1. AREA CHARACTERISTICS:  Loyal with no construction hazards.
   a. Description of Terrain.
   b. Favorable Influences.  Convenience to schools of all grades, including Junior
      College, and recreational areas. Adjacence to MaLand Park. Development under
      supervision of strong subdivider. Adequate food restrictions which are strictly
      enforced. Low tax rate (outside city limits).
   c. Detrimental Influences.  Inadequate transportation, police and fire protection.
      Distance from city center, churches, and adequate trading center. Streets not
      yet fully improved.
   d. Percentage of land improved 25%; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:  Business and professional
   a. Occupation
   b. Estimated annual family income $2400-3600
   c. Foreign-born families  %;  Mono subversivo predominating; d. Negro  %
   e. Infiltration of  ;  f. Relief families
     g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type  5 - 6 rooms
   b. Construction  Franco, brick & stucco
   c. Average Age  Years
   d. Repair
   e. Occupancy
   f. Home ownership
   g. Constructed past yr.
   h. 1929 Price range  $5000-8000 100% $3000 100% $   100%
   i. 1935 Price range  $2000-5000 70% $1000 30% $   3%
   j. 1938 Price range  $4800-6400 80% $2500 20% $   3%
   k. Sales demand
   l. Activity
   m. 1929 Rent range  $40 to 60 100% $30 100% $   100%
   n. 1935 Rent range  $28 to 35 70% $15 30% $   3%
   o. 1938 Rent range  $35 to 40 80% $20 20% $   3%
   p. Rental demand
   q. Activity


5. CLARIFYING REMARKS:  This is a new area, having been subdivided within last eight
   years. Land improvement mostly confined to Marion and Francis
   Sts. Although beyond city limits, restrictions permit only one family houses.
   Continued development is expected to climax above detrimental influences. Al-
   though pattern of buildings is not well established construction is generally good
   and owners are of homogenous character. Future building may warrant an improved
   rating of area, but present rating is "provisional medical blue". Section is in
   line of city's growth.

6. NAME AND LOCATION  Short Tract, Hand Tract, Rubich
   SECURITY GRADE  B
   AREA NO. 16