

PROPERTY REPORT

# 7584 Winderemere Park, Riverdale, GA 30274



Presented by

**James Beaver** | Realtor

Georgia Real Estate License: 373844



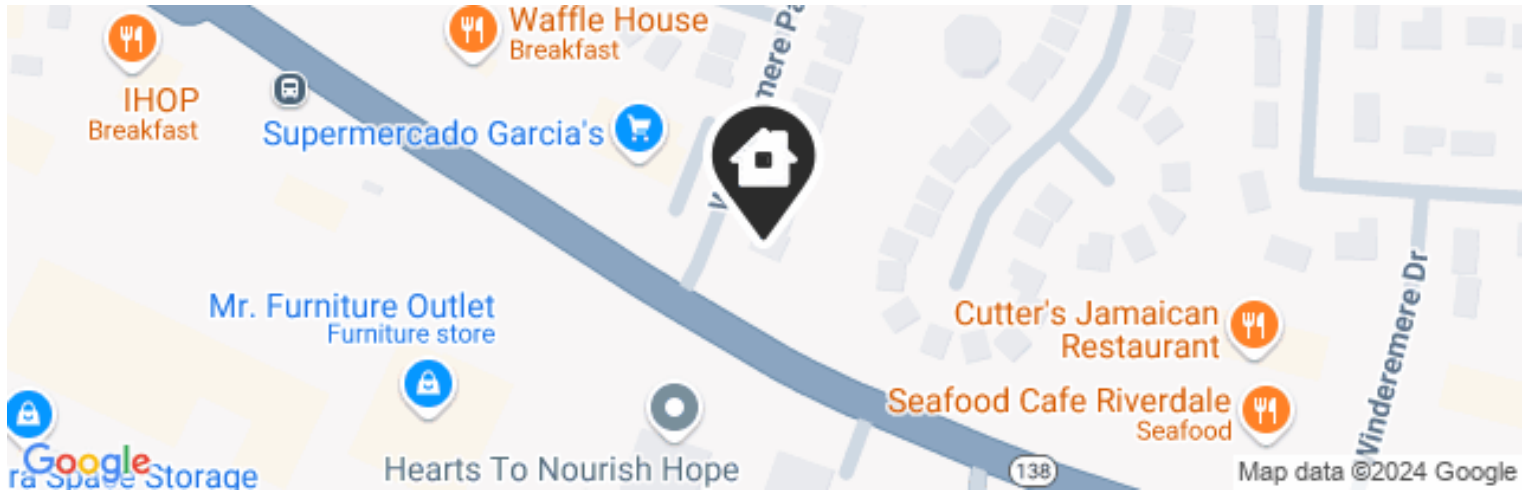
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**ALERT Properties**  
866 N. Main Street NW  
Conyers, GA 30012

# 7584 Winderemere Park, Riverdale, GA 30274



Legend:  Subject Property

■ Off Market \* Sold Date: 4/27/2018, Public Record

## Current Estimated Value

# \$296,180

Last RVM® Update: 12/13/2024

RVM® Est. Range: \$272K – \$320K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$2,270

↑ RVM® Change - Last 12 Months: 3.73%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

