AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing - Rapidly
   b. Class and Occupation - Professional & business men, movie studio employees,
   c. Foreign Families - None
   d. Negro - 0%
   e. Shifting or Infiltration - None apparent

2. BUILDINGS:
   a. Type and Size - 5-6 room bungalow
   b. Construction - Stucco
   c. Average Age - 3 years
   d. Repair - Excellent
   e. Occupancy - 90%
   f. Owner-occupied - 80%
   g. 1935 Price Bracket - $500-7000
   h. 1937 Price Bracket - $500-7000
   i. 1939 Price Bracket - $500-7000
   j. Sales Demand - Good
   k. Predicted Price Trend (next 6-12 months) - Upward
   l. 1935 Rent Bracket - $500-7000
   m. 1937 Rent Bracket - $500-7000
   n. 1939 Rent Bracket - $500-7000
   o. Rental Demand - Good
   p. Predicted Rent Trend (next 6-12 months) - Upward

3. NEW CONSTRUCTION (past yr.) No. 65 Type & Price: 5-6 room bungalow

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

5. SALE OF HOME PROPERTIES (last 3 yrs.)
   a. HOLC - 0
   b. Institutions - Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling. Construction hazards limited to an occasional fill. Land improved 35%. Deed restricted and zoned for single-family residences. Deeds also protect from subversive racial restrictions. Conveniences are all readily available. This area was subdivided shortly before the depression but development has largely taken place within past 3 years. Its slight location has been fully taken advantage of in its platting and increases its charm. Construction, maintenance and architectural designs are much above average, undoubtedly due to the fact that a large percent were built under FHA supervision. Population, the majority of whom are connected with the 20th Century Fox Studios, and largely of the upper medium income group, is homogeneous. Land values are currently from $25 to $30 per front foot with an upward tendency. The area is a popular one with a decided upward trend, and is accorded a "low green" grade.

9. LOCATION: Fox Hills SECURITY GRADE: 1st - AREA NO. 34 DATE: 3-2-39

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.