DEMAND:  
a. Good  
b. $9,000 Singles  
c. Activity is Fair

10. RENTAL DEMAND:  
a. No rentals  
b. Activity is

11. NEW CONSTRUCTION:  
a. Types: Brick  
b. Amount last year: 16-20 Houses-

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS: High Blue

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson, Jr.  
   Field Agent, C. A. Fleming - Loan Service Representative

   Date: March 3, 1937
1. NAME OF CITY Dayton
   SECURITY GRADE B
   AREA NO. 10

2. DESCRIPTION OF TERRAIN.
   High-rolling

3. FAVORABLE INFLUENCES.
   Homogeneous residential area of modest homes.

4. DETRIMENTAL INFLUENCES.
   None

5. INHABITANTS:
   a. Type
      Jr. Executives-Middle Class
   b. Estimated annual family income $2,500
   c. Foreign-born None
   d. Negro No
   (Itemization)
   e. Infiltration of None
   f. Relief families None
   g. Population is increasing Fast

6. BUILDINGS:
   a. Type or type of family & few doubles
   b. Type of construction Frame - some brick
   c. Average age 10-15 years
   d. Repair Good - some only fair

7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>$6,500-8,000</td>
<td>7,500 100%</td>
</tr>
<tr>
<td>1933</td>
<td>3,000-4,000</td>
<td>3,500 46.6</td>
</tr>
<tr>
<td>1937</td>
<td>5,500-6,500</td>
<td>6,000 80</td>
</tr>
</tbody>
</table>

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

8. OCCUPANCY:
   a. Land 70 %
   b. Dwelling units 99 %
   c. Home owners 70 %

9. SALES DEMAND:
   a. Good
   b. $6,500
   c. Activity is Good

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

11. NEW CONSTRUCTION:
    a. Types Brick
    b. Amount last year 45-50 houses

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: In the extreme N.W. corner there is a spotty section of houses
    needed only minor repair. Medium Blue.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, C. A. Fleming
    Loan Service, Representative, A. Lawson, Jr., Field Agent.
    Date March 3, 1937
1. NAME OF CITY: Harrison Township, North of Dayton
2. DESCRIPTION OF TERRAIN: High-rolling
3. FAVORABLE INFLUENCES: Wooded tract fronting on river
4. DETRIMENTAL INFLUENCES: None
5. INHABITANTS:
   a. Type Jr. Executives - Middle Class
   b. Estimated annual family income: 2,500-3,000
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration: None
   f. Relief families: None
   g. Population is increasing: Slowly
6. BUILDINGS:
   a. Type or types: 1 family detached
   b. Type of construction: Brick, Stone, Frame
   c. Average age: 8-10 years
   d. Repair:
7. HISTORY:
   Year | Sale Values (Range) | Predominating % | Rental Values (Range) | Predominating %
   1929 | $8,000-15,000 | $9,000 | 100% | No rentals
   1933 | 4,500-6,000 | 5,000 | 55.6% | No rentals
   1937 | current | 6,000-8,000 | 7,000 | 77.7% |
   Peak sale values occurred in 1929 and were ___% of the 1929 level.
   Peak rental values occurred in 1929 and were ___% of the 1929 level.
8. OCCUPANCY:
   a. Land: 25% 
   b. Dwelling units: 100%
   c. Home owners: 100%
9. SALES DEMAND:
   a. Fair
   b. $7,000 Single
   c. Activity is: Fair
10. RENTAL DEMAND:
    a. No rentals
    b. ___
    c. Activity is: ___
11. NEW CONSTRUCTION:
    a. Types: Brick-Stone
    b. Amount last year: 12-15 houses $8,000
12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Ample
    b. Home building: Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward
14. CLARIFYING REMARKS: Medium Blue
15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson, Jr.

Field Agent, C.A. Fleming, Loan Service Representative

Date March 3, 1937
NAME OF CITY: Dayton
DESCRIPTION OF TERRAIN: High-level

FAVORABLE INFLUENCES: Good transportation; good schools; playgrounds; restricted to frame or better singles and double houses; all street improvements; churches.

DETRIMENTAL INFLUENCES: None.

INHABITANTS: a. Type Better Class laborer-Clerks;
   b. Estimated annual family income $1,500
   c. Foreign-born None
   d. Negro No
   (Nationality)
   e. Infiltration of No
   f. Relief families 10%
   (Yes or No)
   g. Population is increasing __________; decreasing __________; steady __________.

BUILDINGS: a. 5% of them mostly one family 
   b. Type of construction Frame
   c. Average age 15 yrs.
   d. Repair Fair

HISTORY: SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>$3,000-7,000</td>
<td>$6,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,500-3,500</td>
<td>3,200</td>
<td>53.3</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,500-5,000</td>
<td>4,200</td>
<td>70</td>
</tr>
</tbody>
</table>

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

OCCUPANCY: a. Land 75% b. Dwelling units 95% c. Home owners 90%

SALES DEMAND: a. Fair $3,800
RENTAL DEMAND: a. Good $24

NEW CONSTRUCTION: a. Types 1 family frame $4000 b. Amount last year Fair 18-20


TREND OF DESIRABILITY NEXT 10-15 YEARS Up

CLARIFYING REMARKS: Good transportation Very few "Jerry built houses" High Yellow.

Information for this form was obtained from F.C. Devlin, Jr., Field Agent, A. Lawson, Jr., Field Agent, C. A. Fleming, Loan Service Representative

Date March 1, 1937
AREA DESCRIPTION

1. NAME OF CITY Dayton

2. DESCRIPTION OF TERRAIN. Level - high

3. FAVORABLE INFLUENCES. Good transportation; good schools; churches; playgrounds; good fire protection.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:
   a. Type Better class laborers-Clerks
   b. Estimated annual family income $1,200
   c. Foreign-born None
   d. Negro No
   e. Infiltration of None
   f. Relief families 10%
   g. Population is increasing static

6. BUILDINGS:
   a. Type or types 5 & 6 room, 1 story
   b. Type of construction Frame
   c. Average age
   d. Repair

7. HISTORY:
   a. Land 80%
   b. Dwelling units 100%
   c. Home owners 90%

8. OCCUPANCY:
   a. Land 80%
   b. Dwelling units 100%
   c. Home owners 90%

9. SALES DEMAND:
   a. Fair
   b. Single Family detached
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. Single family detached
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types Single family detached
    b. Amount last year $2,800

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: Some "jerry built houses". Medium Yellow.

