NS FORM 8 10-1-37

AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

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

   b. Favorable Influences. Moderately convenient to schools, churches, and trading centers. Low taxes in northern part.

   c. Detrimental Influences. Distance from transportation. Northern part outside of city limits lacks sewers. Whole area is without fully improved streets.

   d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS: Factory workers, artisans
   a. Occupation service employees, common laborers

   b. Estimated annual family income $1200-1800

   c. Foreign-born families 10%; Italians predominating

   d. Negro None

   e. Infiltration of Possible

   f. Relief families Many

   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   a. Type 4-5 rooms

   b. Construction Frame

   c. Average Age 10 Years

   d. Repair Poor

   e. Occupancy 98%

   f. Home ownership 50%

   g. Constructed past yr. 15

   h. 1929 Price range $2000-2500 100% $ $ 100% $ 100%

   i. 1936 Price range $2200-2750 110% $ $ 100% $ %

   j. 1938 Price range $2200-2750 110% $ $ % %

   k. Sales demand $2500 - fair $ 

   l. Activity Fair

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

   n. 1936 Rent range $15 - 25 100% $ $ % %

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

   p. Rental demand $20 - poor $ 

   q. Activity Poor


5. CLARIFYING REMARKS: The hatched portion is zoned 2-family residential and the northern part is neither zoned or deed protected. The figures shown above apply only to developed portion, which is known as Mountain View Terrace. It is a low grade working man's district and while improvements indicate an upward trend, it is not believed that it will ever be more than a third grade area. Present conditions and prospects do not warrant higher than a low "yellow" grade.

Oaks

6. NAME AND LOCATION Mountain View Terrace & No. Fair/ SECURITY GRADE C AREA NO. 11