

REfax Premium Report

Curated by REai Inc

316 Coventry Road, Decatur, GA, 30030

\$354900, 2 bd, 1 ba, 1044 sqft



Property Overview

Lovely *2BR/1BA* home plus basement in sought after Ponce De Leon Heights. Fresh two toned interior paint. Hardwood floors upon entry! Living room with fireplace. Kitchen with stainless steel appliances and new granite countertops. Separate breakfast nook and dining area! Deck patio in fully fenced backyard. Local schools nearby. Minutes from Downtown Decatur with shopping and dining! Come view this home today!

REai House condition analysis



1. Indoor no major renovation is required
2. Outdoor overall good condition, although some curled or buckling shingles detected, a new roof or certain repair will be needed in a few years ahead.
3. Minor work on the siding needed
4. Image analysis report: Small holes detected in few spots in siding from the outside pictures on the house. On roof, some irregularities detected in the

picture of roof where some gaps observed resulting from buckling, as well as need thorough cleaning on the roof.

Price Prediction

1. The price of this house is predicted go up by \$45k-\$55k next year.
2. The price of this neighborhood is expected to go up by \$30k-40k next year.

Property Details

- **Type:**Single Family
- **Year built:**1942
- **Heating:**Forced air
- **Cooling:**Central
- **Parking:**1 space
- **Lot:**8,712 sqft
- **Price/sqft:**\$340
 - **Beds:**2
 - **Main Level Bedrooms:**2
- **BATHROOMS**
 - **Main Level Bathrooms:**1
- **HEATING AND COOLING**
 - **Heating:**Forced air
 - **Heating:**Gas
 - **Cooling:**Central

Exterior features

- **PATIO**
 - Deck
 - Porch
 - Patio
- **YARD**
 - Lawn
 - Fenced Yard

- Garden

School Details

- **Elementary school:** Clairemont Elementary School (5/5 star)
 - Grades: K-3, students: 355, Type: Public
 - <https://www.greatschools.org/georgia/decaturn/678-Clairemont-Elementary-School/>
- **Middle school:** Renfroe Middle School (4.5/5 star)
 - Grades 6-8, 1013 students, Type: Public
 - <https://www.greatschools.org/georgia/decaturn/676-Renfroe-Middle-School/>
- **High school:** Decatur High School (4/5 star)
 - Grades 9-12, 1158 students, Type: Public
 - <https://www.greatschools.org/georgia/decaturn/682-Decatur-High-School/>

Neighborhood Crime Details

- 7 Theft
- 5 Assault
- 3 Arrest

Crime Details

Feb 24, 2019

Larceny. UCR #: 0640. Disclaimer: This is from the Atlanta police crime incident log. Information is preliminary data and is subject to change.

Feb 11, 2019

THEFT BY TAKING. DATA PROVIDED BY DECATUR POLICE DEPARTMENT

Jan 22, 2019

Larceny Free Text

Jan 05, 2019

Theft Of Other Vehicle

Dec 07, 2018

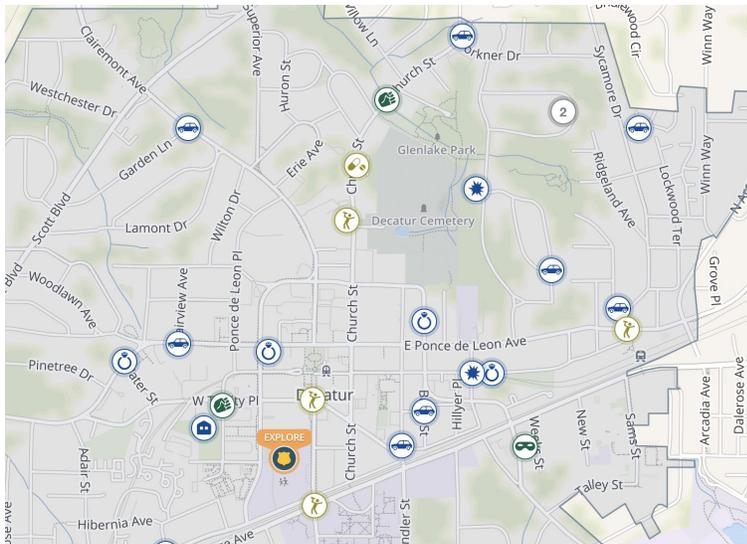
ENTERING AUTO. DATA PROVIDED BY DECATUR POLICE DEPARTMENT

Dec 06, 2018

ENTERING AUTO. DATA PROVIDED BY DECATUR POLICE DEPARTMENT

- <https://spotcrime.com/mobile/crime/?122240570-f4a04b997efc6821b9d1af3ab1025c28>
- <https://spotcrime.com/mobile/crime/?122235700-052af7f57418205eb305d37921ecc2fc>
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- <https://spotcrime.com/mobile/crime/?122018470-e15865ca60a4e0245e85df0bc08512da>