15. Information for this form was obtained from F.C. Devlin Jr., Field Agent, A. Lawton Jr.

   Field Agent, C.A. Fleming, Loan Service Representative.

   Date March 3, 1967 193
AREA DESCRIPTION

1. NAME OF CITY  Dayton  SECURITY GRADE  C  AREA NO. 3

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Good transportation; playgrounds; schools; churches; near to industrial plants.

4. DETERIMENTAL INFLUENCES. None

5. INHABITANTS:
   a. Type Better class laborer-Clerks; b. Estimated annual family income $1,200
   c. Foreign-born None; d. Negro None; e. Infiltration of None; f. Relief families 20%;
   g. Population is increasing; decreasing; static.

6. BUILDINGS:
   a. Type or types 1 & 2 family detached; b. Type of construction Frame-brick;
   c. Average age 40 yrs; d. Repair fair

7. HISTORY:
   a. Land 9%; b. Dwelling units 99%; c. Home owners 70%  
   d. Repair 1929 $3,500-4,500 4,000 100%;
   e. Activity is 1933 low $1,000-2,500 2,000 50;
   f. Activity is 1937 current $2,500-3,500 3,000 75; 
   g. Activity is Fair 1929 level $25-35 $30 100%;
   h. Activity is 1933 low $20-27 $22 75.3;
   i. Activity is 1937 current 75.3; 
   j. Activity is

8. OCCUPANCY:  a. Land 9%; b. Dwelling units 99%; c. Home owners 70%  
   d. Activity is

9. SALES DEMAND:  a. None;
   b. at 22. rental;
   c. Activity is

10. RENTAL DEMAND:  a. Good; b. at 22 rental;
    c. Activity is Good

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

    b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Has good transportation and convenient to Master Electric Co.
    Trupar Mfg. Company and smaller plants. Low Yellow.

15. Information for this form was obtained from F. C. Devlin, Jr. Field Agent; A. Lawson, Jr.
    Field Agent, C. A. Fleming, Loan Service Representative.

Date March 3, 1937
1. NAME OF CITY Dayton SECURITY GRADE C AREA NO. 4

2. DESCRIPTION OF TERRAIN. Southern part - high - Northern part - Low

3. FAVORABLE INFLUENCES. Transportation and schools good; churches; all street improvements.

4. DETRIMENTAL INFLUENCES. Properties old.

5. INHABITANTS:
   a. Type Better class laborer-clerks
   b. Estimated annual family income $1,600
   c. Foreign-born No undesirable
   d. Negro None
   e. Infiltration of No
   f. Relief families 10%
   g. Population is increasing; static.

6. BUILDINGS:
   a. Type or types 1 & 2 family detached
   b. Type of construction Brick-frame
   c. Average age 40 years

7. HISTORY:
   a. Sale Values
      Year Range Predominating
      1929 level 4,500-5,500 $5,000 100%
      1933 low 2,000-3,000 2,500 50 20-30 25 55.7%
      1937 current 3,000-4,000 3,500 70 25-35 30 71%
      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.
   b. Rental Values
      Year Range Predominating
      1929 level $22-42 38 100%

8. OCCUPANCY:
   a. Land 98%
   b. Dwelling units 100%
   c. Home owners 60%

9. SALES DEMAND:
   a. None
   b. Activity is None

10. RENTAL DEMAND:
    a. Good
    b. 1 fam. detached $30
    c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase none
    b. Home building none

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Medium yellow.

15. Information for this form was obtained from F.C. Devlin, Jr., Field Agent, A. Lawson, Jr.
    Field Agent, C. A. Fleming, Loan Service Representative.

Date March 5, 1937.
AREA DESCRIPTION

1. NAME OF CITY  Dayton  SECURITY GRADE  C  AREA NO.  5

2. DESCRIPTION OF TERRAIN.

Level

3. FAVORABLE INFLUENCES.

Transportation and schools good; churches; all street improvements.

4. DETRIMENTAL INFLUENCES.

None

5. INHABITANTS:

a. Type Better class laborer-Clarks  b. Estimated annual family income $1,500

b. Foreign-born Small percentage  c. Negro None

Better class (nationality)  German & Hungarians (Yes or No)

e. Infiltration of foreign

Better type of immigration

f. Relief families 1.5%

g. Population is decreasing  static.

6. BUILDINGS:

a. Type or types 1 & 2 family detached  b. Type of construction Frame

c. Average age 40 years  d. Repair

7. HISTORY:

SALE VALUES  RENTAL VALUES

YEAR  RANGE  PREDOMINATING  %  RANGE  PREDOMINATING  %

1929 level 4,000-5,000  4,500  100%  30-40  35  100%

1933 low 2,000-2,750  2,200  48.6%  15-25  20  57.1%

1937 current 3,000-4,000  3,200  71.1%  25-35  30  35.7%

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

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

8. OCCUPANCY:

a. Land 100%  b. Dwelling units 96%  c. Home owners 50%

9. SALES DEMAND:

a. Poor  b.  c. Activity is Poor

10. RENTAL DEMAND:

a. Good  b. Single family house  c. Activity is Good

11. NEW CONSTRUCTION:

a. Types None  b. Amount last year

12. AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase Limited  b. Home building

13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS:

Downward

14. CLARIFYING REMARKS:

Old type houses. Low yellow.

15. Information for this form was obtained from F.C. Devlin, Jr., Field Agent, A. Lawson.

Jr., Field Agent, C. A. Fleming, Loan Service Representative.

Date  March 5, 1937
Dayton

2. DESCRIPTION OF TERRAIN. Level-high

3. FAVORABLE INFLUENCES. Good transportation; good schools; all street improvements.

4. DETRIMENTAL INFLUENCES. All old property. No restrictions.

5. INHABITANTS:
   a. Type Laborers mostly
   b. Estimated annual family income $1,200
   c. Foreign-born Italian 30% 
   d. Negro No
   e. Infiltration of Italian
   f. Relief families 60%
   g. Population is increasing; static.

6. BUILDINGS:
   a. Type or types 1 & 2 family detached
   b. Type of construction Frame
   c. Average age 40 years
   d. Repair Fair

7. HISTORY:
   a. Year 1929 level $3,000-4,000
   b. Year 1933 low $1,600-2,500
   c. Year 1937 current $2,000-3,000
   d. Predominating 100%

8. Occupancy: a. Land 100% 
   b. Dwelling units 100% 
   c. Home owners 50% 

9. SALES DEMAND: a. None 
   b. Good 
   c. Activity is 

10. RENTAL DEMAND: a. Good 
    b. 1 family $22 
    c. Activity is Good

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

    b. Home building Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Low yellow

15. Information for this form was obtained from Field Agent, C. A. Fleming, Loan Service Representative

Date March 5, 1937
NAME OF CITY: Van Buren Township-West
SECURITY GRADE: C
AREA NO.: 0-7

DESCRIPTION OF TERRAIN: Wooded suburban section with fair transportation; good schools; churches; uniform type of home.

