1. POPULATION:
   a. Increasing Moderately Decreasing Static
   b. Class and Occupation Business & professional men, white collar workers, artisans
   & laborers, Income $1000-$3000 & up
   c. Foreign Families Few Nationalities Non-subversive
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 5-6 room
   b. Construction Frame - newer are stucco
   c. Average Age 22 years
   d. Repair Fair to good
   e. Occupancy 97%
   f. Owner-occupied 70%
   g. 1935 Price Bracket $2000-$3000
   h. 1937 Price Bracket $2250-$2500
   i. 1939 Price Bracket $2500-$2750
   j. Sales Demand Poor
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $15-$25
   m. 1937 Rent Bracket $20-$30
   n. 1939 Rent Bracket $20-$35
   o. Rental Demand Fair
   p. Predicted Rent Trend Static (next 6-12 months)
   q. Type & Price $4000-$5500

3. NEW CONSTRUCTION (past yr.) No
   a. Type & Price Owner built
   b. Sales Demand Owner built

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

5. SALE OF HOME PROPERTIES (last yr.)
   a. HOLC 0
   b. Institutions Few

6. MORTGAGE FUNDS Selective

7. TOTAL TAX RATE PER $1000 (1937-8) $50.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, sloping from north to south. No construction hazards or flood threats. Land improved 65%. Zoning is mixed, but generally multiple family. Conveniences, including interurban transportation, are all readily available. Educational facilities are particularly good. This area covers the entire town of Glendora, except the section allotted to the Mexican population and to which they are rigidly confined. The town is over 40 years old and is the center of a rich citrus orchard section. Citrus land ranging from $500 to $600 with fully improved groves selling around $1000 per acre. Lot values run $10 to $15 per front foot. Improvements range from new to 40 years and are naturally heterogeneous as to ages, types and sizes. Population is that of a farm community and is generally harmonious. Construction and maintenance is predominantly of good character. There has been quite a little new construction during the past few years, the bulk of it being in the northern part above Foothill Blvd. The area, although spotted throughout, grades generally from "low yellow" in the southern part to "high yellow" in the northwest section. There are two blocks north of Leodora St. along Michigan Ave. which would be rated second grade if the district were not so small. The area as a whole is accorded a "medial yellow" grade.

9. LOCATION Glendora SECURITY GRADE 3rd AREA NO. 0-52 DATE 5/5/39