MATCHING HEARTS AND HOMES®

PROPERTY GUIDE



1899 Ridgemont Lane
Decatur, GA 30033

Presented by:

Dexter Alexander Culbreath

Atlanta Fine Homes

Sotheby's INTERNATIONAL REALTY

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Residential - Attached
MLS #: 7867742
1899 Ridgemont Lane
City: Decatur
County: Dekalb - GA
Subd/Comp: Overlook On Clairmont

Availability: No conditions
Broker: ATFH03

State: Georgia, 30033
Lake: None

	Bdrms	Baths	Hlf Bth
Upper	2	2	0
Main	0	0	1
Lower	1	1	0
Total	3	3	1

SCHOOLS

Elem: Briar Vista — **Bus Rte:** Y
Middle: Druid Hills — **Bus Rte:** Y
High: Druid Hills — **Bus Rte:** Y

Subtype: Townhouse
Levels/Stories: 3 or more
Year Built: 2009
Acres/Source: 0.0200 / Public Records
Common Walls: 2+ Common Walls
Const: Brick Front, Cement Siding
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 1,950 / Appraiser — **$/SF:** $261.54
Above Grade Finished Area: 1,950
Below Grade Finished Area: 0
Below Grade Unfinished Area: 0
Ownership: Condominium — **# of Units:** 64
Foundation: Slab

Public: Evening settles in, the gas fireplace glows, and the hardwood carries that warmth from the kitchen island straight into the living room. This is a main level that gives every gathering a natural center: granite counters with room to spread out, stainless appliances that keep pace with the host, and cabinetry generous enough to keep the day's clutter out of sight. Climb the stairs and the pace slows. The primary suite is a study in calm, with separate vanities, a stand-alone shower, and a trey ceiling overhead. Crown molding and recessed lighting add a refined, timeless polish, and closets are plentiful throughout. Step onto the private deck and the rest of the evening is yours. Overlook at Clairmont sits in a sought-after corner of Decatur, with Toco Hills' shops and restaurants, Mason Mill Park's trails, Emory, the CDC, and the VA close by, and downtown Decatur just beyond. A brand-new 2026 roof, a two-car garage with overhead storage, and a washer and dryer that stay make low-maintenance living the default, with exterior upkeep handled by the association. Schedule a private tour and imagine your first chapter here.

ROOMS

Bedroom: Roommate Floor Plan, Other
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island, Pantry, Stone Counters
Dining: Open Concept
Laundry: In Hall, Laundry Room, Upper Level
Rooms: Living Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Disposal, Dryer, Electric Oven, ENERGY STAR Appliances, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Washer
Basement: Daylight, Driveway Access, Exterior Entry, Finished, Finished Bath, Interior Entry
Community: Dog Park, Homeowners Assoc, Near Beltline, Near Public Transport, Near Schools, Near Shopping, Near Trails/Greenway, Sidewalks, Street Lights
Cooling: Ceiling Fan(s), Central Air
Electric: 220 Volts
Exterior: Private Entry, Rain Gutters
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Log, Gas Starter, Living Room
Flooring: Carpet, Ceramic Tile, Hardwood
Grn Bld Cert:
Green Eff: HVAC, Thermostat, Windows
Grn Gen: None
Heating: Heat Pump, Natural Gas
HERS Index:
Horse Amen: None
Interior: Disappearing Attic Stairs, Double Vanity, Entrance Foyer 2 Story, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, High Ceilings 9 ft Lower, High Speed Internet, Tray Ceiling(s), Walk-In Closet(s)
Lot Features: Landscaped, Level
Other Equip: None

Other Struct: None
Parking Feat: Garage, Garage Door Opener, Garage Faces Front
Parking — **Carports:** — **Garages:** 2 — **Parking:** 0
Patio/Porch: Deck
Pool Features: None
Pool Private: No
Road Front: Other
Road Surface: Asphalt, Paved
Roof: Composition
Security: Open Access, Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
View: Other
Water Frntage: 0
Waterfront: None
Water Ament: None
Water Source: Public
Windows: Insulated Windows, Plantation Shutters