FAVORABLE INFLUENCES:

DETERIMENTAL INFLUENCES:

INHABITANTS:

a. Type of family
b. Estimated annual family income

c. Foreign-born

d. Negro

Infiltration of

Population is increasing

BUILDINGS:

a. Type or types of building

b. Type of construction

c. Average age

d. Repair

HISTORY:

SALE VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>5,000-6,000</td>
<td>55,500</td>
</tr>
<tr>
<td>1933, low</td>
<td>2,000-3,500</td>
<td>3,400</td>
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<tr>
<td>1937 current</td>
<td>4,000-5,000</td>
<td>4,900</td>
</tr>
</tbody>
</table>

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

RENTAL VALUES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>5,000-6,000</td>
<td>55,500</td>
</tr>
<tr>
<td>1933, low</td>
<td>2,000-3,500</td>
<td>3,400</td>
</tr>
<tr>
<td>1937 current</td>
<td>4,000-5,000</td>
<td>4,900</td>
</tr>
</tbody>
</table>

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

OCCUPANCY:

a. Land
b. Dwelling units

c. Home owners

SALES DEMAND:

a. Good
b. single family detached

c. Activity is

RENTAL DEMAND:

a. Good
b. single family detached

c. Activity is

NEW CONSTRUCTION:

a. Types

b. Amount last year

AVAILABILITY OF MORTGAGE FUNDS:

a. Home purchase
b. Home building

TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

CLARIFYING REMARKS: Medium Yellow

Information for this form was obtained from F.C. Devlin, Jr. Field Agent, A. Leavon, Jr.

Field Agent, C. A. Fleming, Loan Service Representative

Date: March 5, 1937
1. NAME OF CITY  Van Buren Township, East of 
    SECURITY GRADE  C 
    AREA NO.  C-8 
    Oakwood

2. DESCRIPTION OF TERRAIN.
   High level

3. FAVORABLE INFLUENCES.
   Good schools; restricted (not highly); sewers & water

4. DETRIMENTAL INFLUENCES.
   Transportation poor, no gas.

5. INHABITANTS:
   a. Type Better class laborer-clerks 
   b. Estimated annual family income $1,500
   c. Foreign-born None
   d. Negro None
   e. Infiltration of None
   f. Relief families None
   g. Population is increasing

6. BUILDINGS:
   a. Type or types Single family detached 6 & 8 rooms
   b. Type of construction Frame
   c. Average age 15 years
   d. Repair Good

7. HISTORY:
   SALE VALUES
   RENTAL VALUES
   YEAR | RANGE | PREDOM- | INATING | % | YEAR | RANGE | PREDOM- | INATING | %
   1929 level $4,500-5,500 5,000 100% | $35-45 40 100%
   1933 low 2,500-3,000 2,800 62.5% | 20-30 25 58
   1937 current 3,500-4,500 3,800 67.5% | 30-40 35 76
   Peak sale values occurred in 1929 and were ___ % of the 1929 level.
   Peak rental values occurred in 1929 and were ___ % of the 1929 level.

8. OCCUPANCY:
   a. Land 30 %
   b. Dwelling units 100 %
   c. Home owners 90 %

9. SALES DEMAND:
   a. Fair
   b. Single family $4000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. Single family $35
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types Single family detached
    b. Amount last year 15-20

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Upward

14. CLARIFYING REMARKS: Medium Yellow.

15. Information for this form was obtained from P. C. Devlin, Jr., Field Agent, A. L. Lawlor, 
    Jr., Field Agent, C. A. Fleming, Loan Service Representative.
    Date March 8, 1937
AREA DESCRIPTION

1. NAME OF CITY Dayton
   SECURITY GRADE C
   AREA NO. 9

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Good playgrounds; transportation; schools.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
   a. Type Laborers-Mechanics
   b. Estimated annual family income $1,500
   c. Foreign-born: Polish-Hungarian 80%; d. Negro No
   e. Infiltration of Foreign; f. Relief families 15%
   g. Population is increasing

6. BUILDINGS:
   a. Type or types Single detached
   b. Type of construction Frame
   c. Average age 20 years
   d. Repair Good

7. HISTORY:
<table>
<thead>
<tr>
<th>YEARS</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
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<tr>
<td></td>
<td>PREDOMINATING</td>
<td>%</td>
</tr>
<tr>
<td>1929 level</td>
<td>$4,500-5,500</td>
<td>$5,000</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,000-3,000</td>
<td>2,500</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,500-4,000</td>
<td>3,800</td>
</tr>
</tbody>
</table>
   Peak sale values occurred in 1929 and were % of the 1929 level.
   Peak rental values occurred in 1929 and were % of the 1929 level.

8. OCCUPANCY:
   a. Land 80%; b. Dwelling units 100%; c. Home owners 80%

9. SALES DEMAND. a. None; b. ; c. Activity is

10. RENTAL DEMAND:
    a. Good single family; b. $35 single; c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types Single family detached 6 room $4,000
    b. Amount last year 12-15

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward, better class foreign

14. CLARIFYING REMARKS: Low yellow.

15. Information for this form was obtained from P.C. Devlin, Jr. Field Agent, A. Lawson, Jr.
    Field Agent, C. A. Fleming, Loan Service Representative
    Date: March 8, 1937
1. NAME OF CITY
   Dayton

2. DESCRIPTION OF TERRAIN.
   Low

3. FAVORABLE INFLUENCES.
   Near business section and center of city; good schools; good transportation.

4. DETRIMENTAL INFLUENCES.
   None

5. INHABITANTS:
   a. Type Laborers - Mechanics
   b. Estimated annual family income $1,500
   c. Foreign-born None
   d. Negro None
   e. Infiltration of None
   f. Relief families 1.6%
   g. Population is decreasing; static.

