AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

b. Favorable Influences. Schools, churches, recreational areas and transportation conveniently available. Adjacent to Oak Park.

c. Detrimental Influences. Distance from city center, and shopping centers. Lack of any plan of development, zoning or deed restrictions. Being outside city limits fire and police protection are lacking. No sewerage system or fully improved streets.


2. INHABITANTS: Truck gardeners, farm laborers, a. Occupation and origins; b. Estimated annual family income $3000-1500.

c. Foreign-born families 15%; Italian predominating; d. Negro None; %

e. Infiltration of Not likely; f. Relief families Few.

g. Population is increasing Slowly; decreasing; static.

3. BUILDINGS:

   PREDOMINATING 80% OTHER TYPE 15% OTHER TYPE %

   a. Type 4 - 5 room 2 & 3 room

   b. Construction Frame "shack"

   c. Average Age 20 Years 20 Years

   d. Repair Poor to fair Poor

   e. Occupancy 96% %%

   f. Home ownership 75% %%

   g. Constructed past yr. 5

   h. 1929 Price range $2500-3000 100% $100 100% $100

   i. 1936 Price range $2000-2400 80% $ % $%

   j. 1938 Price range $2250-2700 90% $ % $%

   k. Sales demand $2500 - fair

   l. Activity Fair

   m. 1929 Rent range $15 - 25 100% $ % $100

   n. 1936 Rent range $12.50-20 80% $ % $%

   o. 1938 Rent range $15 - 25 100% $ % $%

   p. Rental demand $20 - good $ % $%

   q. Activity Fair


5. CLARIFYING REMARKS: There are no deed restrictions or zoning in this area. It is a laboring man's district and its population is inclined to be heterogeneous. New improvements indicate an upward tendency and informal sources agree in the belief that adjacent higher grade areas will favorably influence future development. New cross town arterial on southern boundary will be construction factor. This area is emblem of an anomaly. It is outside the city limits and evidently started as a sustenance homestead neighborhood. Present low quality of construction and evidence of lack of pride of occupancy does not warrant better than a "low yellow" grade.

6. NAME AND LOCATION Northern Stockton SECURITY GRADE C AREA NO. 1