

KEY TO MAP OF WATERLOO

A-1 Loans on a conservative appraisal of 70-75% can be made here. Construction is brick and frame, with frame predominating. Some homes are 25 years old and some recently built of one year. There is little, if any, property available for rent. Values run from \$5000.00 up to \$50,000.00. The professional and successful business class live in this district. There is very little rehabilitation required. Sales are taking place. The decline from 1929 in property values was 25%, of which 50-60% has been regained.

?
Shrinkage 25%
Recovery to
88% - 90% of peak

A-2 Conservative valuation of 50-75% could be loaned in this district. Residences are frame, brick and stucco renting from \$35.00 up with a value of \$4000.00 to, in one case, \$40,000.00. Business and professional people live here. Very little rehabilitation is required. Sales are taking place, and the depreciation from 1929 has been 25%, of which 40-50% has been regained.

Shrinkage 25%
Rec. to 85-88%
of peak

B-1 Many old-type large good houses of frame and brick are in this district. The old values, however, have gone forever. On conservative appraisals, loans could be made from 60% down. The average age is 50 years. The good homes rent from \$25.00 to \$45.00 and valued from \$2000.00 to \$10,000.00. Good salaried and business people live here. Very little rehabilitation required, but there are many large homes that should be made into duplex. Some sales are taking place. The decline in values from 1929 is from 25% to 50% of which 10% to 15% has been regained.

Shrinkage 25-50%
Rec. to 58% - 78%
of peak

B-2 On conservative appraisals, loans could be made here from 60-70%. Frame houses predominate. Average age is 35 years - rentals from \$20.00 to \$40.00 per month - values from \$2000.00 to \$4500.00. Real estate, packing-house foremen, and business men live in this district. There is limited rehabilitation required. Sales are taking place. Depreciation of 25% from 1929, of which 15% has been regained.

Shrinkage 25%
Rec to 79% of
peak

B-3 Advances from 60-70% on conservative appraisals could be made here. Average age 25 years. Frame predominates with some brick. Values \$2500.00 to \$7500.00. Rents from \$20.00 to \$40.00 per month. Some rehabilitation necessary. Type of inhabitant clerical, salaried, and some laboring men. Depreciation of 30% from 1929, of which 10% has been regained.

*Shrinkage 30%
Recovery to 73%
of peak*

B-4 Good farm land worth from \$300.00 to \$500.00 per acre for subdivision purposes.

C-1 On a conservative appraisal, loans could be made up to 60%. Frame houses predominate. Age of property one to 15 years. Rents from \$10.00 to \$18.00 per month with a value of from \$1000.00 to \$2000.00. Steady laboring class lives here. This is an undeveloped new section. No rehabilitation necessary. Depreciation from 1929 was 20%, of which 12% has been recovered.

*Shrinkage 20%
Rec. to 82% of
peak*

C-3 Packing house employees constitute the majority of home owners here. Loans of 50% to 60% on a conservative appraisal could be made. The age of property is from 40 years down. Rentals from \$10.00 to \$25.00 per month with a value of \$1000.00 to \$3500.00. On account of this steady laboring class living here, houses are always rentable. There is some rehabilitation required. Sales are taking place. 25% decline in valuation from 1929, of which 15% has been recovered. The packing house industry is constantly improving its facilities for eliminating undesirable odors so today, I am informed, they are not serious.

*Shrinkage 25%
Rec to 79% of
peak*

C-4 Loans of 60-65% on a conservative appraisal could be made. Mostly frame construction with some brick. Age from 30 years down. Rentals \$20.00 to \$40.00 per month. Values \$2000.00 to \$5000.00. Good type of inhabitants. Not much rehabilitation required. This is a newer section of the city of a modest type of dwelling. Public golf course is on the northeast. There has been a 20-25% depreciation of which 15% has been recovered.

