AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, capitalists, executives and Jr. executives
   c. Foreign Families 0%
   d. Negro 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 8 rooms & up
   b. Construction: Frame, stucco & masonry
   c. Average Age: 8 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 99%
   g. 1935 Price Bracket: $8000-$20,000 & up
   h. 1937 Price Bracket: $9000-$25,000 & up
   i. 1939 Price Bracket: $10,000-$25,000 & up
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $Not a
   m. 1937 Rent Bracket: $rental district
   n. 1939 Rent Bracket: $--
   o. Rental Demand: --
   p. Predicted Rent Trend (next 6-12 months): --

3. NEW CONSTRUCTION (past yr.): Type & Price

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

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

6. MORTGAGE FUNDS: Ample within limits

7. TOTAL TAX RATE PER $1000 (1938): $49.44

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain level with favorable grades and no construction hazards. Land improved 60%. Deed restrictions are ample and rigidly enforced. Conveniences are all readily available. This encircling area is on the whole somewhat newer than the two just previously described and is not nearly so uniform in its improvements. The residences on San Pasqual and California Sts. are of larger size, while in the Southwest part west of Courtland and north of Huntington Dr. are predominantly 6 and 7 room bungalows. In the balance of the area improvements are of mixed types and sizes. Construction, maintenance and architectural designs are uniformly of high character. Population is homogeneous. This area has been quite active during the past few years and land values have shown a rising tendency. Currently lots are selling around $35 per front foot. Schools serving this and other San Marino areas are particularly high class. There is still much room for expansion in this area and indications are that it will continue as a first grade residential section for many years in the future. It is accorded a "modial green" grade.

9. LOCATION: San Marino

10. SECURITY GRADE: 1st
11. AREA NO.: A-14
12. DATE: 4/12/39