AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Small business men, white-collar clerical workers, skilled artisans, etc.
   c. Foreign Families: 0 % Nationalities
   d. Negro: 0 %
   e. Shifting or Infiltration: Infiltration of lower income groups a possibility.

2. BUILDINGS:
   a. Type and Size: 4 & 5 room bungalows
   b. Construction: Frame & stucco (largely frame)
   c. Average Age: 14 years
   d. Repair: Fair
   e. Occupancy: 99%
   f. Owner-occupied: 55%
   g. 1935 Price Bracket: $1750-2750
   h. 1937 Price Bracket: $2250-3250
   i. 1939 Price Bracket: $2250-3250
   j. Sales Demand: Fair to good
   k. Predicted Price Trend: Static to down
   l. 1935 Rent Bracket: $17.50-30.00
   m. 1937 Rent Bracket: $22.50-35.00
   n. 1939 Rent Bracket: $25.00-35.00
   o. Rental Demand: Steady
   p. Predicted Rent Trend: Static to softer

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: $3500-$4800
   b. How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 9
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 13
   b. Institutions: Few

6. MORTGAGE FUNDS: Limited & selective

7. TOTAL TAX RATE PER $1000 (1937-8): $54.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling. Land improved 80%. Partially deed restricted, but provisions and enforcement is said to be questionable. Zoning is mixed but predominantly single-family residential. Conveniences are all reasonably available. This is one of the older sections of Inglewood and includes a number of subdivisions dating from 1920. The last development of this kind was placed on the market some 4 years ago by the Los Angeles Investment Co. Construction ranges from substandard to standard quality and maintenance, while generally fair, is spotted. Population, improvements and architectural designs are inclined toward heterogeneity. Lot sizes also lack uniformity. The southern part of area is of slightly lower grade than the balance, probably due to adjacency to Inglewood Park Cemetery. A large chicken ranch and poultry dressing plant is located in the extreme western part and unfavorably affects nearby properties. The area in different parts will grade from high to low yellow, and as a whole is accorded a "medial yellow" grade.

9. LOCATION: Inglewood

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.