1. AREA CHARACTERISTICS:
   a. Natural Features of Land: River bottom land protected from high water by levees. Subject to standing water in periods of excessive rainfall; possibility of hydrostatic pressure aggravating this condition.
   b. Favorable Influences: Good soil for sustenance homesteads. Accessibility by auto to industrial and commercial employment. Low taxes.
   c. Detrimental Influences: Inadequate transportation. Distance to schools and stores is 1 1/2 miles. Access to paved streets. Heterogeneous population, improvements and maintenance.
   d. Percentage of land improved: 30%; e. Trend of desirability next 10-15 yrs: Slowly up to static.
   g. Foreign-born families: 30%; Indeterminado-some predominating; h. Negro: 0%;
   i. Infiltration of Mexicanos: Possible; j. Relief families: Many.
   g. Population is increasing: Slowly; decreasing: static.

2. INHABITANTS:
   a. Occupation: Common labor, subsistence farming.
   b. Foreign-born families: 30%; Indeterminado-some predominating; Negro: 0%;
   c. Occupation of Mexicanos: Possible; Relief families: Many.
   d. Population is increasing: Slowly; decreasing: static.

3. BUILDINGS:
   a. Type: 4 & 5 rooms
   b. Construction: Frame, rustic
   c. Average Age: 5 - 6 years
   d. Repair: Poor to good
   e. Occupancy: Hatched areas
   f. Home ownership: 2% of
   g. Constructed past yr: 15
   h. 1929 Price range: $1,500 - 2,600
   i. 1935 Price range: $1,500 - 1,750
   j. 1938 Price range: $1,500 - 2,000
   k. Sales demand: All prices - fair
   l. Activity: Fair
   m. 1929 Rent range: $15 - 20
   n. 1935 Rent range: $12.50 - 15
   o. 1938 Rent range: $15 - 17.50
   p. Rental demand: All prices - fair
   q. Activity: Fair


5. CLARIFYING REMARKS: This outside, hatched area was subdivided some years ago as a sustenance homestead project, but its real development has only started in the past few years. There is no zoning nor deed restrictions. It is said to fill a community need and to have fair prospects. With continued growth, many of the detrimental influences will be overcome. Property in the area is said to have a fairly ready market. It is hard to conceive of the area over developing into a higher grade than the provisional "low yellow", which is assigned.

6. NAME AND LOCATION: Garvanland
   SECURITY GRADE: 0
   AREA NO: 1

GOLDBERG MARCIANO T-TRACKS MARYLAND