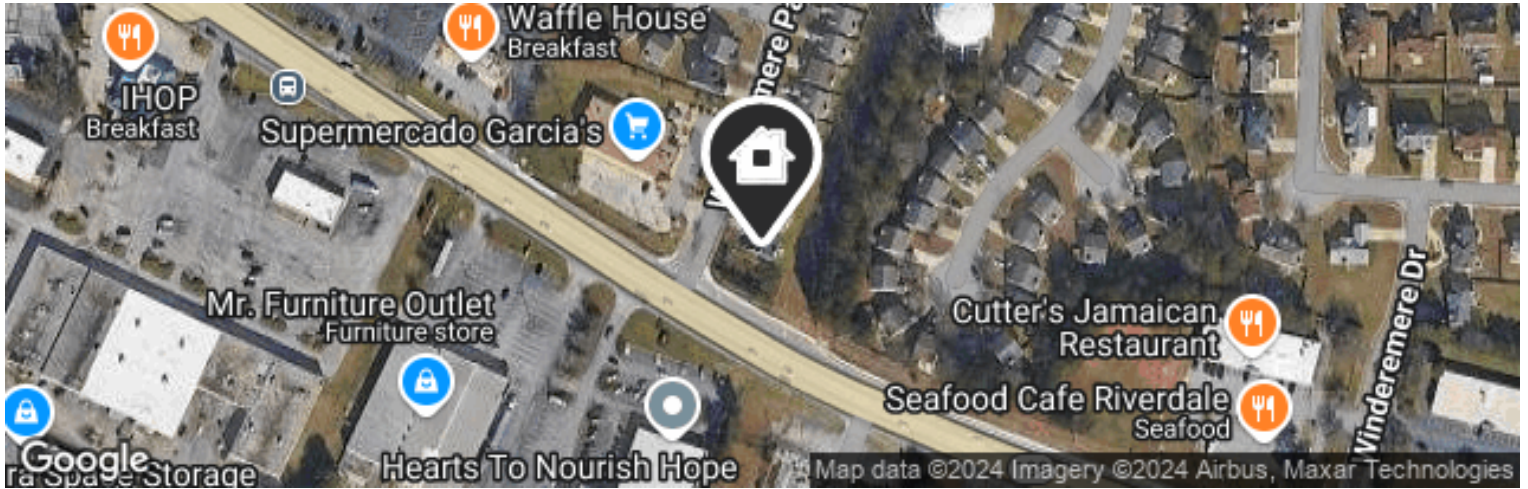
# Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	3	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,897	-	-
Building Area (sq ft)	1,897	-	-
Lot Size	-	-	-
Lot Dimensions	40.4 FF	-	-
Garage	Yes	-	-
Garage (spaces)	0	-	-
Year Built	2001	-	-
Total Rooms	6	-	-
Cooling	Yes	-	-
Fireplaces	2	-	-
Foundation	Slab	-	-
Construction	Frame	-	-
Number of Buildings	1	-	-
Number of Units	0	-	-
Number of Stories	2+A	-	-

## Homeowner Facts

Owner Name (Public)	Hill Sherika
Mailing Address	7584 Winderemere Park Riverdale GA 30274-3523
Owner Occupied	Yes

# Extended Home Facts



Legend: Subject Property

## Interior Details

**Garage** 273 sq ft  
**Porch - Open** 12 sq ft, 51 sq ft

## Exterior Details

**Lot Size - Frontage Feet** 40 sq ft  
**Neighborhood Code** 30999

## Location Details

**Zoning** R

## Other Details

**Effective Year Built** 2002  
**Patio** 100

## Schools (based on location)

**Elementary School** Church Street Elementary School  
**Middle School** Riverdale Middle School  
**High School** Riverdale High School  
**School District** Clayton County Schools