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 18-104-02-090
Land/Lot: 104 — **District:** 18
Plat Book/Page:
Listing Conditions: Standard
HOA Phone:
Association Fee: $405 / Monthly
Master Assoc Fee: $0
Assoc Includes: Insurance, Maintenance Grounds, Maintenance Structure, Reserve Fund
Mgmt Co: Heritage Property Mgmt
Legal Description: N/A
Original List Price: $510,000

PPIN #/APN: 5461319
Representitive of Property: No
Section/GMD:
Deed Book/Page:
Special Circumstances: None
HOA Rent Restriction: No
Swim/Tennis: $0
Home Warranty: No
Phone: 770-451-8171

Tax/Tax Year: $6,133 / 2025
# of Units to Be Built: 0
Lot: — **Block:**
Land Lease: No — **Lot Dim:** X

Assessment Due/Contemplated: No
Initiation Fee: $0 — **FHA Condo:** No
Financing: Cash, Conventional, VA Loan

Email: Dfoxx@heritageproperty.com

Act DOM: 0

Thursday, November 12, 2026 3:29 PM — **Requested By: Dexter Alexander Culbreath**

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2026 FMLS

Area Schools

RATING	SCHOOL	TYPE	PHONE	DISTANCE
NA	THE GODDARD SCHOOL - DECATUR	Private/pk-kg	(404) 480-8220	0.4 mi
NA	21 CENTURY STEM ACADEMY	Private/kg-10	(404) 343-2447	0.6 mi
NA	CLAIRMONT PRESBYTERIAN KINDERGARTEN	Private/pk-kg	(404) 634-4212	0.6 mi
NA	INTOWN COMMUNITY SCHOOL	Private/kg-8	(404) 633-8081	0.7 mi
NA	TORAH DAY SCHOOL OF ATLANTA	Private/kg-8	(404) 982-0800	0.8 mi
6	DRUID HILLS HIGH SCHOOL	Public/9-12	(678) 874-6302	0.9 mi
NA	TEMIMA HIGH SCHOOL	Private/9-12	(404) 315-0507	1.0 mi
NA	STILL WATERS LEARNING CENTER	Private/pk-8	(770) 449-4125	1.2 mi
NA	MARCUS INSTITUTE SCHOOL	Private/ug	(404) 419-4459	1.2 mi
NA	GLENN SCHOOL	Private/pk-kg	(404) 634-6494	1.3 mi
6	INTERNATIONAL COMMUNITY SCHOOL	Charter/kg-5	(404) 499-8969	1.3 mi
NA	YESHIVA OHR YISRAEL OF ATLANTA	Private/9-12	(404) 320-1444	1.4 mi
NA	CLIFF VALLEY SCHOOL	Private/pk-8	(678) 302-1302	1.4 mi
7	BRIAR VISTA ELEMENTARY SCHOOL	Public/pk-5	(678) 874-5902	1.5 mi
NA	HESS ACADEMY	Private/pk-8	(678) 308-6380	1.6 mi
NA	ANNUNCIATION DAY SCHOOL	Private/pk-6	(404) 565-2850	1.6 mi
NA	WESTCHESTER ELEMENTARY SCHOOL	Public/pk-2	(404) 370-4400	1.6 mi
9	KITTREDGE MAGNET SCHOOL	Public/4-6	(678) 874-6602	1.6 mi
NA	ANNUNCIATION DAY SCHOOL	Private/pk-8	(404) 565-2850	1.6 mi
NA	JOHN ROBERT LEWIS ELEMENTARY SCHOOL	Public/pk-5	(678) 874-1502	1.7 mi