6. BUILDINGS:
   a. Type or type 1 & 2 family detached
   b. Type of construction Frame
   c. Average age 35 years
   d. Repair Fair

7. HISTORY:
   a. Land 100%
   b. Dwelling units 100%
   c. Home owners 50%

8. OCCUPANCY:
   a. Land
   b. Dwelling units
   c. Home owners

9. SALES DEMAND:
   a. Fair
   b. Single family detached $24,000
   c. Activity

10. RENTAL DEMAND:
    a. Good
    b. Single family detached $25,000
    c. Activity

11. NEW CONSTRUCTION:
    a. Types
    b. Amount last year

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Downward

14. CLARIFYING REMARKS:
    Medium yellow.

15. Information for this form was obtained from F.C. Devlin, Jr., Field Agent; A. Lawton, Jr., Field Agent; C.A. Fleming, Loan Service Representative.
NS FORM 3
8-26-37

AREA DESCRIPTION

1. NAME OF CITY ___________________ DAYTON ___________________ SECURITY GRADE C- AREA NO. 11

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: Good transportation; good schools and playgrounds; all street improvements.

4. DETRIMENTAL INFLUENCES: None.

5. INHABITANTS:
   a. Type of Business men-Jr. Executives
   b. Estimated annual family income $2,400
   c. Foreign-born German-Polish: 80%
   d. Negro: 0%
   e. Infiltration of Foreign-Jewish: 0%
   f. Relief families: 10%
   g. Population is decreasing; static.

6. BUILDINGS:
   a. Type or types: 1 family predominating
   b. Type of construction: Frame & Brick
   c. Average age: 25 years
   d. Repair: Fair

7. HISTORY:
   a. Year 1929 level: $6,500-7,500 7,000 100%
   b. Year 1933 low: 3,000-4,000 3,500 50%
   c. Year 1937 current: 4,800-6,000 5,200 74.3%
   d. Peak sale values occurred in 1929 and were 100% of the 1929 level.
   e. Peak rental values occurred in 1929 and were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land: 90%
   b. Dwelling units: 25%
   c. Home owners: 60%

9. SALES DEMAND:
   a. Fair
   b. Single Family $5,000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. Single house & apartments at $50
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types: None
    b. Amount last year: 10

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS:
    Foreign born Jewish centering in this area. Low yellow.

15. Information for this form was obtained from P.O. Devlin, Jr., Field Agent, A. Launey, Jr.

Field Agent, G.A. Fleming, Loan Service Representative.

Date March 6, 1937 193
1. **NAME OF CITY** Dayton & Madison Township **AREA NO.** 12

2. **DESCRIPTION OF TERRAIN.** High, level

3. **FAVORABLE INFLUENCES.** Good transportation; good schools; good playgrounds; newer section of medium priced houses with similar type houses; reasonable residential restrictions.

4. **DETRIMENTAL INFLUENCES.** Necessary to travel through colored section to get to it.

5. **INHABITANTS:**
   a. Type Mechanics, laborers, clerks
   b. Estimated annual family income $1,300
   c. Foreign born None
   d. Negro None
   e. Infiltration of None
   f. Relief families 30%
   g. Population is increasing

6. **BUILDINGS:**
   a. Type or types 5 & 6 rooms
   b. Type of construction Frame
   c. Average age 15 years
   d. Repair Good

7. **HISTORY:**
   **SALE VALUES**
<table>
<thead>
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<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
</tr>
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<tr>
<td>1929 level</td>
<td>$4,000-5,500</td>
<td>4,500</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>low</td>
<td>2,000-3,000</td>
<td>2,500</td>
</tr>
<tr>
<td>1937</td>
<td>current</td>
<td>3,800-4,800</td>
<td>4,000</td>
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   **RENTAL VALUES**
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<th>RANGE</th>
<th>PREDOMINATING</th>
<th>%</th>
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<tbody>
<tr>
<td>1929 level</td>
<td>$35-45</td>
<td>40</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>18-28</td>
<td>20</td>
<td>50</td>
</tr>
<tr>
<td>1937</td>
<td>25-35</td>
<td>30</td>
<td>75</td>
</tr>
</tbody>
</table>
   **Peak sale values occurred in 1929 and were 30% of the 1929 level.**
   **Peak rental values occurred in 1929 and were 30% of the 1929 level.**

8. **OCCUPANCY:**
   a. Land 60%
   b. Dwelling units 100%
   c. Home owners 70%

9. **SALES DEMAND:**
   a. Good
   b. Single family detached
   c. Activity is Good

10. **RENTAL DEMAND:**
    a. Good
    b. Single family detached
    c. Activity is Good

11. **NEW CONSTRUCTION:**
    a. Type 1 family detached 400
    b. Amount last year 25-35

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

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS** Upward

14. **CLARIFYING REMARKS:** Section known as Westwood adjacent to Inland Manufacturing Company plant, a General Motors Corporation subsidiary. Medium class.

15. **Information for this form was obtained from**

   **D.C. Devlin, Jr., Field Agent**
   A. Lawson, Jr., Field Agent, C.A. Fleming, Loan Service Representative.

   **Date** March 10, 1937
1. NAME OF CITY: Dayton
   SECURITY GRADE: C
   AREA NO.: 13

2. DESCRIPTION OF TERRAIN: Level-low

3. FAVORABLE INFLUENCES: Close by industrial plants; good transportation and schools; newer type houses similar in type; highly restricted against colored.

4. DETRIMENTAL INFLUENCES: Surrounded by colored section.

5. INHABITANTS:
   a. Type Mechanics, better class of laborer
   b. Estimated annual family income $1,500
   c. Foreign-born: None %
   d. Negro: None %
   e. Infiltration of: None %
   f. Relief families: 204
   g. Population is static; static.

6. BUILDINGS:
   a. Type or types 1 & 2 family single; detached
   b. Type of construction: Frame
   c. Average age: 30 yrs.
   d. Repair: Fair

7. HISTORY:
   SALE VALUES
   YEAR | RANGE | PREDOMINATING $ | RENTAL VALUES
   1929 level | 4,000-5,500 | 4,600 (100%) | PREDOMINATING $ |
   1933 | 2,000-2,800 | 2,200 (48.8%) |
   1937 current | 2,800-3,800 | 3,400 (65.5%) |
   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: 85 %
   b. Dwelling units: 95 %
   c. Home owners: 75 %

9. SALES DEMAND:
   a. None
   b. 
   c. Activity is

10. RENTAL DEMAND:
    a. Good
    b. $28. Single family
    c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Downward

14. CLARIFYING REMARKS:
    Section known as Whittier Terrace adjacent to Delco Brake Corp., a subsidiary of General Motors Corporation. Low yellow.