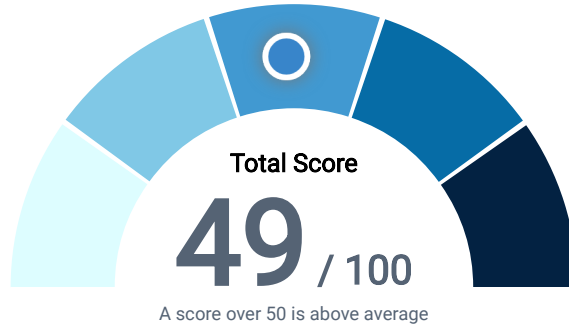
## AARP Livability™ Index for 30274

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

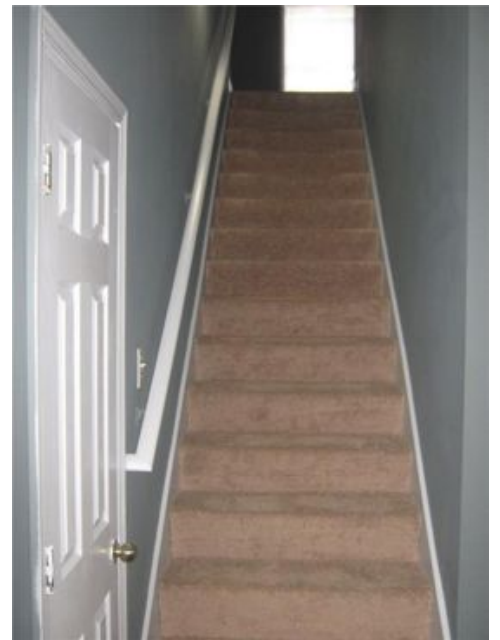
Update Frequency: Annual

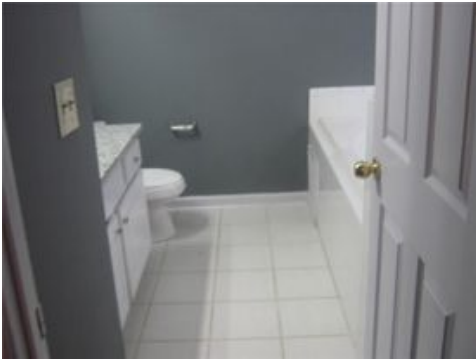
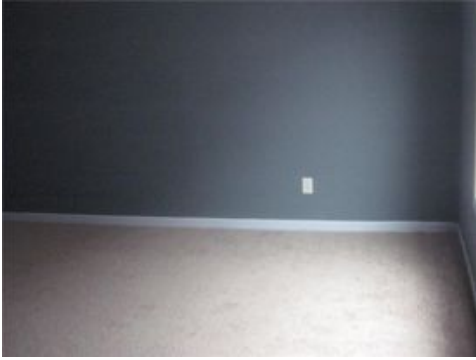
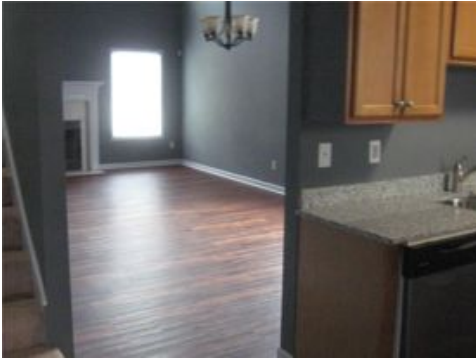
0-19   20-39   40-59   60-79   80-100



<b>Housing</b>	<b>62</b>
Affordability & Access	
<b>Neighborhood</b>	<b>49</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>44</b>
Safe & Convenient Options	
<b>Environment</b>	<b>65</b>
Clean Air & Water	
<b>Health</b>	<b>21</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>53</b>
Civic & Social Involvement	
<b>Opportunity</b>	<b>49</b>
Inclusion & Possibilities	

# Historical Photos





# Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

## This Property



**Closed**

7584 Winderemere Park  
Riverdale, GA 30274

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$156	1,897 sq ft	-	3	3	2001

No comps have been selected for this property.



