MATCHING HEARTS AND HOMES®

PROPERTY GUIDE



342 Mathews Avenue NE Unit B
Atlanta, Georgia 30307

Presented by:

Dexter Alexander Culbreath

Atlanta Fine Homes
Sotheby's
INTERNATIONAL REALTY

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Buyer Full **$2,400**
Active



Residential Lease
MLS #: 7862830 **Broker:** ATFH03
342 Mathews Avenue NE, Unit#B
City: Atlanta **State:** Georgia, 30307
County: Dekalb - GA **Lake:** None
Subd/Comp: John B Ellis Jr.

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

SCHOOLS

Elem: Mary Lin **Bus Rte:** \
Middle: David T Howard **Bus Rte:** \
High: Midtown **Bus Rte:** \

Subtype: Duplex **Sq Ft/Source:** 1,172 / Owner
Levels/Stories: 2 **Above Grade Finished Area:** 1,172
Year Built: 1957 **Below Grade Finished Area:** 0
Acres/Source: 0.1000 / Assessor **Below Grade Unfinished Area:** 0
Common Walls: 1 Common Wall, No One Abc
Const: Other
Arch Style: Traditional

Public: Morning arrives softly on Mathews Avenue. Light spills across hardwood floors and climbs the high ceilings while the coffee brews, and the front porch waits for that first unhurried sip as Lake Claire wakes up around you. Inside, fresh paint gives every room a clean, calm canvas, framed by tall ceilings and natural light that shifts through the day. The kitchen has been refreshed with brand-new appliances, including a refrigerator, dishwasher, and over-the-range microwave, so weeknight dinners and weekend brunches come together with ease. When evening comes, step out back to a private, fenced yard. It's a quiet place for a last glass of wine, a few potted herbs, or a moment of serenity before the day closes. Beyond the front door, Lake Claire offers a rare blend of tree-canopied streets and intown energy. Candler Park, Freedom Park and its trail, and the shops and restaurants of Little Five Points sit minutes away, with Decatur and downtown within easy reach. Designated parking keeps arrivals simple, landscaping is included in the rent, and pets are welcome. For those on a journey, The Lake Claire Porch House is a place to settle in and savor it. Schedule your private tour and see how life could unfold on Mathews Avenue.

ROOMS

Bedroom: None
Master Bath: Tub/Shower Combo
Kitchen: Eat-in Kitchen, View to Family Room
Dining: Dining L, Open Concept
Laundry: In Kitchen, Main Level
Rooms: Bonus Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Disposal, Electric Range, Gas Water Heater, Microwave, Refrigerator
Basement: None
Community: Near Beltline, Near Trails/Greenway, Street Lights
Cooling: Central Air
Electric:
Exterior: Rain Gutters
Fencing: Back Yard
Fireplace #: 0
Fireplace: None
Flooring: Other
Grn Bld Cert:
Green Eff:
Grn Gen:
Heating: Central
HERS Index:
Horse Amen:
Interior: High Ceilings 10 ft Main, Vaulted Ceiling(s)
Lot Features: Back Yard, Cul-De-Sac, Front Yard, Steep Slope
Other Equip: None
Other Struct: None
Parking Feat: Driveway, Kitchen Level
Parking **Carports:** **Garages:** **Parking:** 4
Patio/Porch: Covered, Front Porch, Rear Porch
Pool Features: None
Pool Private: No
Road Front: City Street
Road Surface: Asphalt, Paved
Roof: Shingle
Security: Smoke Detector(s)
Sewer:
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
View: Trees/Woods, Other
Water Frntage: 0
Waterfront: None
Water Ament: None
Water Source:
Windows: None

LEASE INFO

Tax ID: 15-211-04-042
Management: Professionally Managed
Lease Term: 12 Months
Deposit: $2400/Pet, Security
Reservation Deposit: $0
Move In Fee: $200
Original List Price: $2,400
PPIN #/APN: 4988181
Tenant Pays: Cable TV, Electricity, Gas, Telephone, Water
Availability: 11-02-2026
Pets Allowed: Call
Application Fee Per Adult: $100
Move Out Fee: $200
RentSpree Online Screening: No
Credit Report Required: Yes
Pet Deposit Amt: $250
Application Fee Per Family: $0
Furnished/Unfurnished: Unfurnished
Act DOM: 1