15. Information for this form was obtained from Field Agent, C. A. Fleming - Loan Service Representative.
    Date: March 10, 1937
1. NAME OF CITY Harrison Township Adjoining Security Grade ___ AREA NO. ___
2. DESCRIPTION OF TERRAIN. High-rolling
3. FAVORABLE INFLUENCES. Good schools, wooded section, newer houses.
4. DETRIMENTAL INFLUENCES. Not very highly restricted; no improved streets; not very
   good transportation; some "Jerry built houses".
5. INHABITANTS: a. Type Laborers and mechanics ; b. Estimated annual family income $ 1,500
   c. Foreign-born None; d. Negro None
   e. Infiltration of None; f. Relief families 30%
   g. Population is increasing
6. BUILDINGS: a. Type or types Single family detached; b. Type of construction Frame
   and 2 story; c. Average age 15 yrs.; d. Repair
7. HISTORY: | SALE VALUES | RENTAL VALUES |
| YEAR | RANGE | PREDOMINATING $ | RANGE | PREDOMINATING $ |
| 1929 level | $3,800-4,500 | $4,000 | 100% | $30-38 | $32 | 100%
| 1933 low | 1,800-2,500 | 2,000 | 50 | 12-18 | 15 | 46.6
| 1937 current | 3,000-3,800 | 3,200 | 80 | 20-24 | 22 | 62.7
   Peak sale values occurred in 1929 and were ___% of the 1929 level.
   Peak rental values occurred in 1929 and were ___% of the 1929 level.
8. OCCUPANCY: a. Land 40%; b. Dwelling units 25%; c. Home owners 80%
9. SALES DEMAND: a. Fair; b. 1 family $3,200; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. 1 family $22; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Single family detached b. Amount last year 18 - 20 houses
   $3,500
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward - surrounded by high grade areas.
14. CLARIFYING REMARKS: Low yellow.

Information for this form was obtained from F.G. Devlin, Jr., Field Agent, A. Lawson, Jr.
Field Agent, C.A. Fleming, Loan Service Representative.
Date ___ __ ___ ___ __ ___ ___ ___ 193
1. NAME OF CITY  Van Buren Township, Southeast  SECURITY GRADE  C  AREA NO.  C-15
   of Oakwood

2. DESCRIPTION OF TERRAIN.
   High - Level.

3. FAVORABLE INFLUENCES.
   Good schools

4. DETERIMENTAL INFLUENCES.
   Outside city limits; poor transportation; no street improvements.

5. INHABITANTS:
   a. Type  Laborer
   b. Estimated annual family income $1,200
   c. Foreign-born  None
   d. Negro  None
   (Ethnicity)  (Yes or No)
   e. Infiltration of  None
   f. Relief families  0%
   g. Population is increasing  decreases

6. BUILDINGS:
   a. Type or types  Single family detached
   b. Type of construction  Frame
   c. Average age  15 years
   d. Repair  Fair

7. HISTORY:
   SALE VALUES
   YEAR  RANGE  PREDOMINATING
   1929 level  $3,000-4,000  3,500  100%
   1933 low  1,500-2,200  1,800  61.4%
   1937 current  2,000-2,500  2,200  62.8%

   RENTAL VALUES
   YEAR  RANGE  PREDOMINATING
   1929 level  $2.20  2.30  100%
   1933 low  1.20  1.16  31.8%
   1937 current  2.00  2.25  91.4%

   Peak sale values occurred in 1929 and were 3% of the 1929 level.
   Peak rental values occurred in 1929 and were 3% of the 1929 level.

8. OCCUPANCY:
   a. Land  40%
   b. Dwelling units  55%
   c. Home owners  90

9. SALES DEMAND.
   a. Fair

10. RENTAL DEMAND:
   a. Fair
   b. Single family  2200
   c. Activity is  Fair

11. NEW CONSTRUCTION:
   a. Types 1 family 1 story
   b. Amount last year  12,15
   c. Activity is  Fair

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Upward

14. CLARIFYING REMARKS:  Low Yellow

15. Information for this form was obtained from P.C. Devlin, Jr., Field Agent, Loan Service Representative.

   Jr., Field Agent, C. A. Fleming, Loan Service Representative.

   Date  March 10, 1937  103
1. NAME OF CITY, Van Buren Township, southeast of Oakwood.

2. DESCRIPTION OF TERRAIN. High - Level

3. FAVORABLE INFLUENCES. None

4. DETERIMENTAL INFLUENCES. Poor transportation, outside city limits, unrestricted, unimproved.

5. INHABITANTS:
   a. Type Laborers
   b. Estimated annual family income $900
   c. Foreign-born None
   d. Negro None
   e. Infiltration of Lower class None
   f. Relief families 40%
   g. Population is increasing Static

6. BUILDINGS:
   a. Type or types 1 family, 1 story
   b. Type of construction Frame
   c. Average age 12 years
   d. Repair Poor

7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929</td>
<td>2500-3500</td>
<td>$5000</td>
</tr>
<tr>
<td>1933</td>
<td>1000-1800</td>
<td>1200</td>
</tr>
<tr>
<td>1937</td>
<td>1600-2200</td>
<td>1800</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1929 and were 3% of the 1929 level.
   Peak rental values occurred in 1929 and were 3% of the 1929 level.

8. OCCUPANCY:
   a. Land 30%
   b. Dwelling units 100%
   c. Home owners 80%

9. SALES DEMAND:
   a. Poor
   b. 1 family 1 story $2500
   c. Activity is Poor

10. RENTAL DEMAND:
    a. Fair
    b. 1 family 1 story $15
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types 1 family 1 story Frame $2500
    b. Amount last year 5-8 houses

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Cheaper class home upward

14. CLARIFYING REMARKS:
    At present time area is spotted with shacks; houses are built on the rear of lots. As general conditions improve it is expected that there will be an increase in the cheaper type of home. Low Red.

15. Information for this form was obtained from F.C. Devlin, Jr. Field Agent, A. Lawson, Jr.
    Field Agent, C.A. Fleming, Loan Service Representative.

Date March 8, 1937
1. NAME OF CITY, Dayton SECURITY GRADE, D AREA NO, 2

2. DESCRIPTION OF TERRAIN.
   High-rolling

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Entire area consists of shacks on rear of lots; no street improvements; no plat restrictions; inhabited by low class of white people; poor transportation.

