AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing ____________ Moderately ____________ Decreasing ____________ Static ____________
   b. Class and Occupation: Business & professional men, retired capitalists, executives, etc. Income $8000-$15,000 & up
   c. Foreign Families: 0 % Nationalities: _______________________
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 7-10 rm., 2-story
   b. Construction: Stucco, masonry
   c. Average Age: 6 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 96%
   g. 1935 Price Bracket: $7500-10,000 & up % change
   h. 1937 Price Bracket: $5000-15,000 & up % change
   i. 1939 Price Bracket: $4500-15,000 & up % change
   j. Sales Demand: Fair to Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $60 record of % change
   m. 1937 Rent Bracket: $50 any rentals % change
   n. 1939 Rent Bracket: $450 in this area % change
   o. Rental Demand: area
   p. Predicted Rent Trend (next 6-12 months): ____________

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: $9000 & up How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 2
   b. Institutions: Very few

5. SALE OF HOME PROPERTIES (past yr.): a. HOLC: 0
   b. Institutions: Very few

6. MORTGAGE FUNDS: Apple

7. TOTAL TAX RATE PER $1000 (1937-8) $51.00
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Slightly rolling to steep hillside, where there are some construction hazards. Land improved 50%. Deed restrictions limit structures to single-family dwellings with minimum cost of $4000, provide for architectural supervision and perpetual racial protection. Conveniences are all as available as is thought desirable in this class district. This is one of Glendale's newest and best residential districts and has shown great activity in the past 5 years. Construction and maintenance are of excellent quality. Architectural designs are harmonious and of high order. Population and improvements are both homogeneous. Proximity to Glendale Junior College, a very superior institution, is a favorable influence.
   Price brackets shown above are nominal, as size of homesites vary. Lot prices are not stabilized and are said to have a wide range from $50 per front foot and up with a distinctly rising tendency.
   The area is accorded a "medial green" grade.

9. LOCATION: Rosemont
   SECURITY GRADE: 1st
   AREA NO.: 4-5
   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.