Crime Map in this neighborhood



Restaurant Details

- Farm Burger - Decatur

- Chai Pani
 - Dancing Goats Coffee Bar
 - Brick Store Pub
 - The Iberian Pig
 - Taqueria Del Sol
 - Leon's Full Service
 - The Pinewood
 - No. 246
 - Raging Burrito & Taco
-

Grocery Stores Near this Property

- Greene's Fine Foods
 - Rocket Fizz
 - Wahoo Wine and Provisions
 - Splash of Olive
 - Kroger
 - Smoothie King
 - Savi Provisions
 - Edible Arrangements
-

Neighborhood Information: West Clairemont

Seller's market

There are more interested buyers than homes for sale.

Neighborhood home value

30030 home values have gone down **1.7 %** over the past 12 months.

One-year prediction

REai predicts the home values in West Clairemont will fall **0.9%** in the next year.

Median home comparison

This home is valued **30%** lower than the median home in West Clairemont

City Information

Decatur, GA has a population of 21,210 people with a median age of 35.2 and a median household income of \$81,598. Between 2015 and 2016 the population of Decatur, GA grew from 20,605 to 21,210, a 2.94% increase and its median household income declined from \$81,970 to \$81,598, a 0.45% decrease.

The population of Decatur, GA is 66.9% White, 20.6% Black, and 4.52% Asian. 11.6% of the people in Decatur, GA speak a non-English language, and 95.9% are U.S. citizens.

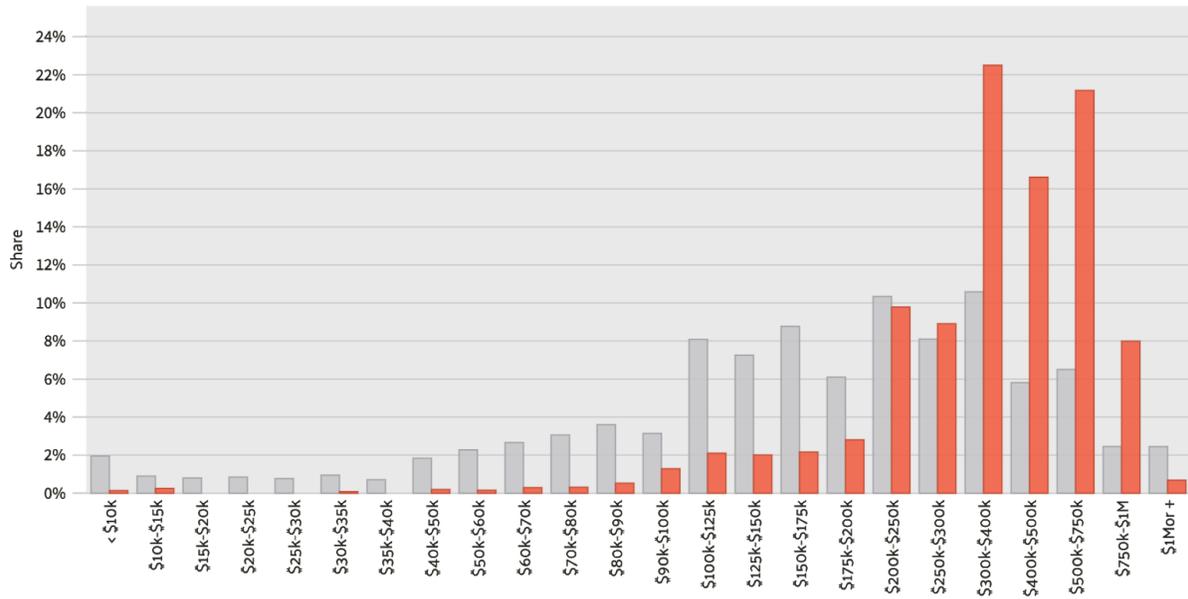
The largest universities in Decatur, GA are **DeVry University-Georgia**, with 806 graduates, **Agnes Scott College**, with 217 graduates, and **Columbia Theological Seminary**, with 63 graduates.

