

UPPER DARBY TOWNSHIP

COUNTY: Delaware

GRADE: Still Desirable to Best.

LOCATION: South of Township line. West of Cobbs Creek Park and north of the West Chester Traction Co. R.R. line.

DESCRIPTION: Very desirable residential area rather well built up. Fairly old but generally well maintained.

INHABITANTS: Americans. White collar class. Junior executives.

FAVORABLE FEATURES: Continues as good residential section with extremely good transportation.

DETRIMENTAL FEATURES: None.

PERCENT OF LAND VACANT: A few estates which are open to development.

NEW CONSTRUCTION: Some.

PREDOMINANT TYPE OF STRUCTURE: One-family units.

PREDOMINANT AGE OF STRUCTURE: One to fifteen years.

PREDOMINANT TYPE OF CONSTRUCTION: Frame, Stone, Stucco.

CONDITION OF STRUCTURES: Fairly good.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$6,000 - \$12,000	HIGH:	(100%) \$45.00 - \$80.00
LOW:	(55%)	3,500 - 7,000	LOW:	(60%) 27.50 - 65.00
PRESENT:	(65%)	4,200 - 8,000	PRESENT:	(70%) 30.00 - 70.00
OWNER OCCUPANCY:		85%	RENTAL OCCUPANCY:	97%
PRESENT DEMAND:		4,000 - 7,500	PRESENT DEMAND:	35.00 - 55.00
SALES:		Good.		