AREA DESCRIPTION

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation, Business & professional men, retired capitalists, executives, etc.
      Income $3000-$15,000 & up
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 65 % OTHER TYPE 15 %
   a. Type and Size 7-10 rm., 2-story 6-8 rm. bungalows
   b. Construction Stucco, masonry Stucco, Frame, Masonry
   c. Average Age 6 years
   d. Repair Good
   e. Occupancy 99 %
   f. Owner-occupied 95 %
   g. 1935 Price Bracket $7500-10,000 & up % change $ % change
   h. 1937 Price Bracket $1500-15,000 & up %
   i. 1939 Price Bracket $1500-15,000 & up
   j. Sales Demand Fair to Good
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $ per record of % change $ % change
   m. 1937 Rent Bracket $ any rentals %
   n. 1939 Rent Bracket $ in this %
   o. Rental Demand Fair to Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No Type & Price $3000 & up How Selling Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions Very Few

6. MORTGAGE FUNDS Apple 7 TOTAL TAX RATE PER $1000 (1937-38) $51.00

7. 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 "medium green" grade.

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