The **median property value** in Decatur, GA is **\$384,300**, and the homeownership rate is 63.5%. Most people in Decatur, GA **commute by Drive Alone**, and the average commute time is **22.7 minutes**. The average car ownership in Decatur, GA is 2 cars per household.

Decatur, GA is a census place located in **DeKalb County**, GA. It borders Atlanta, GA; Avondale Estates, GA; Belvedere Park, GA; Druid Hills, GA; North Decatur, GA; and Scottdale, GA.

Property Value in Decatur, Ga

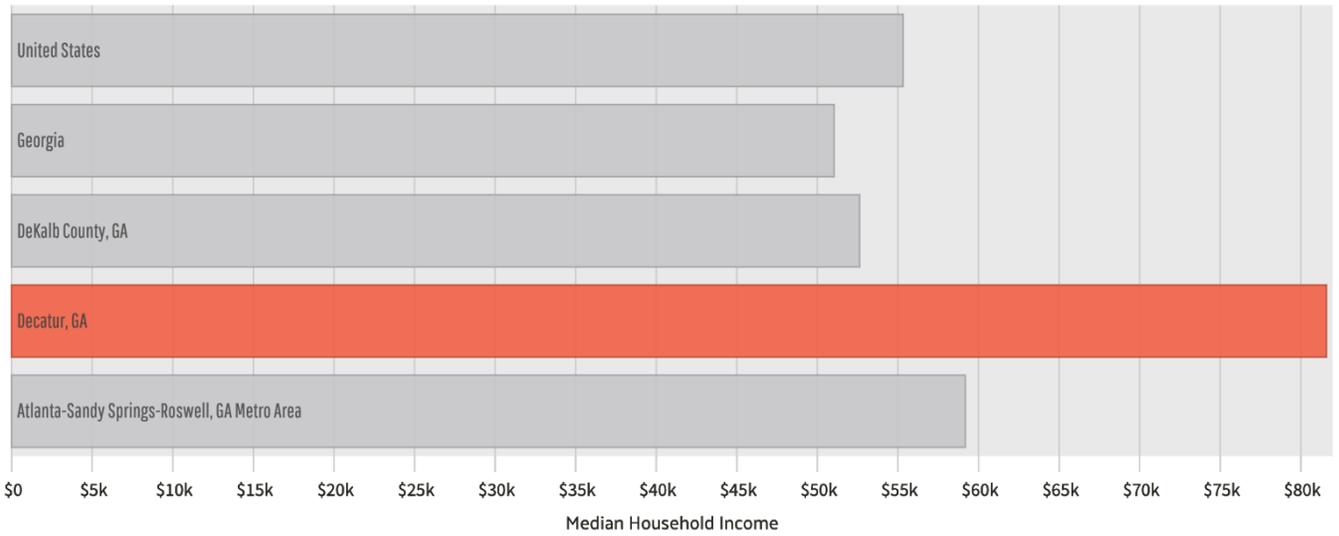
Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.



Median Household Income

Median Household Income in Decatur, Ga

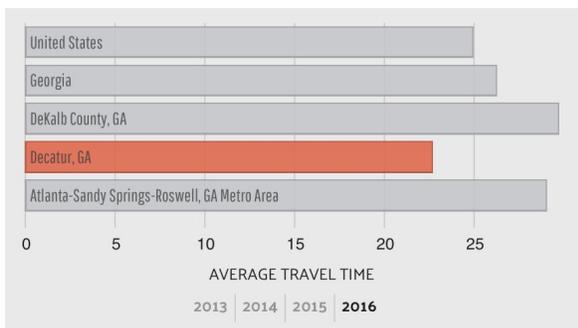
The closest comparable data for the census place of Decatur, GA is from the state of Georgia.



