AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly  Decreasing: Static  Income: $1800-$3600
   b. Class and Occupation: N.S. professors, Jr. executives, skilled artisans, etc.
   c. Foreign Families: 0  Nationalities: __________  d. Negro: 0  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 6-7 room bungalow  5 rooms
   b. Construction: Stucco & frame
   c. Average Age: 3 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $ New  % change $  % change
   h. 1937 Price Bracket: $6500-7500  % $  %
   i. 1939 Price Bracket: $6500-7500  % $  %
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ Not a  % change $  % change
   m. 1937 Rent Bracket: $ rent  % $  %
   n. _______ Rent Bracket: $ area  % $  %
   o. Rental Demand: 
   p. Predicted Rent Trend (next 6-12 months): 6 & 7 rooms

3. NEW CONSTRUCTION (past yr.): No
   Type & Price: $7500-9000  How Selling: Fair

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

5. SALE OF HOME PROPERTIES (last 3yr.): a. HOLC: 0  b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938): $52.50
   1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside with intervening valleys or canyons. Eastern part is lower altitude and has broad valley floor. Some construction hazards in western part. Land improved 30% (greater in east, less in west). Ded restrictions provide for single-family structures with minimum cost of $11,000, and also protects against racial hazards. Conveniences are all available but not readily so. Transportation is largely confined to private conveyances. This area was subdivided some 12 years ago, but has seen by far its greatest activity during the past 5 years. Construction and maintenance are of excellent quality and architectural designs are harmonious. Population is homogeneous and of good character. Land values average around $22 per front foot. Lack of adequate conveniences is a distinct handicap to a district with an income range of $1800 to $3600. The area will undoubtedly retain its desirability for many years, and were it not for the handicap mentioned would rate first grade, as it is, a "high blue" grade is believed to be all that is warranted.

9. LOCATION: Brontwood Heights  SECURITY GRADE: 2nd  AREA NO.: B-10  DATE: 6-29
   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.