# AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. **Level with no construction hazards.** Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is ameliorated however, by a city pumping plant which is operated to overcome this hazard.
   b. **Favorable Influences.** Schools, churches, shopping centers and transportation conveniently available. Proximity to College of the Pacific. Homogeneous improvements and population.
   c. **Detrimental Influences.** See above.
   d. Percentage of land improved: 70% ;
   e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:
   a. **Occupation** Professional & business men, retired capitalists, etc.
   b. Estimated annual family income: $3000, up
   c. Foreign-born families: None
   d. Negro: No
   e. Infiltration of: Remote
   f. Relief families: None
   g. Population is increasing Rapidly; decreasing; static

3. BUILDINGS:
   a. **Type** Predominating 80% OTHER TYPE 20% OTHER TYPE ___________
      6 & 7 room 8 - 10 room
   b. Construction Predominating Brick & stucco
      Frame, stucco & brick
   c. Average Age 4 Years 4 Years Years
   d. Repair Predominating Good
      Good
   e. Occupancy Predominating 99% 99%
      99%
   f. Home ownership Predominating 90% 100%
      100%
   g. Constructed past yr. Predominating 25
   h. 1929 Price range $6500-11,000 100% $1000-11,000 100% $100%
   i. 1936 Price range $6000-10,000 90% $5000-15,000 90% $100%
   j. 1938 Price range $6000-10,000 90% $9000-15,000 90% $100%
   k. Sales demand Predominating 7000 - fair
      10,000 - fair
   l. Activity Predominating Poor
      Poor
   m. 1929 Rent range $50 - 60 100% $100 - 200 100% $100%
   n. 1936 Rent range $50 - 60 90% $100 - 200 90% $100%
   o. 1938 Rent range Predominating $50 - 60 100%
      $100 - 200 100%
   p. Rental demand Predominating 55 - good
      None for rent
   q. Activity Predominating Poor

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase: Ample
   b. Home building: Ample

5. CLARIFYING REMARKS:
   Fully deed restricted and zoned single family residential in both developed and hatched portions, the latter being very little improved except in its eastern portion. This is probably the most uniformly high grade area and the hatched portion bids fair to be a coming "hot spot" of the city. The area runs to mansion type structures, and quality of construction is of the best. Architectural designing also lends charm to the neighborhood. Area is only 70% developed and will probably remain tops for many years to come. Lot values run from $1250-$2000 for 50x100 foot lots, the latter figure applying only to a few choice locations. Area is accorded a "high price" grade.

6. **NAME AND LOCATION** Oxford Manor, Avondale, Lake Park SECURITY GRADE A AREA NO. 2