AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business and professional men, retired people, city employees, white collar workers, etc. Income $1800-3600
   c. Foreign Families: Few
   d. Negro: 0

2. BUILDINGS:
   a. Type and Size: Predominating 75% 5, 6 & 7 rooms, Other Type 25% 8, 9 & 10 rooms
   b. Construction: Frame, stucco & masonry
   c. Average Age: 15 years
   d. Repair: Fair to good
   e. Occupancy: 97%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $3250-4500
   h. 1937 Price Bracket: $3250-5000
   i. 1939 Price Bracket: $3250-5000
   j. Predicted Price Trend: Static
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25 - 45
   m. 1937 Rent Bracket: $30 - 50
   n. 1939 Rent Bracket: $30 - 50
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): Type & Price: $6000-8000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 6
   b. Institutions: Few

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938): $124.44
   County $37.54 - City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades. No construction hazards. Land improved 85%. Homesteads average large. Zoning is largely single-family residential. Conveniences are all readily available. This area had its beginning some 35 years ago as a suburban district of small orchard homes. Many of the original owners were retired people of moderate income. This stabilizing influence is still apparent. Construction is uniformly of sound character. Maintenance, while somewhat spotted, is generally of good quality. Population is highly respectable and homogeneous. Improvements are of many periods and is heterogeneous from the standpoint of architectural designs. The price brackets shown above are nominal as sizes of homesites vary greatly and front foot values are not well established owing to sales being made upon a building site basis. It is a close question as to the grade of this area; in many respects it is "definitely declining". However, the type quality and amount of recent new construction coupled with its proximity to rapidly growing areas, seems to warrant the assignment of a "low blue" grade.

9. LOCATION: N.E. Pasadena & Altadena
   SECURITY GRADE: 2nd
   AREA NO.: B-39
   DATE: 11-39