AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   
   b. Class and Occupation: Business & professional men, retired people, executives, etc.
   Income $5000 & up
   
   c. Foreign Families: 0 %
   Nationalities: --
   
   d. Negro: 0 %
   
   e. Shifting or Infiltration: Non-apparent

2. BUILDINGS:
   a. Type and Size
   Mansions & estates
   b. Construction
   Masonry, frame & stucco
   c. Average Age
   8 years
   d. Repair
   Good
   e. Occupancy
   99%
   f. Owner-occupied
   95%
   g. 1935 Price Bracket
   $ Not possible
   h. 1937 Price Bracket
   $ to establish
   i. 1939 Price Bracket
   Prices on file
   j. Sales Demand
   type of area.
   k. Predicted Price Trend
      (next 6-12 months)
   l. 1935 Rent Bracket
   $ Not a
   m. 1937 Rent Bracket
   $ rental
   n. 1939 Rent Bracket
   $ area
   o. Rental Demand
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   p. Predicted Rent Trend
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price
      Type & Price $72,500
      How Selling
      Owner built
   
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC.
   b. Institutions

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC.
   b. Institutions

6. MORTGAGE FUNDS:
   Apple
   7. TOTAL TAX RATE PER $1000 (1937-)
      Co. $44.42 - City $11.83
      1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rugged hillside and hilltop. Many construction hazards. Probably 40% of acreage suitable for residential development is covered by present improvements, although only about 10% of the land in the area is developed. Deed restrictions provide for minimum improvement cost of $7500, architectural supervision and racial restrictions in perpetuity. Zoning is single family residential. Conveniences are not readily available. This exclusive and sequestered, district was subdivided in 1925 and has been slowly developed since that time. A re-subdivision of some of the larger acreage plots was recently made with the mutual consent of all property owners of the area. This will undoubtedly stimulate further development as the district is very highly regarded. Construction, architectural designs and maintenance are of the very highest character. It is not practical to designate a predominating type and size or to give price brackets as extent of homesites largely govern prices. In a general way it might be stated that estates have cost owners from $25,000 to $100,000. The area has been very carefully developed and population is homogeneous, and has a high community pride. Remoteness and comparatively small number of improvements preclude assignment of the highest grade, but it is thought that pattern and prospects are definite enough to warrant assignment of a "medial green" grade.

9. LOCATION: Flintridge
   SECURITY GRADE: 1st
   AREA NO: 6-8
   DATE: 4/4/39