*Shrinkage 20-25%
Rec to 78-83% of
peak*

C-5 Modest good buildings with a value of \$1500.00 to \$5000.00 with frame predominating, renting from \$15.00 to \$35.00 per month of from 40 years of age down. There are a number of new homes in this district. Some

rehabilitation is required. Many sales take place here. There has been a depreciation of approximately 25% of which 15% recovery has been made. Loans up to 60% on conservative appraisals could safely be made here.

*shrinkage 25%
Recovery to 19% of peak*

C-6 Small cottages mostly from 5 to 12 years of age. Very few are modern. Mostly occupied by John Deere employees. Value of from \$1000.00 to \$2500.00. Loans could be made up to 60% on conservative appraisal. Frame predominates. \$10.00 to \$20.00 per month rental. Very little rehabilitation necessary. Many sales take place. Values have come down about 30% of which 10-15% recovery has been made.

*shrinkage 30%
Recovery to 73-75% of peak*

C-7 Modest neighborhood occupied by working class. Houses from 25 years down renting at \$10.00 to \$25.00 per month. Values from \$1000.00 to \$2750.00. Some sales take place for John Deere employees. Mostly frame. 25% decline from 1929 with 10% recovery. 55% advances could be made here on conservative valuation due to the class of tenant.

*shrinkage 25%
Recovery to 78% of peak*

D-1 Mostly farm land worth \$100.00 per acre. There is a public golf course on the west side in C-4 adjoining.

D-2 Poor farm land with a value of from \$50.00 to \$100.00 per acre.

D-3 Old part of city. Mixed good and bad residences. Extreme care would be necessary in making any loans or appraisals from a residential standpoint. The John Deere Tractor Company is located in the northwest, and in the south along the river the Rath Packing Company has its plant. Construction is mixed of brick, stone, and frame with an age of from 50 years upwards. There is one 200-apartment building. Rentals range from \$15.00 to \$75.00 for both houses and apartments, and values from as low as \$300.00 to \$15,000.00. The type of inhabitant is mixed. Saleability is not good for better homes in this district. Considerable rehabilitation is necessary especially for changing large old homes into duplex houses of three or four apartments. Some sales take place. The decline from 1929 is fully 40% with a 10% recovery.

*shrinkage 40%
Recovery to 64% of peak*

D-3a This is the colored section.

D-4 Poor workingman's neighborhood close to colored section. Values \$700.00 to \$1800.00. Rentals from \$15.00 to \$30.00 per month. Depreciation 40% - 10% recovery. Considerable rehabilitation necessary.

*Shrinkage 40%
Recovery to 65% of peak*

D-5 Poor neighborhood. Rough district with rock and sandy soil. Railroad shops and old manufacturing establishments. Homes worth from \$500.00 to \$1500.00 scattered with an age of 25 years and down. Working class reside here. Rehabilitation required. Some sales take place. Homes here never have very much value at any time. Depreciation 35% with 10 % recovery. Rentals from \$15.00 to \$25.00.

*Shrinkage 35%
Recovery to 69% of peak*

D-6 Poor territory subject to floods. Small cottages of an average age of 8 years. Very few modern homes. Values run from \$1000.00 to \$2000.00. Loan limit here would be 55% on conservative appraisal. Has never been really developed and is not modern. Considerable sales do take place. Depreciation 30% from 1929 with a 10% recovery. Many John Deere employees reside here.

*Shrinkage 30%
Rec. to 73%
of peak*

D-7 Is flat land subject to floods. Low values from \$1000.00 to \$1500.00. Loan limit 55%. Rents from \$10.00 to \$20.00 per month, not modern. Sales do take place. Depreciation 40% - 15% recovery.

*Shrinkage 40%
Rec to 86% of
peak*

D-8 • Flat land subject to floods. Poor houses. Undesirable neighborhood. No loans could be considered here. Mixture of "poor white trash".

The trend of growth is to the southwest. Very fine property is being developed in this direction.

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