AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, and retired people.
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-6 rooms 85%
   b. Construction: Frame & stucco
   c. Average Age: 10 (new to 30 yrs.)
   d. Repair: Good
   e. Occupancy: 96%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $3500-$4750
   h. 1937 Price Bracket: $3750-$5000
   i. 1939 Price Bracket: $3750-$5000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $35 - 1/2
   m. 1937 Rent Bracket: $1.00 - 50
   n. 1939 Rent Bracket: $1.00 - 50
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): 35
   Type: 8 rm. stucco
   Price: $8,500-$6000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: 0

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

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1937): $10.20
   (1938)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. No construction hazards. Land improved 70%. Deed
   restrictions are of good character and protect against racial hazards. Conveni­
   ences are all readily available, well laid out and landscaped streets. Develop­
   ment of this area began some 25 or 30 years ago but its greatest activity has
   been in the past 5 years. Construction is of excellent character and maintenance
   is exceptionally high grade. Architectural designs are attractive and harmonious.
   Population is homogeneous. Proximity to Pomona College and Scripps College for
   Women, both nationally known institutions, is a distinctly favorable influence.
   While the age differential of improvements is great, it is minimized by the
   quality of upkeep and repair. The area has many of the qualifications of a
   first grade district but it is that a "high blue" grade is more in keeping with
   the situation.

9. LOCATION: Claremont

SECURITY GRADE: 2nd

AREA NO.: B-41

DATE: 6-8-32

10%