AREA DESCRIPTION

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation Business & professional men, retired people, Jr. executives, etc. Income $2500-$5000 & up
   c. Foreign Families 0% Nationalities
   d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 60% OTHER TYPE 35%
   a. Type and Size 6 & 7 rm. bungalows 7-9 rooms, 2 story
   b. Construction Frame & stucco Frame, stucco & masonry
   c. Average Age 10 years 10 years
   d. Repair Good Good
   e. Occupancy 98% 98%
   f. Owner-occupied 90% 90%
   g. 1935 Price Bracket $5000-6500 % change $6000-7500 % change
   h. 1937 Price Bracket $5500-7500 % $7500-9000 %
   i. 1939 Price Bracket $5500-7500 % $7500-9000 %
   j. Sales Demand Good Good
   k. Predicted Price Trend Static Static
   l. 1935 Rent Bracket $45-70 % change $60-75 % change
   m. 1937 Rent Bracket $50-75 % $65-90 %
   n. 1939 Rent Bracket $50-75 % $65-90 %
   o. Rental Demand Fair Poor
   p. Predicted Rent Trend Static to down Down (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. Price & Price Type & Price Selling Owner built
   50 $5000-6500 How Selling
   10 $10,000 & up

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

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

6. MORTGAGE FUNDS: Apple 7. TOTAL TAX RATE PER $1000 (1938) $50.95

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside and hilltop. Many construction hazards in hatched portion. Land improved 25%. Many homesites of acreage extent. Deed restrictions are in effect but vary according to subdivision; all, however, are believed to be ample and to protect against subversive racial hazards and provide for architectural supervision. Conveniences are all reasonably available for an area of this kind. Development of this area has taken place at various intervals during the past 25 years. Under stimulus of easy financing during past few years there has been considerable building activity, particularly in the section directly south of Colorado Blvd. Construction is of standard quality or better. Maintenance is of good quality indicating pride of ownership. Architectural designs are pleasing and population is homogeneous and of fairly substantial means. Deed restrictions permit of multi-family structures in designated locations and there are several bungalow courts of good quality at Ave. 64 and Colorado Blvd. Adjacency to Anandale Country Club is a favorable factor. Except in section directly south of Country Club there are no uniform paving regulations. This is a particularly hard area to grade, particularly the hatched portion. However, Ave. 64 is the new high speed artery from Pasadena to downtown Los Angeles and this factor in itself has led to a stimulation of the neighborhood. Consequently, grading will be upon the basis where pattern is definitely established, and the grade assigned is "low green".

9. LOCATION Anandale Section SECURITY GRADE Lst. - AREA NO. 4.3. DATE 4/4/39
   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.

Pasadena