AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Slowly
   d. Rapidly

   Local professional & business men, white collar, oil well
   & WPA workers, Income $700-$1800

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.)

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

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

6. MORTGAGE FUNDS:
   a. Selective
   b. Limited & Limited

7. TOTAL TAX RATE PER $1000 (1937-)
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level. No construction hazards. Slight danger of floods. Land improved 50%. Many large homesites. There are no deed restrictions and only county zoning. Conveniences are reasonably available. Many streets are not improved. This area covers the unincorporated town of Pico, a little settlement on the State Highway 101. The town is over 25 years old and there is no apparent economic reason for its existence. It is therefore considered a suburb of Whittier, which is its nearest commercial center. There are a few small business houses located on the highway. Construction runs from cheap substandard to standard. Maintenance is spotted with a wide range in quality. Population is fairly homogeneous. Improvements are heterogeneous in aspect. The new construction is largely in the northwest part of area. Indications are that there will be little change in desirability during the next 10 years. The area is accorded a "low yellow" grade.

9. LOCATION Pico SECURITY GRADE 3rd - AREA NO. 51-31 DATE 4/26/39