II. REAL ESTATE SITUATION

A. Security Area Map

The Security Area Map and the Area Descriptions which accompany this report were constructed after a detailed survey of the community had been made in company with Mr. James G. Stafford, Home Owners' Loan Corporation Division Appraiser for Northern California and Mr. G. E. French of the real estate firm of Inman's Inc., who also acts as Home Owners' Loan Corporation Fee Appraiser for Stockton. Based on this inspection of the individual areas a primary map was set up and submitted to the officials of the following financial institutions: American Trust Company, Bank of America, Capital Company, First National Bank, Stockton Savings and Loan Bank, San Joaquin Building and Loan Association, State Building and Loan Association, and the Stockton Land Loan and Building Association. A number of valuable suggestions were made and a number of them were incorporated in the final map which is submitted with this report.

During the progress of this work the following community characteristics were noted. The current trend of desirability is clearly to the northern and northwestern sections of the community.

There is a distinct drift to those areas which are outside the city limits. This is undoubtedly caused by the high taxes which prevail within the city limits, which have been discussed elsewhere. The racial trends outlined under I, C, in this report were also noted. None of the residential areas seemed over crowded and this conforms to the population density, which according to the 1930 Census was 1,825 persons per square mile in the city. In addition to the areas shown and graded on the map there is a district in the extreme western part of the community just east of the Stockton Golf and Country Club which is very sparsely improved at the present time, but which is said to give promise of being developed into a high-grade residential area. However this section is very low and at times of high tides hydrostatic pressure undoubtedly would cause a water seepage which would probably seriously affect foundations and basements. This same condition prevails to a greater or lesser extent in all of the areas north of Smith's Channel and west of Pacific Avenue. This is to an extent overcome by a pumping plant located near the junction of the San Joaquin and Calaveras Rivers, but it is thought that this is not sufficient to overcome the difficulty in the section mentioned.

B. Valuation shrinkage between 1929 and 1936.

It is exceedingly difficult to discuss price fluctuations between 1929 and 1936 for the reason that prices had already been shrinking for three or four years.