Commute Information

Average Travel Time:

22.7 minutes

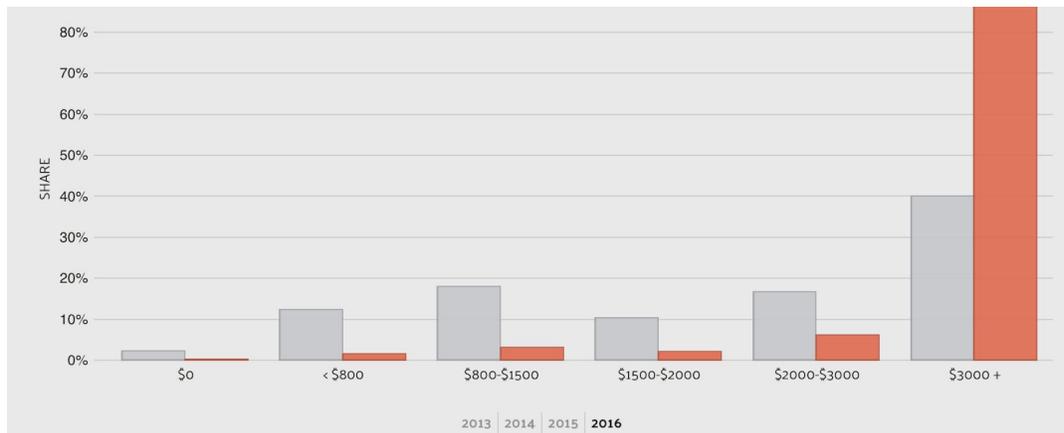


Mass transit

- [Avondale MARTA Station](#)
- [Decatur MARTA Station](#)
- [East Lake MARTA Station](#)