Great! SCHOOLS.org



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
THE GENERAL MUIR	Delis	0.92 mi	1349 REVIEWS
SILLA DEL TORO	Tapas/Small Plates	0.74 mi	111 REVIEWS
WHEELHOUSE CRAFT PUB AND KITCHEN	Pubs	1.54 mi	283 REVIEWS
SALARYMAN TOCO HILLS	Japanese	0.7 mi	111 REVIEWS
THE PO'BOY SHOP	Cajun/Creole	0.99 mi	676 REVIEWS
GOLDEN DROPS CAFÉ	Coffee & Tea	0.12 mi	372 REVIEWS
TENYA JAPANESE EATERY	Japanese	1.05 mi	171 REVIEWS
COMMUNITY Q BBQ	Barbeque	1.0 mi	1032 REVIEWS
SRITHAI THAI KITCHEN & SUSHI BAR -EMORY	Sushi Bars	0.93 mi	121 REVIEWS
DOUBLE ZERO	New American	1.44 mi	294 REVIEWS
AUTHENTIC HAND PULLED NOODLE HOUSE	Noodles	1.02 mi	47 REVIEWS
MOBAY SPICE	Caribbean	0.6 mi	165 REVIEWS
BULLGOGI	Poke	1.13 mi	247 REVIEWS
DESTA ETHIOPIAN KITCHEN	Ethiopian	1.85 mi	2355 REVIEWS
MASTI FUN INDIAN STREET FOOD	Indian	0.64 mi	656 REVIEWS
CHE BUTTER JONEZ	Halal	2.73 mi	227 REVIEWS

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1899 Ridgemont Ln, Decatur, GA 30033-4051, Dekalb County

Active Listing

APN: 18-104-02-090 CLIP: 2138529365



MLS Beds	MLS Full Baths	MLS Half Baths	MLS List Price	MLS List Date
3	**3**	**1**	**$510,000**	**11/12/2026**
MLS Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
1,950	**871**	**2009**	**TH/RH**	

COMMUNITY INSIGHTS

Median Home Value	**$507,989**	School District	**DEKALB COUNTY**
Median Home Value Rating	**7 / 10**	Family Friendly Score	**11 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**13 / 100**	Walkable Score	**51 / 100**
Total Incidents (1 yr)	**145**	Q1 Home Price Forecast	**$513,191**
Standardized Test Rank	**55 / 100**	Last 2 Yr Home Appreciation	**3%**

LOCATION INFORMATION

Subdivision	**Overlook At Clairmont**	Traffic	
Municipality/Township	**Unincorporated**	Location Influence	
School District Code		Zoning	
Census Tract	**215.06**	Flood Zone Code	**X**
Carrier Route	**C001**	Flood Zone Panel	**13089C0062K**
Township Range Sect		Flood Zone Date	**08/15/2019**
Neighborhood Code	**2739**	Within 250 Feet of Multiple Flood Zone	**No**
Topography			

TAX INFORMATION

Parcel ID	**18 104 02 090**	Tax District Area	**04**
Tax ID	**18-104-02-090**	Tax Appraisal Area	
Alt APN	**5461319**	City Taxes	
Block No.		County Tax	**$6,133**
Lot No.		Exemption(s)	
% Improved	**80%**		
Legal Description			

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$200,160**	**$201,600**	**$176,000**
Assessed Value - Land	**$40,000**	**$40,000**	**$35,080**
Assessed Value - Improved	**$160,160**	**$161,600**	**$140,920**
YOY Assessed Change ($)	**-$1,440**	**$25,600**	
YOY Assessed Change (%)	**-0.71%**	**14.55%**	
Market Value - Total	**$500,400**	**$504,000**	**$440,000**
Market Value - Land	**$100,000**	**$100,000**	**$87,700**
Market Value - Improved	**$400,400**	**$404,000**	**$352,300**
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$5,254**		
2024	**$6,428**	**$1,174**	**22.35%**
2025	**$6,133**	**-$295**	**-4.59%**

CHARACTERISTICS

Land Use - Universal	**Townhouse/Rowhouse**	Finished Basement Area	**325**
Land Use- State		Unfinished Basement Area	
Land Use - County	**Residential**	Bsmt Finish	
Lot Acres	**0.02**	Fireplaces	**1**
Lot Area	**871**	Floor Cover	
Lot Frontage		Heat Type	
Lot Depth		Heat Fuel Type	
# of Buildings	**1**	Cooling Type	**Central**
Building Type	**Townhouse**	Interior Wall	

