AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Increasing
   b. Class and Occupation Executives, white collar clericals. Income $2,000-$4,000 & up
   c. Foreign Families 0%
   d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 85% 5-6 room bungalows
      Other Type 15%
      Large dwellings
   b. Construction
      Frame & stucco
   c. Average Age 8 years
   d. Repair Good
   e. Occupancy 99%
   f. Owner-occupied 95%
   g. 1935 Price Bracket $3500-$5000 % change
   h. 1937 Price Bracket $3750-$5500 % change
   i. 1939 Price Bracket $3750-$5500 % change
   j. Sales Demand Fair to good
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $25 - $40 % change
   m. 1937 Rent Bracket $30 - $45 % change
   n. 1939 Rent Bracket $30 - $45 % change
   o. Rental Demand Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No
   a. Type & Price $1250-$6000
   b. How Selling Owner built

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
   b. Institutions Few

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1937) $41.80.

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards or flood threats. Area as shown is about 60% developed (including citrus acreage).

This is a reasonably homogeneous area of well designed and maintained dwellings secluded from traffic and reasonably adjacent to all conveniences. Most of the area is well-restricted. The area possesses a definite charm and appeal from a residential standpoint, and homesites are well landscaped and supplied with shade trees. Included in the area are both sides of Baldwin Avenue, which is built up in about the same type of improvements, and alone would merit a higher grade than the "low blue" accorded.

Arcadia

9. LOCATION Rosemead SECURITY GRADE 2nd AREA NO. B-12 DATE 5-3-39
   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.