AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
a. Increasing
b. Slowly
C. Decreasing
D. Static
b. Class and Occupation:professional men, executives, income $5000-10,000 and up
c. Foreign Families
P. Nationalities
D. None subordinate
d. Negro
C. 0%
e. Shifting or Infiltration
P. None apparent

2. BUILDINGS:

PREDOMINATING 100%

a. Type and Size
8 rooms & up - town house
b. Mansion & estate type
b. Construction
Frame, stucco & masonry
c. Average Age
20 years
d. Repair
Good
e. Occupancy
90%
f. Owner-occupied
90%
g. 1935 Price Bracket
$ 7000 and up
$h. 1937 Price Bracket
$ 8000 and up
i. 1939 Price Bracket
$ 8500 and up
j. Sales Demand
Poor
k. Predicted Price Trend
Static
l. 1935 Rent Bracket
$ 700 and up
$m. 1937 Rent Bracket
$ 800 and up
n. 1939 Rent Bracket
$ 900 and up
o. Rental Demand
Fair to good
p. Predicted Rent Trend
Static

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

4. OVERHANG OF HOME PROPERTIES:

5. SALE OF HOME PROPERTIES (past 3 yrs.):

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1937-78)

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 archi-
tectural 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: B-34
DATE: 4-7-39