Property Taxes

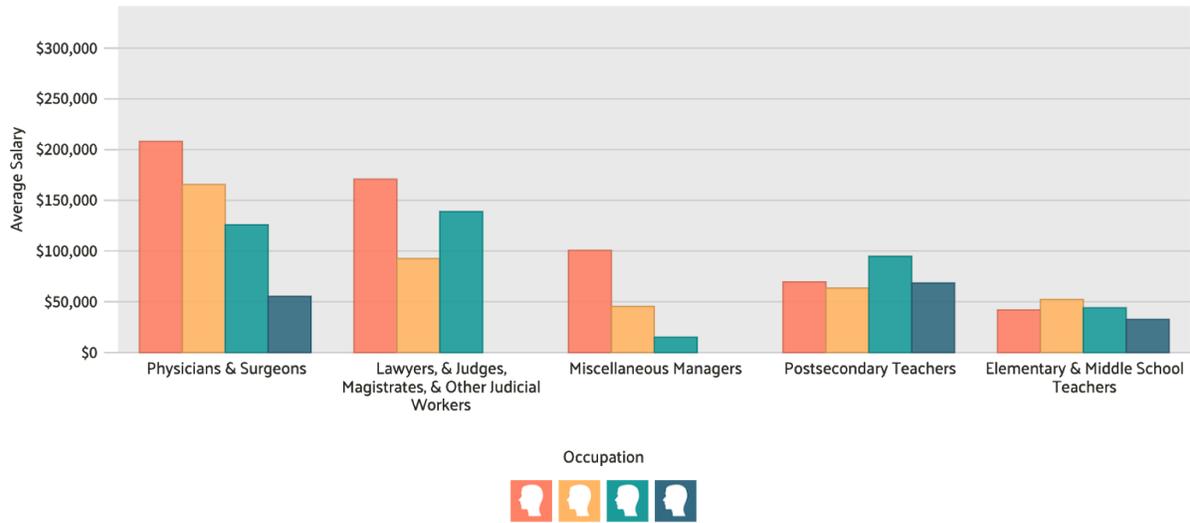
Average Taxes: \$3k+



Wage by Race & Ethnicity in Common Jobs

Wage by Race & Ethnicity in Common Jobs in Decatur, Ga

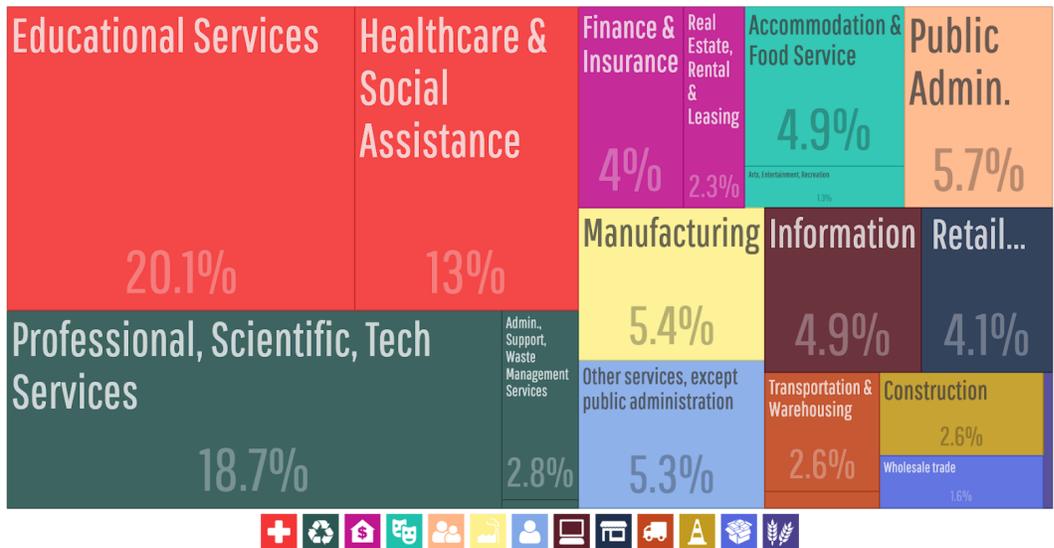
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Employment By Industries

Employment by Industries in Decatur, Ga

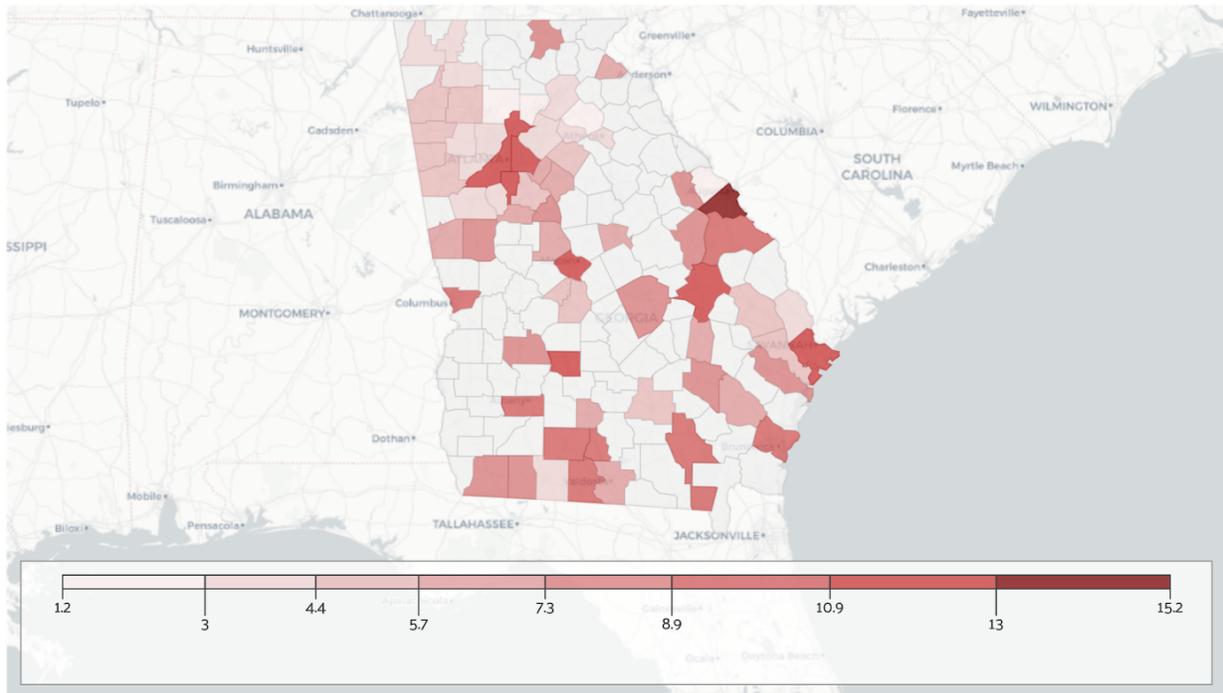
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Home and Crime Information