Year Built	**2009**	Other Rooms	
Effective Year Built		Exterior	**Frame**
Stories	**Tax: 2 MLS: 3**	Roof Material	
Style	**Townhouse**	No. Parking Spaces	**MLS: 2**
Building Sq Ft	**Tax: 2,275 MLS: 1,950**	Parking Type	**Built-In Garage**
Gross Area	**Tax: 2,275 MLS: 1,950**	Garage Type	**Built-In**
Above Gnd Sq Ft	**1,950**	Garage Capacity	**MLS: 2**
Ground Floor Area	**975**	Garage Sq Ft	**625**
Total Rooms	**5**	Patio Type	**Wood Deck**
Bedrooms	**Tax: 2 MLS: 3**	Patio/Deck 1 Area	**140**
Total Baths	**4**	Porch	**Open Porch**
Full Baths	**3**	Porch Type	**Open Porch**
Half Baths	**1**	Porch 1 Area	**25**
Bath Fixtures		Pool	
Kitchens		Sewer	
Dining Rooms		Water	
Living Rooms		Electric Service Type	
Family Rooms		Condition	**Average**
Basement Type	**MLS: Slab**	Pool Size	
Basement Sq Feet	**325**		

RENTAL TRENDS

Estimated Value	**2837**	Cap Rate	**3.3%**
Estimated Value High	**3450**	Forecast Standard Deviation (FSD)	**0.22**
Estimated Value Low	**2224**		

(1) Rental Trends is a CoreLogicÂ® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

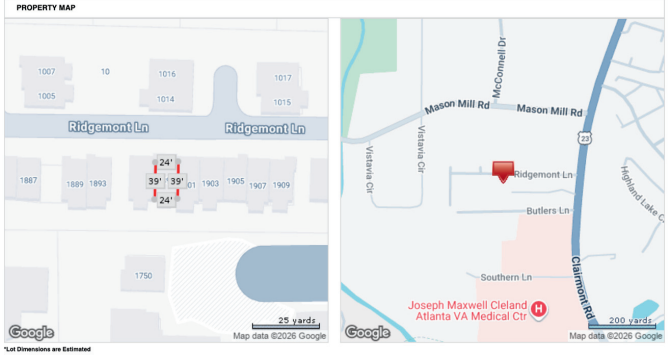
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	**7867742**	MLS Pending Date	
MLS Status	**Active**	MLS Contingency Date	
MLS Area	**DECATUR**	MLS Sale Date	
MLS D.O.M	**2**	MLS Sale Price	
MLS Listing Date	**11/12/2026**	Listing Agent Name	**Dextercul-Dexter Alexander Culbreath**
MLS Current List Price	**$510,000**	Listing Broker Name	**ATLANTA FINE HOMES SOTHEBY'S INTERNATIONAL**
MLS Orig. List Price	**$510,000**		

MLS Listing #	7129614	6745706	6688208	6550024	5666972
MLS Status	**Closed**	**Expired**	**Expired**	**Withdrawn**	**Closed**
MLS Listing Date	**10/13/2022**	**07/01/2020**	**03/02/2020**	**05/09/2019**	**03/29/2016**
MLS Listing Price	**$460,000**	**$415,000**	**$425,000**	**$425,000**	**$400,000**
MLS Orig Listing Price	**$460,000**	**$419,900**	**$425,000**	**$425,000**	**$400,000**
MLS Close Date	**12/02/2022**				**05/13/2016**
MLS Listing Close Price	**$440,000**				**$400,000**
MLS Listing Expiration Date	**01/16/2023**	**10/15/2020**	**06/30/2020**	**08/09/2019**	**06/30/2016**
MLS Listing Cancellation Date					
MLS Sale Type					

PROPERTY MAP



*Lot Dimensions are Estimated

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