tion, offering 10¢, 15¢, and 25¢ fares on a zone basis. Owing to the level character of the terrain, which facilitates walking, and the fact that travel by private conveyance is fairly universal, transportation facilities do not enter into residential valuation to nearly the extent that they do in many communities.

The City of San Jose is said to have 156 miles of paved streets; however, it is not believed that to exceed 50% of the platted streets are adequately improved.

The water system, which is privately owned, delivers water of good quality to all parts of the community. Street lighting, however, which is also supplied by a private company, can hardly be called sufficient in some of the districts.

There is not a full coverage of city sewage, and many of the newer, outlying districts still are dependent upon privately constructed septic tanks for disposal. This condition, however, is probably only temporary as it is understood that the city is committed to a program of rapid expansion along this line.

The elementary school system is apparently adequate and of splendid quality, but there is a very apparent lack of high school facilities. That this is realized by the authorities is shown by the fact that three sites for senior high schools have been acquired, and it is understood will be improved within the next few years.

A sociological element, which has a bearing upon residential valuation, is the extremely heterogeneous character of the population of the community as a whole. As has been stated, the 1930 U. S. Census indicates that approximately 50% of the inhabitants of the community are "foreign born" or "American born of foreign parentage." This large foreign and semi-foreign population emanates from the peasant class and in a measure accounts for the fact that an unusually high percentage of the community's inhabitants are in the very low income groups. This is indicated by the fact that in twenty-eight of the thirty-five area descriptions, the estimated amount of annual family income begins with $1500 or less.