AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing: Slowly  
   Decreasing: Static  
   Income: $1500-2000  
   1

b. Class and Occupation: Public employees, artisans, white collar clericals, etc.  
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c. Foreign Families: 
   Nationalities: None subversive  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size:  
      (4-5 rooms)  
      3, 6, 7 rm. singles
   b. Construction:  
      Frame & stucco
   c. Average Age: 15 years  
   d. Repair: Fair to good
   e. Occupancy: 98%  
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $2250-3250  
      % change: 
      $2500-3500  
      % change:
   h. 1937 Price Bracket: $2500-3500  
      % change:
   i. 1939 Price Bracket: $2500-3500  
      % change:
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $20 - 35  
      % change: 
      $20 - 35  
      % change:
   m. 1937 Rent Bracket: $20 - 35  
      % change: 
   n. 1939 Rent Bracket: $20 - 35  
      % change:
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION: (past yr.)  
   a. Type & Price: 5 rooms $1500  
      How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (last 3 yr)  
   a. HOLC: 6  
   b. Institutions: Few

6. MORTGAGE FUNDS:  
   7. TOTAL TAX RATE PER $1000 (1937): $52.67  
      1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Gently rolling to low hillside. No construction hazards. Land improved 5%. Zoning is largely single-family residential with spots permitting multiple family structures. Conveniences are all readily available. This is an old area, development of which began some 25 years ago. It has grown slowly without promotional effort. Construction, while differing widely in size, age and designs, is generally of standard quality. Maintenance indicates pride of occupancy and population, which includes many public employees, is generally homogeneous. Proximity to Forest Lawn Cemetery adversely affects adjacent property. The area has no particular appeal. Its location makes it easily accessible from downtown Los Angeles and it is thought that its future trend may be toward multiple-family structures. Informed opinion varies widely as to grade ranging from low third grade to low second grade; it is thought however on accordance of a "medical yellow" designation is a true indication of its future desirability.

Fletcher Drive & Verdugo Road Dist.  
SECURITY GRADE: 3rd  
AREA NO. 0-22  
DATE: 3-39

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