1. AREA CHARACTERISTICS:
   a. Description of Terrain. Low with no construction hazards.
   
b. Favorable Influences. Convenience to transportation, schools, churches, and trading center. Low tax burden (outside of city). In general direction of city's growth.

c. Detrimental Influences. Inadequate public utilities and improvements, including sewers. Majority of streets have center paving only. Outside city limits and, therefore, has limited police and fire protection.


2. INHABITANTS:
   a. Occupation: Small business men, white collar workers, skilled and semi-skilled artisans;
   b. Estimated annual family income $1200-1800;
   c. Foreign-born families Few%; d. Negro None; e. Infiltration of Remote; f. Relief families Few; g. Population is increasing Slowly; decreasing, static.

3. BUILDINGS:
   a. Type 5-6 rooms;
   b. Construction: Frame & stucco;
   c. Average Age 15+ Years;
   d. Repair: Fair to good;
   e. Occupancy 97%;
   f. Home ownership 67%
   g. Constructed past yr. 5;
   h. 1929 Price range $2500-4000 100%;
   i. 1935 Price range $1750-3000 70%;
   j. 1938 Price range $2000-3250 80%;
   k. Sales demand: All prices - good;
   l. Activity: Good;
   m. 1929 Rent range $15-30 100%;
   n. 1935 Rent range $15-25 80%;
   o. 1938 Rent range $15-27.50 90%;
   p. Rental demand: All prices - good;
   q. Activity: Good;


5. CLARIFYING REMARKS: An old development outside the city. Restrictions have expired & area is unzoned. Construction is very cheap to medium grade but well maintained. There are several very high grade houses (prices omitted above) on Stockton Blvd. near Yosemite. These units are considered over-improvements but they have a stabilizing effect on the district. Area fills a definite need for semi-suburban homes and the section is thought to have possibilities if unplatted area is well handled in development. Area is accorded a provisional "mediocre yellow" grade.