5. INHABITANTS:
   a. Type Laborers; b. Estimated annual family income; $200
   c. Foreign-born; d. Negro
   (Nationality)
   e. Infiltration of lower class of white
   f. Relief families
   g. Population is decreasing; Stable Static

6. BUILDINGS:
   a. Type or types 2-story singles b. Type of construction
      detached and shacks c. Average age 15 years d. Repair

7. HISTORY:
   SALE VALUES RENTAL VALUES
   YEAR RANGE PREDOMINATING % RANGE PREDOMINATING %
   1929 level 1800-2000 $2000 100% $13.18 31.6 100%
   1933 low 800-1000 $900 45 6.12 2 63.2
   1937 current 1200-1800 1300 70 8.12 10 66.5
   Peak sale values occurred in 1929 and were % of the 1929 level.
   Peak rental values occurred in 1929 and were % of the 1929 level.

8. OCCUPANCY: a. Land 30%; b. Dwelling units 100%; c. Home owners

9. SALES DEMAND. a. Poor; b. 1 family $1500; c. Activity is
10. RENTAL DEMAND: a. Poor; b. 1 family $10; c. Activity is

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


13. TRENDS OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS: Low Red

15. Information for this form was obtained from F.C. DeVlin, Jr., Field Agent A. Lenean
     Jr., Field Agent, C.A. Fleming, Loan Service Representative.

Date March 9, 1937
1. NAME OF CITY: Dayton  
2. DESCRIPTION OF TERRAIN: High-Rolling

3. FAVORABLE INFLUENCES: None

4. DETRIMENTAL INFLUENCES: Close to railroad tracks and industrial plants, bad odors, noisy.

5. INHABITANTS:
   a. Type: Laborer
   b. Estimated annual family income: $900
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: 50%
   g. Population: Increasing; static.

6. BUILDINGS:
   a. Type or types: 1 and 2 family
   b. Type of construction: Frame
   c. Average age: 30 years
   d. Repair: Poor

7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>$3000</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>1700</td>
<td>80%</td>
</tr>
<tr>
<td>1937 current</td>
<td>2400</td>
<td>80%</td>
</tr>
</tbody>
</table>

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

8. OCCUPANCY:
   a. Land: 80%
   b. Dwelling units: 100%
   c. Home owners: 30%

9. SALES DEMAND:
   a. Poor
   b. 1 family detached: $2500
   c. Activity: Poor

10. RENTAL DEMAND:
    a. good
    b. 1 family detached: $30
    c. Activity: Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS: Indications are that entire section will become industrial area. Low red.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent, A. Lawson, Jr., Field Agent, C. A. Fleming, Loan Service Representative.

Date: March 3, 1937
1. NAME OF CITY: Dayton
2. DESCRIPTION OF TERRAIN: Low
3. FAVORABLE INFLUENCES: Good transportation - Good schools
4. DETERSMENTAL INFLUENCES: Stockyards - Packing houses and fertilizer plants adjacent to area.
5. INHABITANTS:
   a. Type: Laborer
   b. Estimated annual family income: $700
   c. Foreign-born: Polish, 26%
   d. Negro: Yes
   e. Infiltration of Negro
   f. Relief families: 80%
   g. Population is increasing
6. BUILDINGS:
   a. Type or types: Family detached
   b. Type of construction: Frame
   c. Average age: 30 years
   d. Repair: Poor
7. HISTORY:
   a. Predominating sale values
   b. Predominating rental values
   1929 level: $1500
   1933 low: 600
   1937 current: 800
   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: 60%
   b. Dwelling units: 100%
   c. Home owners: 40%
9. SALES DEMAND: None
10. RENTAL DEMAND: Fair
11. NEW CONSTRUCTION: Types None
12. AVAILABILITY OF MORTGAGE FUNDS: None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward
15. Information for this form was obtained from P.C. Devlin - Jr., Field Agent
   A. Lawson, Jr., Field Agent, C.A. Fleming, Loan Service Representative
   Date: March 5, 1937
AREA DESCRIPTION

1. NAME OF CITY
   Red River Township, East of Dayton

2. DESCRIPTION OF TERRAIN
   Low

3. FAVORABLE INFLUENCES
   Good schools

4. DETRIMENTAL INFLUENCES
   Poor transportation; low class white; poorly constructed buildings.

5. INHABITANTS:
   a. Type Laborers
   b. Estimated annual family income $900
   c. Foreign-born Hungarian-Polish %
   d. Negro None
   e. Infiltration of Foreign born
   f. Relief families 40%
   g. Population is increasing

6. BUILDINGS:
   a. Type or types family detached
   b. Type of construction Frame
   c. Average age 18 yrs
   d. Repair Poor

7. HISTORY:
   a. Land 50%; b. Dwelling units 100%; c. Home owners 60 %
   a. Sale $3000 100%; b. Rental $25 100%
   1929 level $3000 100%; 1933 low $1200 40%; 1937 current $1800 60%
   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 50%; b. Dwelling units 100%; c. Home owners 60%

9. SALES DEMAND:
   a. None

10. RENTAL DEMAND:
    a. Good
    b. Single family detached $20
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types none
    b. Amount last year

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase none
    b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Downward

14. CLARIFYING REMARKS:
    Along highway approaching Wright Field, U.S. Army Post, Low Red.

15. Information for this form was obtained from F.C. Devlin, Jr., Field Agent, A. Lawson.
    Jr., Field Agent. C.A. Fleming, Loan Service Representative.

    Date March 9, 1937
AREA DESCRIPTION

1. NAME OF CITY: Mad River Township, Northeast of Dayton
   SECURITY GRADE:  
   AREA NO.: 5

2. DESCRIPTION OF TERRAIN: Low

3. FAVORABLE INFLUENCES: Good schools.

4. DETRIMENTAL INFLUENCES: Poor transportation; plat unrestricted; no improvements.

5. INHABITANTS:
   a. Type: Lowest type laborer
   b. Estimated annual family income: $700
   c. Foreign-born Polish-Hungarian: 20%
   d. Negro: 20% (Nationality)
   e. Infiltration of Negro: None
   f. Relief families: None
   g. Population is increasing; static.

6. BUILDINGS:
   a. Type or types: Single family detached and smokestacks
   b. Type of construction: Frame
   c. Average age: 18 yrs.
   d. Repair: Poor

7. HISTORY:
   a. Land: 50%
   b. Dwelling units: 98%
   c. Home owners: 60%

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

9. SALES DEMAND:
   a. Home purchase: None
   b. Home building: None

10. RENTAL DEMAND:
    a. Home: None
    b. Activities: None

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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: None
    b. Home building: None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS: Entire area built up with poorly constructed buildings and smokestacks.
    Very poor class of white intermingling with negro. Low

15. Information for this form was obtained from:
    W.O. Radin, Jr., Field Agent, and J. Hamilton, Jr.
    Field Agent, C.A. Fleming, Loan Service Representative.