# Property History

## Median Estimated Home Value

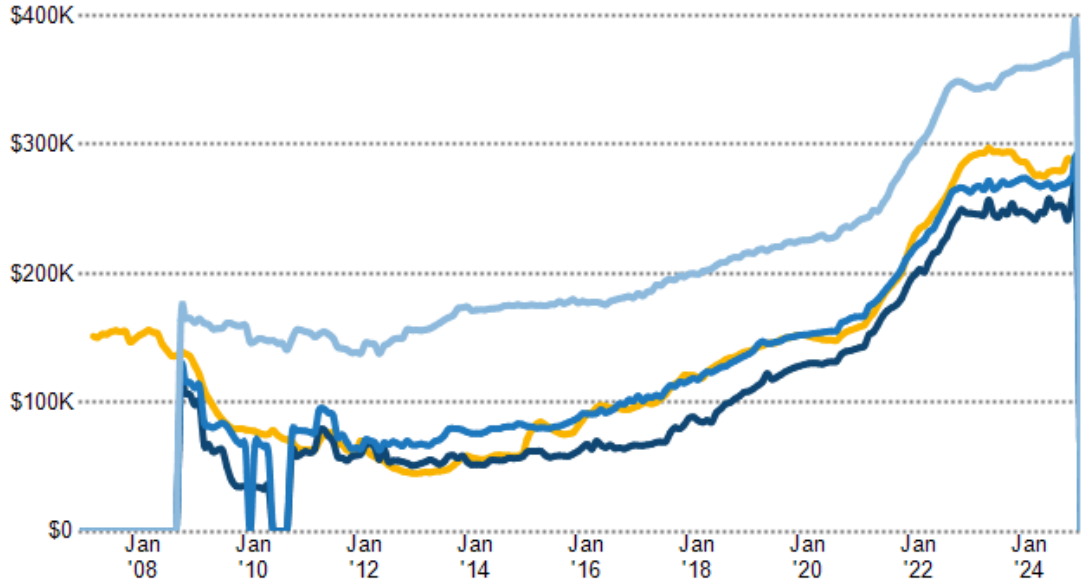
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Riverdale
- Clayton County
- Georgia

Estimated Value:  
\$296,180



## Sales History

Sales Date	Sales Amount	Price per sq. ft.
4/27/2018	\$132,000	\$69
1/31/2018	\$77,005	\$40
9/5/2017	\$84,380	\$44
10/18/2002	\$127,700	\$67

## Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$72,240	\$9,600	\$81,840	\$2,803
2023	\$71,480	\$9,600	\$81,080	\$2,591
2022	\$67,080	\$9,600	\$76,680	\$2,300
2021	\$47,520	\$9,600	\$57,120	\$848
2020	\$42,987	\$9,600	\$52,587	\$2,291
2019	\$41,317	\$9,600	\$50,917	\$1,456
2018	\$32,701	\$9,600	\$42,301	\$1,506
2017	\$28,005	\$9,600	\$37,605	\$985
2016	\$26,281	\$9,600	\$35,881	\$1,528
2015	-	-	-	\$906
2014	\$30,173	\$9,600	\$39,773	\$1,036
2013	-	-	-	\$823
2012	-	-	-	\$847
2011	-	-	-	\$1,362

## Legal Description

Parcel Number	13-202B- B-037
County	Clayton County
Zoning	R
City/Municipality/Township	RIVERDALE
Census Tract	130630405.232003
Carrier Route	C021
Abbreviated Description	LOT:94 CITY/MUNI/TWP:RIVERDALE SUBD:WINDEREMERE COMMONS
Current Use	Single Family Residential

