AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation... health seekers, professional and business men. Income $1800-
      $2000 and up
   c. Foreign Families Pct. Nationalities None subversive d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size 1-6 rm bungalows 2 & 3 rm cottages
   b. Construction Frame & stucco Multi-family types
   c. Average Age 12 years including Bungalow
   d. Repair Fair Courts
   e. Occupancy 97%
   f. Owner-occupied 50%
   g. 1935 Price Bracket $2000-1000 % change $  %
   h. 1937 Price Bracket $2500-1500 % $ %
   i. 1939 Price Bracket $2500-1500 % $ %
   j. Sales Demand Fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $20 - 30 % change $ %
   m. 1937 Rent Bracket $25 - 40 % $ %
   n. 1939 Rent Bracket $25 - 40 % $ %
   o. Rental Demand Fair (seasonal)
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. Type & Price
   a. 130 Type & Price $2500-5500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions
   1937- $12,000

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 6 b. Institutions
   1937- $15,67

6. MORTGAGE FUNDS Limited & 7. TOTAL TAX RATE PER $1000 (1938) $La Crescenta
   selecture $5.70 La Canada & Co.

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

Applies to unhatched portion only except when specified. Terrain: Level to rolling with favorable grades; no construction hazards. Land improved 100%. Deed restricted in parts but provisions loosely drawn; protection against racial hazards believed effective. Zoning largely single-family with limited multi-family in parts. Conveniences are all reasonably available. This area might be termed a health area. It has considerable elevation and is above fog district, and was first developed some 25 years ago as a resort for those suffering from pulmonary ailments. Recently, under stimulus of FHA financing, many new residences of suburban character have been constructed, but it is still viewed as a "health" section and a number of sanitariums and small cottages for the treatment of tubercular disease are found in the "hatched" portion. Construction ranges from standard to substandard quality and maintenance averages only "fair". Population and improvements are extremely heterogeneous. This characteristic is even more apparent in the unhatched portion of the area where land development averages less than 10% and improvements range from shacks to mansion and estate type structures in the foothills. It is difficult to predict the future desirability of an area of this character; it will probably remain as it is now, a "low yellow" grade.

Montrose, Sparr Hts.

LOCATION and La Crescenta SECURITY GRADE 3rd - AREA NO. C-11, DATE 28-39

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.