Tuesday, November 3, 2026 12:59 PM **Requested By: Dexter Alexander Culbreath**

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

Property Report

Area Schools

RATING	SCHOOL	TYPE	PHONE	DISTANCE
NA	HORIZONS SCHOOL	Private/kg-12	(404) 378-2219	0.2 mi
5	TOOMER ELEMENTARY SCHOOL	Public/pk-5	(404) 802-3450	0.6 mi
4	KINDEZI OLD 4TH WARD	Charter/kg-8	(404) 719-4005	0.8 mi
9	LIN ELEMENTARY SCHOOL	Public/pk-5	(404) 802-8850	0.9 mi
NA	PAIDEIA SCHOOL	Private/pk-12	(404) 377-3491	0.9 mi
NA	WHITEFOORD COMMUNITY AFT SCHOOL PGRM	Private/pk-kg	(404) 523-2500	1.1 mi
7	IVY PREPARATORY ACADEMY- INC	Charter/kg-8	(404) 622-2727	1.2 mi
NA	WHITEFOORD CHILD DEVELOPMENT CENTER	Private/pk-kg	(404) 525-1213	1.2 mi
NA	OAKHURST ELEMENTARY SCHOOL	Public/pk-2	(404) 370-4470	1.2 mi
8	FERNBANK ELEMENTARY SCHOOL	Public/pk-5	(678) 874-9302	1.2 mi
9	FIFTH AVENUE ELEMENTARY SCHOOL	Public/3-5	(404) 370-4460	1.3 mi
NA	ST THOMAS MORE CATHOLIC SCHOOL	Private/pk-8	(404) 373-8456	1.4 mi
9	SPRINGDALE PARK ELEMENTARY SCHOOL	Public/pk-5	(404) 802-6050	1.4 mi
NA	SAINT THOMAS MORE CATHOLIC SCHOOL	Private/pk-8	(404) 373-8456	1.4 mi
8	CHARLES DREW CHARTER JR/SR ACADEMY	Charter/6-12	(404) 687-0001	1.5 mi
NA	CATHEDRAL SCHOOL OF THE ARTS	Private/pk-kg	(404) 373-7114	1.6 mi
9	BURGESS-PETERSON ELEMENTARY SCHOOL	Public/pk-5	(404) 802-3400	1.6 mi
NA	MONTESSORI IN TOWN	Private/pk-6	(678) 488-9596	1.6 mi
NA	LAUREL HEIGHTS ACADEMY (HOSPITAL)	Private/2-11	(404) 888-7895	1.6 mi
9	BEACON HILL MIDDLE SCHOOL	Public/6-8	(404) 370-4440	1.6 mi

Great! SCHOOLS.org



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
LE PETIT MARCHÉ	Breakfast & Brunch	0.88 mi	1676 REVIEWS
FOX BROS. BAR-B-Q	Barbeque	1.17 mi	5066 REVIEWS
BRICK STORE PUB	Pubs	1.98 mi	1534 REVIEWS
POOR HENDRIX	New American	1.35 mi	286 REVIEWS
PAOLINO	Italian	1.4 mi	233 REVIEWS
THE IBERIAN PIG	Spanish	1.95 mi	1713 REVIEWS
MOXIE BURGER	Burgers	0.34 mi	67 REVIEWS
HATTIE B'S HOT CHICKEN - ATLANTA EAST	Chicken Shop	1.23 mi	2316 REVIEWS
SUN IN MY BELLY	Breakfast & Brunch	0.62 mi	1548 REVIEWS
THE WHITE BULL	New American	1.98 mi	500 REVIEWS
FORK & VINE SOCIAL	Comfort Food	1.1 mi	26 REVIEWS
GIGI'S ITALIAN KITCHEN	Desserts	0.35 mi	51 REVIEWS
CHAI PANI	Indian	1.64 mi	1225 REVIEWS
BONA FIDE DELUXE	Sandwiches	0.77 mi	158 REVIEWS
WAHOO! GRILL	Seafood	0.96 mi	638 REVIEWS
THE FLYING BISCUIT CAFE CANDLER PARK	Breakfast & Brunch	0.34 mi	912 REVIEWS

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342 Mathews Ave Ne, Atlanta, GA 30307-2338, Dekalb County

APN: 15-211-04-042 CLIP: 3251037032



MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
2	**2**	**N/A**	**N/A**	**06/07/1990**
MLS Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
1,172	**10,454**	**1957**	**DUPLEX**	

COMMUNITY INSIGHTS

Median Home Value	**$958,589**	School District	**ATLANTA PUBLIC SCHOOLS**
Median Home Value Rating	**9 / 10**	Family Friendly Score	**75 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**45 / 100**	Walkable Score	**88 / 100**
Total Incidents (1 yr)	**70**	Q1 Home Price Forecast	**$970,569**
Standardized Test Rank	**67 / 100**	Last 2 Yr Home Appreciation	**4%**

LOCATION INFORMATION

Subdivision	**John B Ellis Jr**	Zoning	**R5**
Municipality/Township	**Atlanta**	Flood Zone Code	**X**
Census Tract	**203.00**	Flood Zone Panel	**13089C0064K**
Carrier Route	**C007**	Flood Zone Date	**08/15/2019**
Neighborhood Code	**1691**	Within 250 Feet of Multiple Flood Zone	**No**
Topography	**Rolling/Hilly**		

