AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, retired & active capitalists, Jr. executives. Income $3000-$10,000 & up
   c. Foreign Families: Few %
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5, 6 & 7 rooms
   b. Construction: Frame, stucco & masonry
   c. Average Age: 10 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $4500-7500
   h. 1937 Price Bracket: $5500-8500
   i. 1939 Price Bracket: $6500-9500
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25-55
   m. 1937 Rent Bracket: $35-60
   n. 1939 Rent Bracket: $45-70
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: $7000-$10,000

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 4
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-78): 48.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to hillside with no steep grades. No construction hazards. Land improved 50%. Deed restrictions have expired or will expire shortly; however, there is a movement on foot looking to removal of racial restrictions. Schools are of good quality and readily available. Churches and trading centers are somewhat distant from parts of area. Transportation is inadequate; however, this is a two-car neighborhood. This area which is composed of several subdivisions has been slowly developing for 25 years or more. Activity has increased somewhat during the past 5 years, the new improvements being largely of the bungalow type. Construction, maintenance and individual architectural designs are of excellent character. The wide range in size of improvements detracts from the harmony of the area. Population is homogeneous. The altitude approximates 2,000 feet and the location is particularly attractive to those desiring a high dry climate; on the other hand, proximity to the mountains results in a summer climate several degrees warmer than in areas to the south. This is said to affect salability somewhat. Adjacency to the Pasadena Golf Club and Altadena Recreational Center are favorable influences. Indications are that the trend of desirability will be slowly upward for a number of years. The area is accorded a "low green" grade.