AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  Moderately  Decreasing  Static  
   b. Class and Occupation  Business & professional men, retired people & executives  
   c. Foreign Families  0 %  Nationalities  
   d. Negro  0 %  
   e. Shifting or Infiltration  None apparent  

2. BUILDINGS:  
   a. Type and Size  6-7-8 rm.-2 story  Larger dwellings  
   b. Construction  Stucco, frame & masonry  
   c. Average Age  12 years  
   d. Repair  Good  
   e. Occupancy  98 %  
   f. Owner-occupied  90 %  
   g. 1935 Price Bracket  $5000-10,000 & up  % change  
   h. 1937 Price Bracket  $6000-11,500 & up  % change  
   i. 1939 Price Bracket  $6000-11,500 & up  % change  
   j. Sales Demand  Fair  
   k. Predicted Price Trend  (next 6-12 months)  Static  
   l. 1935 Rent Bracket  $ No record  % change  
   m. 1937 Rent Bracket  $ of rentals  % change  
   n. 1939 Rent Bracket  $ in this  % change  
   o. Rental Demand  area  
   p. Predicted Rent Trend  (next 6-12 months)  7-8 rms.  

3. NEW CONSTRUCTION (past yr.)  No. $8000-$12,500 How Selling Owner built.  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  5  
   b. Institutions  Few  

5. SALE OF HOME PROPERTIES (last yr.)  
   a. HOLC  7  
   b. Institutions  Few  

6. MORTGAGE FUNDS:  
   a. Ample  
   b. TOTAL TAX RATE PER $1000 (1937- ) $51.50  

7. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Gently sloping to hillside and rugged. No serious construction hazards. Land improved 50 % in north to 70 % in south, average 60 %. Deed restrictions are adequate, providing for minimum improvement costs, limiting construction to single family structures and protecting against racial hazards; also zoned, single family residential. Conveniences are all as available as could be expected in an exclusive and sequestered neighborhood. This area which lies along the northern border of Burbank and Glendale was subdivided some 20 years ago, and has enjoyed a leisurely but steady growth without undue promotional effort. Construction and maintenance are of excellent quality. Architectural designs are pleasing and population is homogeneous. In the section east of Columbus Ave. improvements will not average over 3 years, and most of the new construction has been in this part. Many dwellings occupy extensive homesites; the "price range" shown, however, covers only nominal land value. The location is a popular one not alone for its altitude and view but also on account of the homogeneity of its middle to higher income level home owners. The upward trend of desirability of this area will continue for a number of years and it is therefore accorded a "low green" grade.  

9. LOCATION Burbank & Glendale  SECURITY GRADE 1st - AREA NO. A-4  DATE 3-27-39  
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.