## AREA DESCRIPTION

Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: white-collar workers, Income $1500-$3000
   - c. Foreign Families: Few%
   - d. Negro: 0%
   - e. Shifting or Infiltration: None apparent

2. **BUILDINGS:**
   - PREDOMINATING 85%: 5-6 room bungalows
   - OTHER TYPE 15%: 1½-2 story 6-8 rooms
     - a. Type and Size
     - b. Construction: Stucco - few frame
     - c. Average Age: 15 years
     - d. Repair
     - e. Occupancy: 99%
     - f. Owner-occupied: 88%
     - g. 1935 Price Bracket: $2750-4000
     - h. 1937 Price Bracket: $3000-4350
     - i. 1939 Price Bracket: $2000-4350
     - j. Sales Demand: Fair
     - k. Predicted Price Trend: Static
       - (next 6-12 months)
     - l. 1935 Rent Bracket: $25-35
     - m. 1937 Rent Bracket: $30-40
     - n. 1939 Rent Bracket: $30-40
     - o. Rental Demand: Fair to good
       - (next 6-12 months)
     - p. Predicted Rent Trend: Static
       - (next 6-12 months)

3. **NEW CONSTRUCTION (past yr.):**
   - No.
   - Type & Price: $3250-$5000
   - How Selling: Owner built

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

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

6. **MORTGAGE FUNDS: select**

7. **TOTAL TAX RATE PER $1000 (1937):** $50.40
   - 1938

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - **Terrain:** Level with no construction hazards. Very poor soil in western part.
   - **Land:** Improved 50%. Conveniences are all available, including interurban transportation to Pomona, Pasadena and Los Angeles. This is the best residential section of Azusa and has developed slowly during the past 25 years or more. The section north of 10th St., west of and including both sides of Azusa Ave., has a higher elevation than the rest of the community, is somewhat newer and is somewhat better than the rest of the area. Construction and maintenance is of good quality. Population is homogeneous. Owing to age differentials, and variety of architectural designs, the area presents a somewhat heterogeneous aspect. Land value approximately $10 per front foot. The area is definitely declining but will probably retain its present status for a number of years to come. Therefore a "high yellow" grade is accorded.

9. **LOCATION:** Upper Azusa

**SECURITY GRADE:** 3rd

**AREA NO.:** 0-50

**DATE:** 5/5/39

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