AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  
   b. Class and Occupation: Executives, professional & business men, retired capitalists, etc.
   c. Foreign Families 0 % Nationalities --
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size  7-8 rooms  Estate & mansion type
   b. Construction  Stucco, frame & masonry  Stucco & masonry
   c. Average Age  10-12 years  10-15 years
   d. Repair  Good
   e. Occupancy  99%  100%
   f. Owner-occupied  95%  100%
   g. 1935 Price Bracket  $5000-$8000 % change $10,000 & up % change
   h. 1937 Price Bracket  $7000-$10,000 & up % $12,000 & up %
   i. 1939 Price Bracket  $7000-$10,000 & up %
   j. Sales Demand  Good
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket  $ No record % change $ No % change
   m. 1937 Rent Bracket  $ of rentals % $ rentals %
   n. 1939 Rent Bracket  $ -- %
   o. Rental Demand  --

3. NEW CONSTRUCTION (past yr.)  No & Type & Price $6500-$8500 How Sold Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 0  b. Institutions  Very few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 1  b. Institutions  Very few

6. MORTGAGE FUNDS:  Ample  7. TOTAL TAX RATE PER $1000 (1937-) $54.00 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Hillside with many view locations. Some construction hazards but not serious. Land improved 60% including large estate sites. Deed restricted to single family dwellings with minimum improvement costs, and protection against racial hazards in perpetuity. Zoning conforms to deed provisions. Conveniences are all reasonably available for this type of neighborhood. Development of this area commenced some 20 years ago, and has been gradual. It is currently experiencing its greatest activity. Construction and maintenance are of excellent quality. Architectural designs are appealing and population is homogenous. Land is valued on homosite basis and front foot prices are not quoted. A number of large walled-in estates are located here and most improvements have generous sites. The area is characterized by charm of location, expansive views and ready accessibility. There are no serious detrimental influences and trend of desirability is distinctly upward. The area, therefore, is accorded a "low green" grade.

9. LOCATION East Glendale  SECURITY GRADE 1st - AREA NO. 47  DATE 2/39/39

10