Mortgage Records

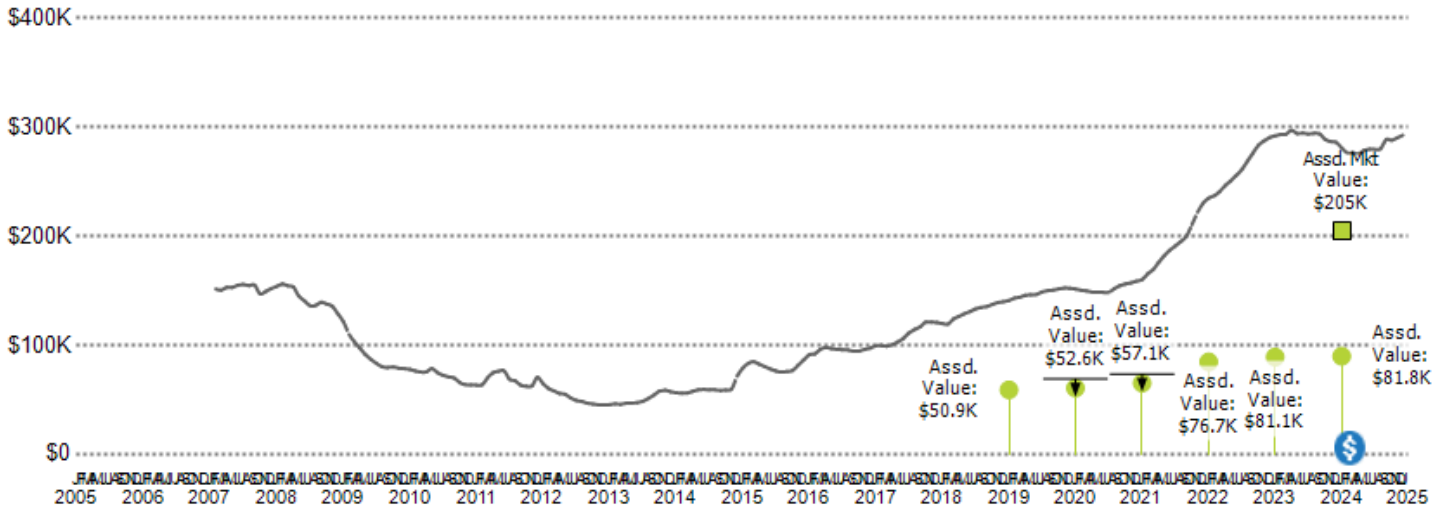
Recording Date	5/2/2024	4/30/2018	2/28/2018	1/12/2005
Borrower Name	SHERIKA HILL	SHERIKA HILL	AMERICAN DREAM HOMES LLC	DARA TELESFORD
Lender Name	US DEPARTMENT OF HOUSING AND URBAN DEVEL	CITYWORTH MORTGAGE	IRON BRIDGE MORTGAGE FUND	CITIBANK FSB
Lender Type	–	Mortgage company	Mortgage company	Bank
Loan Amount	\$3,662	\$129,609	\$10,000,000	\$21,500
Loan Type	Conventional	FHA	Purchase Money Mortgage	Stand Alone Second / Subordinate position
Contract Date	3/13/2024	4/27/2018	1/31/2018	11/24/2004
Due Date	1/1/2052	5/1/2048	–	11/24/2024
Finance Type	–	–	–	–
Interest Rate	–	–	–	–

Deed Records

Recording Date	4/27/2018
Document Type	Warranty Deed
Sales Price	\$132,000
Sales Price Code	Full amount stated on Document
Buyer Name	SHERIKA HILL
Buyer ID	Individual(s)
Seller Name	AMERICAN DREAM HOMES LLC
Seller ID	Limited Liability Company
Document #	2018-003143
Book #	11294
Page #	99
Contract Date	4/27/2018

## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Neighborhood: Housing Stats and Charts

	30274	Clayton County	Georgia	USA
Median Estimated Home Value	\$255K	\$268K	\$369K	\$369K
Estimated Home Value 12-Month Change	+2.7%	-2%	+2.7%	+2.7%
Median List Price	\$230K	\$260K	\$389K	—
List Price 1-Month Change	+0.9%	+0.2%	+0.1%	—
List Price 12-Month Change	-7.6%	-3.7%	+6.6%	—
Median Home Age	41	36	36	43
Own	48%	53%	65%	65%
Rent	52%	47%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$63.2M	\$14.7B	\$365B
% Change in Permits for All Buildings	—	-11%	-6%	-6%
% Change in \$ Value for All Buildings	—	-28%	-8%	-5%

