AREA DESCRIPTION

Security Map of Los Angeles County

1. a. Class and Occupation: both active and retired - business & professionals - both active and retired - business &
1. b. Foreign Families: Few % Nationalities: None subjective ...... d. Negro: 0 %
1. c. Shifting or Infiltration: None apparent ...

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE ......
2. a. Type and Size: 8 rooms & up - town house Mansion & estate type
2. b. Construction: Frame, stucco & masonry
2. c. Average Age: 20 years
2. d. Repair: Good
2. e. Occupancy: 90%
2. f. Owner-occupied: 90%
2. g. 1935 Price Bracket: Nominal, dependent on size of home site
2. h. 1937 Price Bracket: $ 7500 and up
2. i. 1939 Price Bracket: $ 7500 and up
2. j. Predicted Price Trend: Static
2. k. Sales Demand: Poor
2. l. 1935 Rent Bracket: $ 75 and up
2. m. 1937 Rent Bracket: $ 80 and up
2. n. 1939 Rent Bracket: $ 85 and up
2. o. Rental Demand: Fair to good
2. p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price from $20,000. Home Selling Owner built

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

5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC: 1 b. Institutions: Few

6. MORTGAGE FUNDS: Ample within limits 1936

7. TOTAL TAX RATE PER $1000 (1937=) $ 16.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to hilly with no construction hazards. Land improved 75%. Many homesites are several acres in extent, with average frontages of from 60 to 300 feet. Deed restrictions were ample and are believed to be still in force. Zoning is single-family residential. Conveniences are all readily available. This area some 25 years ago was one of the first grade areas of Pasadena and it is still highly desirable, many original owners still being residents. Improvements run up to $100,000 and many are quite imposing. Construction is of excellent quality and maintenance is of a high order. Population is homogeneous and architectural designs are harmonious. There are a number of residences offered for sale by those desiring to move to newer locations. Age precludes assigning better than a "high blue" grade.

9. LOCATION: Oak Knoll SECURITY GRADE: 2nd AREA NO: 8-34 DATE: 4-7-39