Homicide & Crime in Decatur, Ga

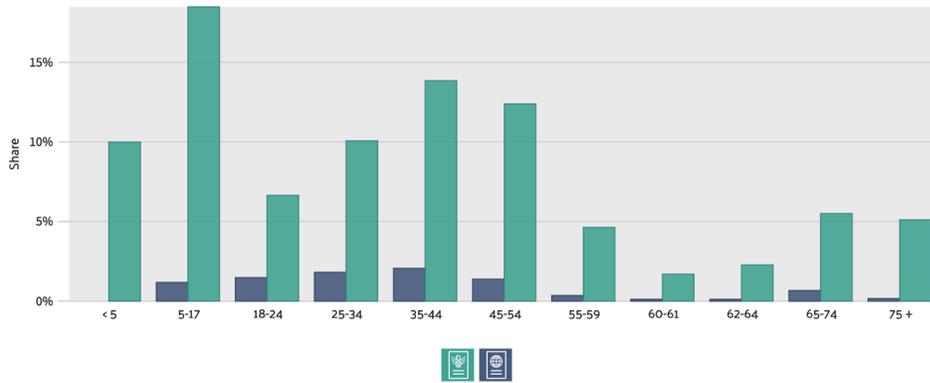
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Age by Nativity

Age by Nativity in Decatur, Ga

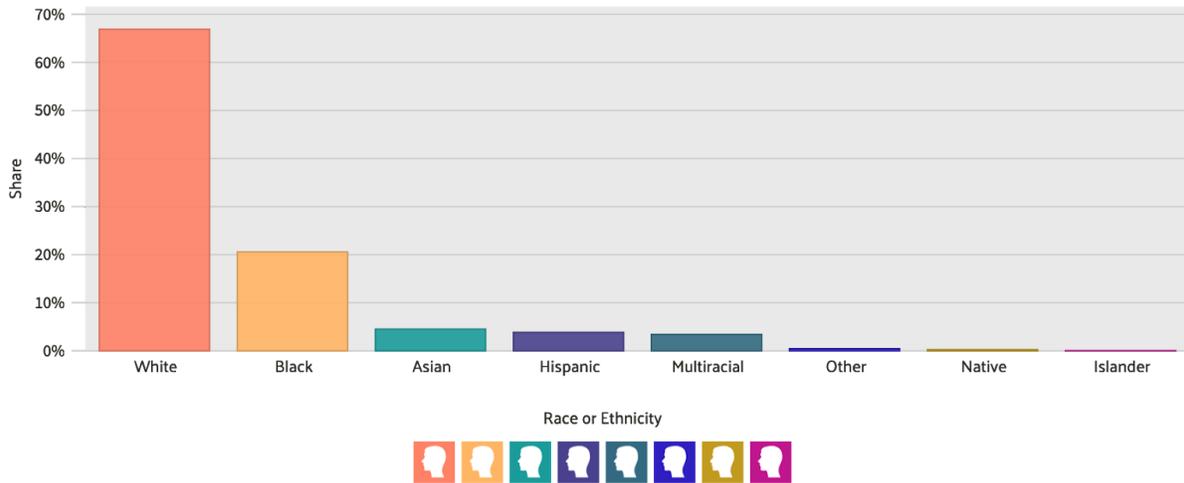
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Race and Ethnicity Information

Race & Ethnicity in Decatur, Ga

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Major Events

1. Decatur Arts Festival
2. Amplify Music Fest

3. AJC Decatur Book Festival
4. Jeff Tweedy(Eddie's Attic)
5. Decatur Craft Beer Festival
6. Decatur Lantern Parade
7. The Atlanta Hungarian Festival
8. Blues & Bluegrass Festival
9. Decatur Maker's Faire

Notable residents in Decatur, GA

- [Keri Hilson](#) - singer, actress
- [Emily Jacobson](#) (born 1985), saber fencer
- [Jan Hooks](#) (1957 - 2014), American actor and comedian
- [Mark David Chapman](#)- Killed John Lennon
- [Michael Stipe](#) - lead vocalist, REM

Hospitals in Decatur:

1. *DECATUR (ATLANTA) VA MEDICAL CENTER* (Government Federal, provides emergency services, 1670 CLAIRMONT ROAD)
2. *DEKALB MEDICAL CENTER* (Voluntary non-profit - Private, provides emergency services, 2701 N DECATUR ROAD)
3. *DEKALB MEDICAL CENTER AT DECATUR* (450 NORTH CANDLER STREET)
GEORGIA REGIONAL DEV LNG CTR (3073 PANTHERSVILLE ROAD)
4. *GEORGIA REGIONAL HOSP ATLANTA* (provides emergency services, 3073 PANTHERSVILLE ROAD)