AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: public employees, etc., Income $1800-3600
   c. Foreign Families: Few%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 room
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Good
   e. Occupancy: 97%
   f. Owner-occupied: 70%
   g. 1935 Price Bracket: $3000-4500
   h. 1937 Price Bracket: $3500-5000
   i. 1939 Price Bracket: $3500-5000
   j. Sales Demand: Fair to good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $30 - $40
   m. 1937 Rent Bracket: $35 - $45
   n. 1939 Rent Bracket: $35 - $45
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): 15 Type & Price: 3500-6000

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

5. SALE OF HOME PROPERTIES (.5 yr.): a. HOLC: 0

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937): $53.62

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with considerable slope from north to south. No construction hazards. Land improved 90%. Zoning: single-family residential with stated locations permitting limited multi-family structures. Conveniences are all readily available, transportation facilities being particularly good. Development of area began some 20 years ago and district has experienced consistent growth. Construction is generally of standard quality and maintenance indicates pride of occupancy. Architectural designs are inclined to be heterogeneous owing to age differentials, but improvements are not inharmonious. Population is homogeneous being largely of the lower medium income bracket. The area is characterized by its accessibility, favorable location and stability. Well kept gardens add to its charm and largely offset a somewhat crowded aspect due to undersized lots. This is a popular home and rental area and will maintain its desirability for a number of years to come. It is therefore accorded a "low blue" grade.

9. LOCATION: East Glendora

SECURITY GRADE: 2nd

AREA NO.: B-25

DATE: 3-29-39