

STRAFFORD AND DEVON (east of Delaware County Line)

COUNTY: Montgomery  
GRADE: 50% declining - 50% best.  
LOCATION: West of Wayne, of Main Line.  
DESCRIPTION: Older residential section, fairly well maintained.  
INHABITANTS: Mostly of Italian extraction, except the better properties, housing executives and Junior executives.  
FAVORABLE FEATURES: Parts of area are very desirable. Good transportation.  
DETRIMENTAL FEATURES: Concentration of foreign element.

PERCENT OF LAND VACANT: 40%.  
NEW CONSTRUCTION: None.  
PREDOMINANT TYPE OF STRUCTURE: One-family units.  
PREDOMINANT AGE OF STRUCTURE: Five to thirty-five years.  
PREDOMINANT TYPE OF CONSTRUCTION: Brick and frame.  
CONDITION OF STRUCTURES: Fair.

	<u>VALUES</u>	<u>RENTALS</u>
HIGH:	(100%) \$4,000 - \$15,000	HIGH: (100%) \$30.00 - \$90.00
LOW:	(60%) 2,500 - 10,000	LOW: (70%) 20.00 - 65.00
PRESENT:	(60%) 2,500 - 10,000	PRESENT: (70%) 20.00 - 65.00
OWNER OCCUPANCY:	95%	RENTAL OCCUPANCY: 98%
PRESENT DEMAND:	None.	PRESENT DEMAND: 20.00 - 65.00
SALES:	None.	