AREA DESCRIPTION

Security Map of Los Angeles County


1. POPULATION: Increasing Moderately Decreasing Static

2. BUILDINGS: PREDOMINATING 85 % OTHER TYPE 15 %

a. Type and Size: 5-7 rooms
b. Construction: Frame & stucco
c. Average Age: 30 years
d. Repair: Poor to fair
e. Occupancy: 98%
f. Owner-occupied: 30%
g. 1935 Price Bracket: $2500-3750
h. 1937 Price Bracket: $2750-4000
i. 1939 Price Bracket: $2750-4000
j. Sales Demand: Poor to fair
k. Predicted Price Trend: Static to down (next 6-12 months)
l. 1935 Rent Bracket: $20 - 25
m. 1937 Rent Bracket: $25 - 30
n. 1939 Rent Bracket: $25 - 30
o. Rental Demand: Good
p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. Type & Price $1950 per unit How Selling Owner built Few

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 3 b. Institutions: Few

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

6. MORTGAGE FUNDS: Very limited

7. TOTAL TAX RATE PER $1000 (1939): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades; no construction hazards. Land improved 85%. Deed restrictions as to buildings, etc. have expired, protection against racial hazards still in force. Conveniences are all readily available. This is a very old area and was subdivided 30 or more years ago. Since expiration of building restrictions the district has inclined strongly to multiple family structures. Construction and maintenance of single-family dwellings are extremely heterogeneous, to which age and obsolescence has added its toll. Population is also inclined to heterogeneity, but is generally highly respectable. Many of the improvements indicate pride of occupancy. The location is a favorable one and is popular as a rental district with the working classes. The area has declined very slowly, but is now on the verge of becoming blighted. After reviewing all factors, it is concluded that the truest reflection will be given by assigning a "low yellow" grade.

Santa Monica

9. LOCATION: Chelsea-Arizona Dist SECURITY GRADE: 3rd. AREA NO.: 0-60. DATE: 3-7-39

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.