AREA DESCRIPTION

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: people, etc. Income $1,500-$3,000  
   c. Foreign Families: 0%  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   PREDOMINATING: 90%  
   a. Type and Size: 5-6 room bungalows  
   b. Construction: Frame & stucco  
   c. Average Age: 15 years  
   d. Repair: Fair to good  
   e. Occupancy: 98%  
   f. Owner-occupied: 55%  
   g. 1935 Price Bracket: $2,750-4,000  
   h. 1937 Price Bracket: $3,000-4,250  
   i. 1939 Price Bracket: $3,000-4,500  
   j. Sales Demand: Weak  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $25-35  
   m. 1937 Rent Bracket: $30-40  
   n. 1939 Rent Bracket: $30-40  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: $4,000-$5,000 How Selling: All sold

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 2  
   b. Institutions: Many

6. MORTGAGE FUNDS: selective  
   7. TOTAL TAX RATE PER $1,000 (1937): $38.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level. No construction hazards. Flood threat remote. Land improved 80%. Unincorporated community under County government and zoning is inadequate. Pattern of area, however, is well established and is predominantly single-family. Conveniences are all readily available. This is the oldest and best residential section of El Monte and has been slowly developing over the past 25 or 30 years. Construction is generally of standard quality and maintenance indicates pride of occupancy. Population is homogeneous. Streets are well-shaded and improved. While improvements differ widely as to age and design they are generally harmonious. Proximity to the "rod" area to the northwest and lack of deed and zoning protection are the most detrimental influences. The area is definitely declining and it is not thought that better than a "medial yellow" grade is warranted.


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.