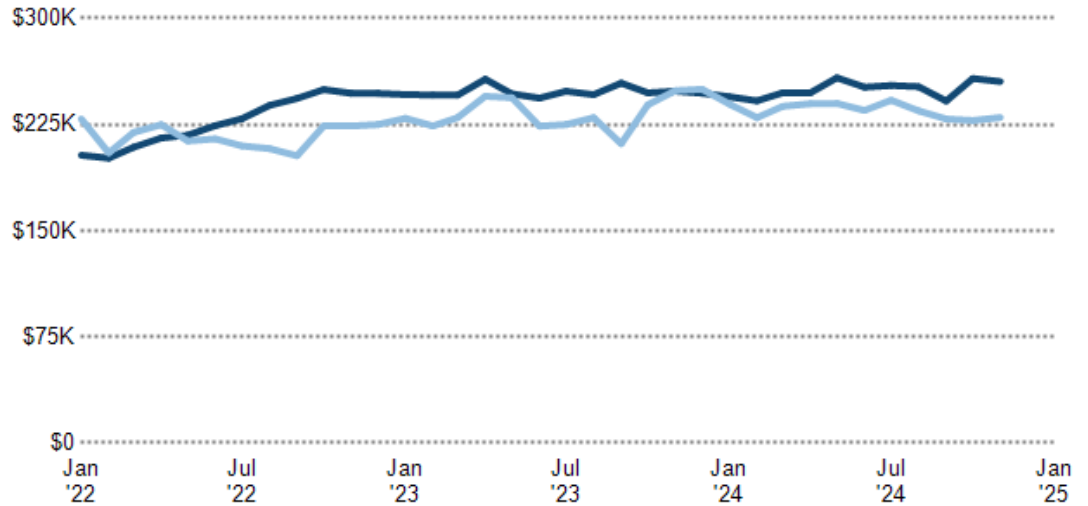
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value  
■ Median List Price



## Median Sales Price vs. Sales Volume

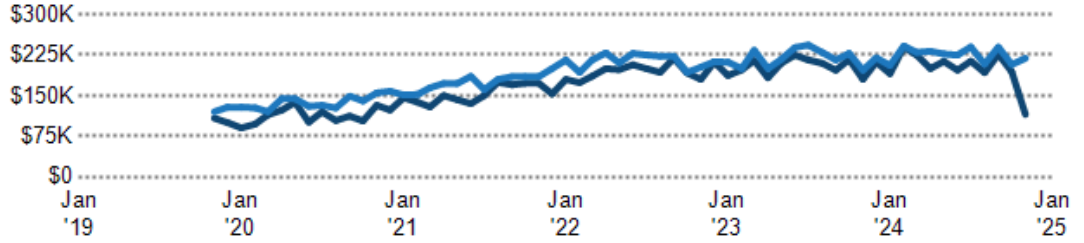
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

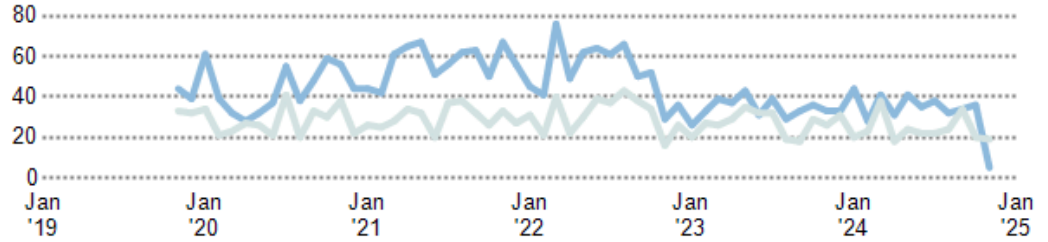
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

**Median Sales Price**



**Sales Volume**



## Median Listing Price vs. Listing Volume

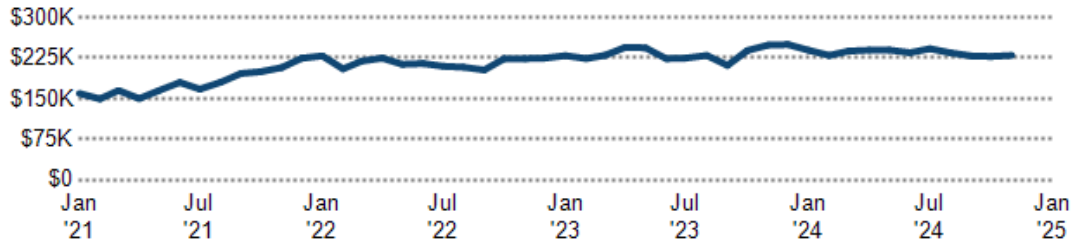
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

