

ROSLYN STATION AND WILLOW GROVE

COUNTY: Montgomery

GRADE: Declining to still desirable.

LOCATION: North of Jenkintown on Philadelphia and Reading Railroad about four to five miles beyond city limits.

DESCRIPTION: Fairly old residential section. One small area which remains very good. Balance is constructed on small lots fairly well maintained. There is one small concentration of poorer property in Willow Grove.

INHABITANTS: Mixture of Clerks, Laborers, and Negroes.

FAVORABLE FEATURES: Continues as fairly good residential area having good transportation, train and trolley.

DETRIMENTAL FEATURES: Mixed population.

PERCENT OF LAND VACANT: 40%.

NEW CONSTRUCTION: A few single units. - \$7,500 - \$11,500.

PREDOMINANT TYPE OF STRUCTURE: One-family units.

PREDOMINANT AGE OF STRUCTURE: One to fifty years.

PREDOMINANT TYPE OF CONSTRUCTION: Frame. New construction - Stone.

CONDITION OF STRUCTURES: Fair.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$3,000 - \$15,000	HIGH:	(100%)	\$30.00 - \$100.00
LOW:	(75%)	2,250 - 12,000	LOW:	(75%)	23.00 - 75.00
PRESENT:	(85%)	2,500 - 13,500	PRESENT:	(90%)	27.00 - 85.00
OWNER OCCUPANCY:		65%	RENTAL OCCUPANCY:		98%
PRESENT DEMAND:		3,000 - 8,000	PRESENT DEMAND:		25.00 - 75.00
SALES:		Fair.			