AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing.  
   b. Decreasing.  
   c. Static.  
   d. Yes.  
   e. Local business & professional men, white-collar workers, skilled artisans, etc. Income $1500-$7500.

2. BUILDINGS:  
   a. Type and Size: Predominating 85%.  
   b. Construction:  
   c. Average Age: 18 years.  
   d. Repair: Fair.  
   e. Occupancy: 97%.  
   f. Owner-occupied: 45%.  
   g. 1935 Price Bracket: $3000-4000.  
   h. 1937 Price Bracket: $3500-4500.  
   i. 1939 Price Bracket: $3500-4000.  
   j. Sales Demand: Slow.  
   k. Predicted Price Trend: Static.  
   l. 1935 Rent Bracket: $22.50-32.50.  
   m. 1937 Rent Bracket: $27.50-37.50.  
   n. 1939 Rent Bracket: $30.00-40.00.  
   o. Rental Demand: Fair.  
   p. Predicted Rent Trend: Static.  

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price:  
   b. How Selling: Owner built.  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 2.  

5. SALE OF HOME PROPERTIES (last yr.):  
   a. HOLC: 24.  
   b. Institutions: Many.  

6. MORTGAGE FUNDS: Limited. 7. TOTAL TAX RATE PER $1000 (1937-1938): $52.70.

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level. No construction hazards. Land improved 98%. Deed restrictions are or have expired. Zoning is very generally single-family residential. Conveniences are all readily available. This subdivision was placed upon the market some 25 years ago by the Los Angeles Investment Co., and has now reached the saturation point. Construction is of low standard quality and maintenance is only fair. Uniform setbacks are helpful, but do not offset lack of harmony in architectural designs. Population is largely local in character, which minimizes favorable influence of the better grade districts to the west. The increasing number of multiple family structures of indifferent quality are believed to indicate the general trend of the neighborhood. The area as a whole is definitely declining and is accorded a "medial yellow" grade.


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.