16. Date: March 8, 1937
1. NAME OF CITY: Dayton

2. DESCRIPTION OF TERRAIN: Low

3. FAVORABLE INFLUENCES: Good schools, good transportation

4. DETRIMENTAL INFLUENCES: Bad odors from industrial plants; old section.

5. INHABITANTS:
   a. Type: Laborers
   b. Estimated annual family income: $1200
   c. Foreign-born Polish-Hungarian: 90%
   d. Negro: Yes 10%
   e. Infiltration of foreign born: (Y or N)
   f. Relief families: 50%
   g. Population is increasing;

6. BUILDINGS:
   a. Type or types: 1 & 2 family detached
   b. Type of construction: Frame
   c. Average age: 40 yrs
   d. Repair: Fair

7. HISTORY:
   a. Year
      | 1929 level | 2500 | 100% |
      | 1933 low   | 1000  | 40%  |
      | 1937 current | 1800  | 72%  |
   b. Sale values: Peak sale values occurred in 1929 and were 100% of the 1929 level.
   c. Rental values: Peak rental values occurred in 1929 and were 72% of the 1929 level.

8. OCCUPANCY:
   a. Land: 80%
   b. Dwelling units: 98%
   c. Home owners: 80%

9. SALES DEMAND:
   a. None
   b. Activity is

10. RENTAL DEMAND:
    a. Fair
    b. Single family detached

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS: Low Red

15. Information for this form was obtained from:
    F. C. Devlin, Jr., Field Agent, A. Lawson, Jr., Field Agent, C. A. Fleming, Loan Service Representative

Date: March 10, 1937
1. **NAME OF CITY**  
Dayton  

2. **DESCRIPTION OF TERRAIN.**  
Low

3. **FAVORABLE INFLUENCES.**  
Adjacent to center of city; good transportation; good schools.

4. **Detrimental Influences.**  
Very low; one of oldest sections of city.

5. **INHABITANTS:**  
a. Type **Clarks-mechanics**  
b. Estimated annual family income $1200  
c. Foreign-born **None**  
d. Negro **None**  
e. Infiltration of **None**  
f. Relief families **16%**  
g. Population is **Increasing**

6. **BUILDINGS:**  
a. Type or types **1 & 2 family detached**  
b. Type of construction **Frame**  
c. Average age **60 years**  
d. Repair **Fair**

7. **HISTORY:**  

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PREDOMINATING</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>1929 level</td>
<td>$4000 100%</td>
<td>$36 100%</td>
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<tr>
<td>1933 low</td>
<td>2000 50%</td>
<td>17 48.5</td>
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<tr>
<td>1937 current</td>
<td>2760 68.7</td>
<td>27 77.1</td>
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</tbody>
</table>

Peak sale values occurred in 1929 and were 100% of the 1929 level.  
Peak rental values occurred in 1939 and were 100% of the 1929 level.

8. **OCCUPANCY:**  
a. Land **95%**  
b. Dwelling units **100%**  
c. Home owners **30%**

9. **SALES DEMAND:**  
a. None  
b. **None**

c. Activity is **None**

10. **RENTAL DEMAND:**  
a. Good  
b. Apartments & 1 family **$27.50**  
c. Activity is **Good**

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

12. **AVAILABILITY OF MORTGAGE FUNDS:**  
a. Home purchase **None**  
b. Home building **None**

13. **TREND OF DESIRABILITY NEXT 10-15 YEARS**  
**Downward**

14. **CLARIFYING REMARKS:**  
Some of the larger older type houses are being made into two and three family apartments. Also becoming a rooming house area. **Median Red.**

15. Information for this form was obtained from P.C. Davlin, Jr., Field Agent, A. Lawson, Jr.

Field Agent, C.A. Fleming - Loan Service Representative.

Date **March 10, 1937**
1. **NAME OF CITY** Dayton
   **SECURITY GRADE** D **AREA NO.** 9

2. **DESCRIPTION OF TERRAIN.**
   **Level**

3. **FAVORABLE INFLUENCES.**
   Good transportation - good schools

4. **Detrimental Influences.**
   Older section of city, negroes moving in.

5. **Inhabitants:**
   a. Type Clerks - Laborers
   b. Estimated annual family income $1,500
   c. Foreign-born Slaves 15%
   d. Negro Yes 15%
   e. Infiltration of Negro
   f. Relief families 25%
   g. Population is increasing; static

6. **Buildings:**
   a. Type or types 1 family and 2 family detached and apartments
   b. Type of construction frame & brick
   c. Average age 40 years
   d. Repair

7. **HISTORY:**
   **SALE VALUES**
   **RENTAL VALUES**
   | YEAR          | RANGE | PREDOMINATING % | | YEAR          | RANGE | PREDOMINATING % |
   |---------------|-------|-----------------| |---------------|-------|-----------------|
   | 1929 level    | $4000 | 100%            | | 1929 level    | $20   | 100%            |
   | 1933 low      | 2800  | 45              | | 1933 current  | 35    | 87.3            |
   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 95%
   b. Dwelling units 100%
   c. Home owners 50%

9. **Sales Demand:**
   a. None
   b. Activity is

10. **Rental Demand:**
    a. Good
    b. Activity is Good

11. **New Construction:**
    a. Types
    b. Amount last year

12. **Availability of Mortgage Funds:**
    a. Home purchase Limited
    b. Home building

13. **Trend of Desirability Next 10-15 Years**
    Downward

14. **Clarifying Remarks:**
    Close to city; trend towards boarding houses and apartments. Low Bed.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent; A. Lessow, Jr., Field Agent; C. A. Fleming, Loan Service Representative

   Date: March 10, 1937
AREA DESCRIPTION

1. NAME OF CITY          Dayton         SECURITY GRADE  D  AREA NO.  10

2. DESCRIPTION OF TERRAIN.          Level

3. FAVORABLE INFLUENCES.          Good transportation and schools.

4. DETRIMENTAL INFLUENCES.         Mixture of low class foreigners - Polish, Russian, Hungarian 
                        and negro. Old houses in bad repair.

5. INHABITANTS:
   a. Type Laborers ___
   b. Estimated annual family income $ 900
   c. Foreign-born Polish, Russian ___
   (NATIONALITY)
   d. Negro ___
   (YES or NO)
   e. Infiltration of lower class foreigners ___
   f. Relief families ___
   g. Population is increasing ___
      decreasing ___
      static.

