AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: White collar, factory & oil well workers, skilled artisans, aircraft mechanics, etc. Income $1200-22400
   c. Foreign Families: 0%
   d. Negro: 0%

2. BUILDINGS:
   a. Type and Size: 4 & 5 rooms
   b. Construction: Frame & stucco
   c. Average Age: 15 years
   d. Repair: Fair
   e. Occupancy: 98%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $1750-3000
   h. 1937 Price Bracket: $2000-3250
   i. 1939 Price Bracket: $2000-3250
   j. Sales Demand: Slow
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $15-20
   m. 1937 Rent Bracket: $17.50-25.00
   n. 1939 Rent Bracket: $17.50-25.00
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   Type & Price: 14000-14250

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC: 6
   b. Institutions: Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937-38): $54.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Land improved 65%. Zoning is mixed, but it is predominantly single-family residential. Conveniences are all reasonably available. Public improvements are of good character. This is an old residential district largely populated by working people. The area was more or less dormant for a number of years, but since the advent of FHA Title II financing a moderate amount of building has taken place. Construction ranges from substandard to low grade standard quality. Maintenance is very spotted and is only fair at best. Architectural designs are not appealing, setbacks are not uniform, and single-family improvements are mixed with duplexes and bungalow courts, all of which give the district a crowded and heterogeneous aspect. North of Manchester Blvd. transition to business and income development is noticeable. Regardless of all these derogatory factors the area is a popular one and new improvements of the past several years have done much to tone it up, and it is thought that further decline will be a slow process. The area is therefore accorded a "medium yellow" grade.

9. LOCATION: Inglewood
   SECURITY GRADE: 3rd
   AREA NO.: 2-105
   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.

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