

LLANERCH HILLS
Section of Upper Darby Township

COUNTY: Delaware

GRADE: Declining.

LOCATION: This section bounded by Bond Avenue, Harper Avenue, Township Line and Hollywood Avenue, is a small development comprising cheap operative building which is considered not particularly desirable because of the inhabitants and general condition of properties.

DESCRIPTION: Poorly constructed section of Upper Darby Township.

INHABITANTS: Americans. Low grade. Bus drivers - mechanics.

FAVORABLE FEATURES: Very good transportation.

DETRIMENTAL FEATURES: Cheap construction.

PERCENT OF LAND VACANT: Very little.

NEW CONSTRUCTION: None.

PREDOMINANT TYPE OF STRUCTURE: One-family units.

PREDOMINANT AGE OF STRUCTURE: One to fifteen years.

PREDOMINANT TYPE OF CONSTRUCTION: Frame and stucco.

CONDITION OF STRUCTURES: Fair.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$2,000 - \$10,000	HIGH:	(100%)	\$40.00 - \$75.00
LOW:	(55%)	1,000 - 6,500	LOW:	(50%)	20.00 - 37.50
PRESENT:	(60%)	1,200 - 7,000	PRESENT:	(60%)	24.00 - 45.00
OWNER OCCUPANCY:		30%	RENTAL OCCUPANCY:		95%
PRESENT DEMAND:		3,000 - 5,000	PRESENT DEMAND:		20.00 - 35.00
SALES:		Few.			