6. BUILDINGS:
   a. Type or types 1 & 2 family detached b. Type of construction  Frame
   c. Average age __  40 years
   d. Repair ___

7. HISTORY:
   a. SALE VALUES
      YEAR        RANGE        PREDOMINATING %
      1929 level   $2500      100%
      1933 low      1000      40%
      1937 current  1900      72%
   b. RENTAL VALUES
      YEAR        RANGE        PREDOMINATING %
      1929 level   $252      100%
      1933 low      220      100%
      1937 current  160      66.4%
   Peak sale values occurred in 1929 and were ___  % of the 1929 level.
   Peak rental values occurred in 1929 and were ___  % of the 1929 level.

8. OCCUPANCY:
   a. Land ___ 95 %
   b. Dwelling units ___ 95 %
   c. Home owners ___  60 %

9. SALES DEMAND:
   a. None ___
   b. __________

10. RENTAL DEMAND:
   a. Fair ___
   b. Any available $ 15 ___
   c. Activity is ___

11. NEW CONSTRUCTION:
   a. Types ___
   b. Amount last year ___

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward ___

14. CLARIFYING REMARKS:
     Low Red.

15. Information for this form was obtained from F. C. Devlin, Jr., Field Agent.
     A. Lawson, Jr., Field Agent, C. A. Fleming, Loan Service Representative.
     Date March 10, 1937
AREA DESCRIPTION

1. NAME OF CITY  Dayton
SECURITY GRADE  D  AREA NO. 11

2. DESCRIPTION OF TERRAIN.
   Level

3. FAVORABLE INFLUENCES.
   Good schools and transportation

4. DETRIMENTAL INFLUENCES.
   Mixture negro and poor white.

5. INHABITANTS:
   a. Type  Laborers  
   b. Estimated annual family income $ 700 
   c. Foreign-born  None  
   d. Negro  Yes  
   (Ethnicity)  
   e. Infiltration of  Negro  
   f. Relief families  30%  
   g. Population is increasing  

6. BUILDINGS:
   a. Type or types 1 & 2 family detached
   b. Type of construction  Frame
   c. Average age  40 years
   d. Repair  Poor

7. HISTORY:
   SALE VALUES
   RENTAL VALUES
   YEAR  RANGE  PREDOMINATING $  PREDOMINATING $
   1929 level  $2000  100%  $316  100%
   1933 low  400  20  9  50
   1937 current  900  45  12  80
   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 95%  
   b. Dwelling units 95%  
   c. Home owners 50% 

9. SALES DEMAND:
   a. None  
   b.  
   c. Activity is 

10. RENTAL DEMAND:
    a. Fair  
    b. Anything available  
    c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase  None  
    b. Home building  

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS:
    Low Red.

15. Information for this form was obtained from W. B. Divlin, Jr., Field Agent, A. Wflowers, Jr., Field Agent, C. A. Fleming, Loan Service Representative.
    Date March 10, 1937
AREA DESCRIPTION

1. NAME OF CITY. Dayton   SECURITY GRADE. D   AREA NO. 12

2. DESCRIPTION OF TERRAIN. Low

3. FAVORABLE INFLUENCES. Good transportation; adjoins center of city.

4. DETRIMENTAL INFLUENCES. Zoned for business; old houses.

5. INHABITANTS: a. Type Clerks - laborers; b. Estimated annual family income $1200;

   c. Foreign-born Greeks: 20%; d. Negro: None;

   (Fertility) (Yes or No)


   (Increasing) (Decreasing) ; static.

6. BUILDINGS: a. Type or types 1 & 2 family detached; b. Type of construction Brick and frame;

   c. Average age 50 years; d. Repair Fair

7. HISTORY:

   a. Land 100%; b. Dwelling units 100%; c. Home owners 20%.

   OCCUPANCY:

   a. Land 100%; b. Dwelling units 100%; c. Home owners 20%.

   S A L E V A L U E S  R E N T A L V A L U E S

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE</th>
<th>PREDOMINATING</th>
<th>RENT</th>
<th>PREDOMINATING</th>
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<td>9600</td>
<td>100%</td>
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<td>7000</td>
<td>75.6</td>
<td>40</td>
<td>50</td>
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</table>

   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 100%; b. Dwelling units 100%; c. Home owners 20%.

   9. SALES DEMAND: a. None; b. Activity is Good.

   RENTAL DEMAND: a. Good; b. Anything available; c. Activity is Good.

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


   13. CLARIFYING REMARKS: Large older type houses being converted into income properties

   by converting into small apartments and rooming houses. Medium red.

   Information for this form was obtained from F. O. Devlin, Jr., Field Agent, A. Lawco, Jr.

   Field Agent, C. A. Fleming - Loan Service Representative.

   Date March 10, 1937
1. NAME OF CITY: Dayton

2. DESCRIPTION OF TERRAIN: Low-Level

3. FAVORABLE INFLUENCES: Good transportation and schools.

4. DETRIMENTAL INFLUENCES: Old houses being converted into cheap rooming house section.

5. INHABITANTS:
   a. Type: \(\text{unspecified}\)
   b. Estimated annual family income: \$500
   c. Foreign-born Italian Hungarian: 20%
   d. Negro: Yes
   e. Infiltration of foreigners
   f. Relief families: 75%
   g. Population is decreasing

6. BUILDINGS:
   a. Type or types: \(\text{unspecified}\)
   b. Type of construction: Brick and frame
   c. Average age: 50 years
   d. Repair: Fair

7. HISTORY:
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
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<td></td>
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</tr>
<tr>
<td>1929</td>
<td>$3000</td>
<td>100%</td>
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<tr>
<td>1933</td>
<td>1200</td>
<td>40</td>
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<tr>
<td>1937 current</td>
<td>1800</td>
<td>60</td>
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</table>

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

8. OCCUPANCY:
   a. Land: \(100\%\)
   b. Dwelling units: \(95\%\)
   c. Home owners: \(40\%\)

9. SALES DEMAND:
   a. None
   b. Activity is

10. RENTAL DEMAND:
   a. Fair
   b. Anything available
   c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: None
    b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward

14. CLARIFYING REMARKS: Low Red.

15. Information for this form was obtained from P. C. Devlin, Jr., Field Agent; A. Lawson, Jr., Field Agent; C. A. Fleming - Loan Service Representative.

Date March 16, 1937