TAX INFORMATION

Parcel ID	**15 211 04 042**	Lot No.	**3**
Tax ID	**15-211-04-042**	% Improved	**67%**
Alt APN	**4988181**	Tax District Area	**61**
Block No.	**B**	County Tax	**$3,209**
Legal Description	**NO PLAT PG**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$275,720**	**$274,720**	**$274,120**
Assessed Value - Land	**$92,120**	**$92,120**	**$92,120**
Assessed Value - Improved	**$183,600**	**$182,600**	**$182,000**
YOY Assessed Change ($)	**$1,000**	**$600**	
YOY Assessed Change (%)	**0.36%**	**0.22%**	
Market Value - Total	**$689,300**	**$686,800**	**$685,300**
Market Value - Land	**$230,300**	**$230,300**	**$230,300**
Market Value - Improved	**$459,000**	**$456,500**	**$455,000**

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$2,628**		
2024	**$2,748**	**$120**	**4.55%**
2025	**$3,209**	**$461**	**16.78%**

CHARACTERISTICS

Land Use - Universal	**Duplex**	Above Gnd Sq Ft	**2,345**
Land Use - County	**Residential**	Ground Floor Area	**1,595**
Lot Acres	**0.24**	Bedrooms	**Tax: 6 MLS: 2**
Lot Area	**10,454**	Total Baths	**Tax: 4 MLS: 2**
Lot Frontage	**127**	Full Baths	**Tax: 4 MLS: 2**
Lot Depth	**98**	Heat Type	**Forced Air**
# of Buildings	**1**	Heat Fuel Type	**Gas**
Building Type	**Duplex**	Cooling Type	**Central**
Year Built	**1957**	Interior Wall	**Plaster**
Effective Year Built	**2012**	Other Rooms	**Attic**
Stories	**Tax: 1.7 MLS: 2**	Exterior	**Frame**
Style	**Duplex**	Electric Service Type	**Type Unknown**
Building Sq Ft	**Tax: 2,345 MLS: 1,172**	Condition	**Good**
Gross Area	**Tax: 3,940 MLS: 1,172**		

RENTAL TRENDS

Estimated Value	**3138**	Cap Rate	**3.7%**
Estimated Value High	**4460**	Forecast Standard Deviation (FSD)	**0.42**
Estimated Value Low	**1816**		

(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.

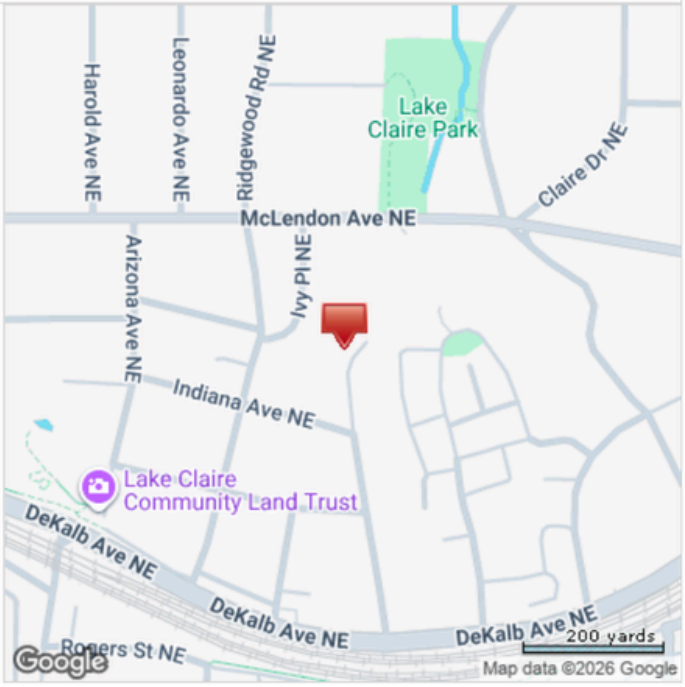
LISTING INFORMATION

MLS Listing Number	7721743	MLS Orig. List Price	**$2,600**
MLS Status	**Closed**	MLS Sale Date	**06/12/2026**
MLS Area	**ATLANTA**	MLS Sale Price	**$2,500**
MLS D.O.M	**113**	Listing Agent Name	**Dextercul-Dexter Alexander Culbreath**
MLS Listing Date	**02/19/2026**	Listing Broker Name	**ATLANTA FINE HOMES SOTHEBY'S INTERNATIONAL**
MLS Current List Price	**$2,500**		

MLS Listing #	7387129
MLS Status	**Closed**
MLS Listing Date	**05/15/2024**
MLS Listing Price	**$2,400**
MLS Orig Listing Price	**$2,400**
MLS Close Date	**06/05/2024**
MLS Listing Close Price	**$2,400**
MLS Listing Expiration Date	**05/15/2025**

PROPERTY MAP





***Lot Dimensions are Estimated**

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