AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Moderately
   b. Class and Occupation: Professional & Business men, minor oil well executives, white collar workers, etc. Income $2000 to $3500
   c. Foreign Families: 0 %
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 room bungalows
   b. Construction: Frame and stucco
   c. Average Age: 8 years
   d. Repair: Good
   e. Occupancy: 90%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $3500-4750
   h. 1937 Price Bracket: $4000-5500
   i. 1939 Price Bracket: $4000-5500
   j. Sales Demand: Fair to good
   k. Predicated Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $20-45
   m. 1937 Rent Bracket: $35-50
   n. 1939 Rent Bracket: $35-50
   o. Rental Demand: Good
   p. Predicated Rent Trend (next 6-12 months): Static

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 1
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample (FHA)

7. TOTAL TAX RATE PER $1000 (1937) $52.05
   County $37.80 - City $14.25

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   i. Terrain: Level with favorable grades. No construction hazards. Land improved 85%. Deed restrictions both as to improvements and population east of Long Beach Blvd. Zoning is predominantly single family with multi-family permitted in parts of area west of Long Beach Blvd. Conveniences are only reasonably available with transportation limited to bus service. Some street improvements are not up to standard. Lack of trunk sewers west of Long Beach Blvd. is also a matter of note. This area has been developing for the past 15 years, but its greatest activity has been within past few years due to FHA Title II financing. That part of area west of Atlantic Blvd. is older and has some two story dwellings and multi-family structures, the latter being confined to blocks adjacent to Long Beach Blvd. This area is very similar to the "blue" area to the north with which part of it would have been included except for its close proximity to oil well development to south. New improvements have been largely confined to part east of Atlantic Blvd. Construction is of standard quality and maintenance is of good character. Architectural designs of new improvements are attractive, but development of western part south of 37th St. is somewhat heterogeneous. Lot values range from $15 to $20 per front foot and are said to be stable at these figures. While proximity to oil well development is seemingly not a deterrent they are thought to be a subversive influence and the area is therefore accorded a "medial yellow" grade.

9. LOCATION: Bixby Heights SECURITY GRADE 3rd AREA NO. C-152 DATE 5/3/39