AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Local business & professional men, white collar & factory workers, etc. Income $1200-$2400
   c. Foreign Families: Few
   d. Negro: 0%
   e. Shifting or Infiltration: Infiltration of Mexicans from adjoining area is a distinct threat.

2. BUILDINGS:
   a. Type and Size: 4-6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 20 years
   d. Repair: Fair
   e. Occupancy: 98%
   f. Owner-occupied: 65%
   g. 1935 Price Bracket: $1500-$3500
   h. 1937 Price Bracket: $1750-$3500
   i. 1939 Price Bracket: $1750-$3500
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $12.50-$20
   m. 1937 Rent Bracket: $15-25
   n. 1939 Rent Bracket: $15-25
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

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

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938-39): $40.54 City

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 75%. Mixed zoning - largely single family. All conveniences, including interurban transportation, are readily available. This is the oldest residential section of Azusa. Part of the area is 40 years old or more. Construction ranges from substandard to standard. Population, improvements and maintenance are all of a heterogeneous character. The area is accorded a "low yellow" grade.