AREA DESCRIPTION

Security Map of Los Angeles County

   b. Class and Occupation: Healthy retired people, executives, capitalists, etc.
   c. Foreign Families: 0% Nationalities:...
   c. Shifting or Infiltration: None apparent

2. BUILDINGS: PREDOMINATING 95% OTHER TYPE %
   a. Type and Size: Mansion & estate
   b. Construction: Masonry, frame & stucco
   c. Average Age: 15 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 99%
   g. 1935 Price Bracket: $10,000 & up
   h. 1937 Price Bracket: $10,000 & up
   i. 1939 Price Bracket: $10,000 & up
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $10,000 & up
   m. 1937 Rent Bracket: $10,000 & up
   n. 1939 Rent Bracket: $10,000 & up
   o. Rental Demand: --
   p. Predicted Rent Trend (next 6-12 months): --

3. NEW CONSTRUCTION (past yr.): $20,000
   Type & Price: $20,000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions 0

5. SALE OF HOME PROPERTIES (3 yr.): a. HOLC 18 b. Institutions 0

6. MORTGAGE FUNDS: Applicable

7. TOTAL TAX RATE PER $1000 (1937-1939): $26.25 County limits 1938 56.25 Co. &

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside and hilltop. Very rugged with many construction hazards. Land improved: 20% unhatched part; 5% hatched portion. Homesites usually run into acreage. Highly deed restricted, both as to improvements and population. Conveniences are all reasonably available for a district of this character. This area has been developing intermittently for 25 or 30 years, and is still very sparsely settled. Its appeal is to very wealthy people who desire a sequestered homesite. Construction is of superior quality; maintenance is of the best, and architectural designs are excellent. Population is homogeneous. Property turnover is extremely limited and marketability is influenced by consideration of sacrifice sales. Recent improvements have been largely along Madeline Dr., Covington Place and the section known as Busch Gardens, and are somewhat more modest in size and occupy smaller estates. The area is a very exclusive one and could hardly be assigned less than a "high green" grade.

9. LOCATION: San Rafael Dist. Security Grade: A-12 Area NO. 4-12 Date/4/39
   Pasadena 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.