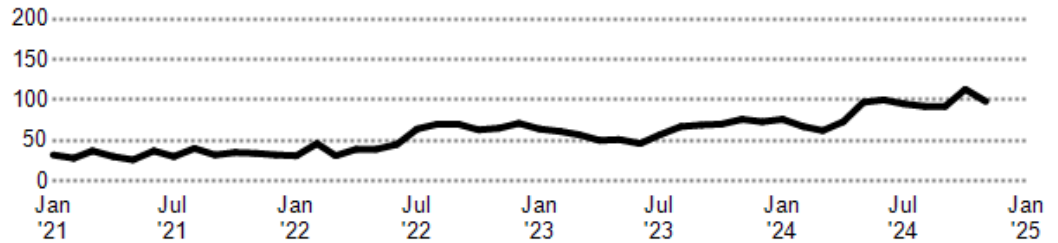
Update Frequency: Monthly

- Median List Price
- Listing Volume

**Median List Price**



**Listing Volume**



## Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



## Inventory of Distressed Listings

Foreclosure **1**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings

## Median Sales Price by Square Footage

### This Property

1,897 sq. ft. **\$296,180**

### Comps

1,800 - 2,000 sq. ft. **\$264,950**

1,600 - 1,800 sq. ft. **\$255,000**

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property

■ Comps

## Price per Bedroom of Comps Sold

### This Property

**\$99K** **1**

### Comps

**\$80K - \$90K** **3**

**\$60K - \$70K** **1**

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property

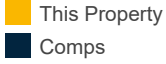
■ Comps

## Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

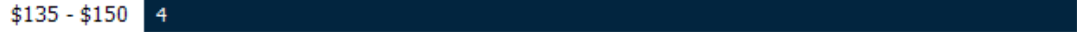
Update Frequency: Daily



### This Property



### Comps

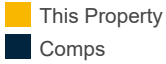


## Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

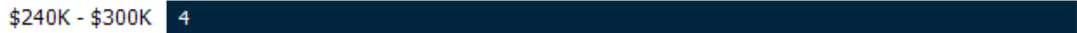
Update Frequency: Daily



### This Property



### Comps

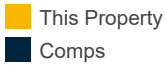


## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



### This Property



### Comps



## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom





# Neighborhood: People Stats and Charts

	30274	Clayton County	Georgia	USA
Population	34.2K	296K	10.7M	331M
Population Density per Sq Mi	3.51K	2.09K	186	93.6
Population Change since 2020	+1%	+2.6%	+3%	+1.8%
Median Age	33	33	37	39
Male / Female Ratio	45%	47%	49%	50%

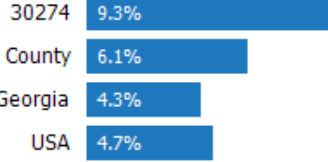
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

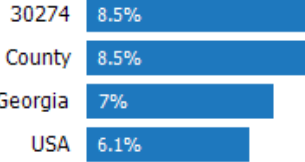
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

### Less Than 9th Grade



### 9-12th Grade/No Diploma



### High School Graduate



### Associate Degree



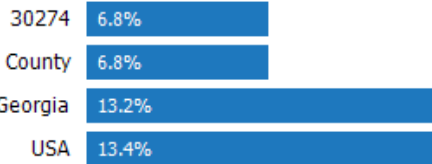
### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30274



## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30274



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30274



## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30274



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



■ Clayton County

# Neighborhood: Economic Stats and Charts

	30274	Clayton County	Georgia	USA
Income Per Capita	\$23,954	\$25,549	\$37,836	\$41,261
Median Household Income	\$51,865	\$56,207	\$71,355	\$75,149
Unemployment Rate	–	4.6%	3.5%	4.3%
Unemployment Number	–	6.67K	191K	7.16M
Employment Number	–	137K	5.22M	–
Labor Force Number	–	144K	5.41M	–

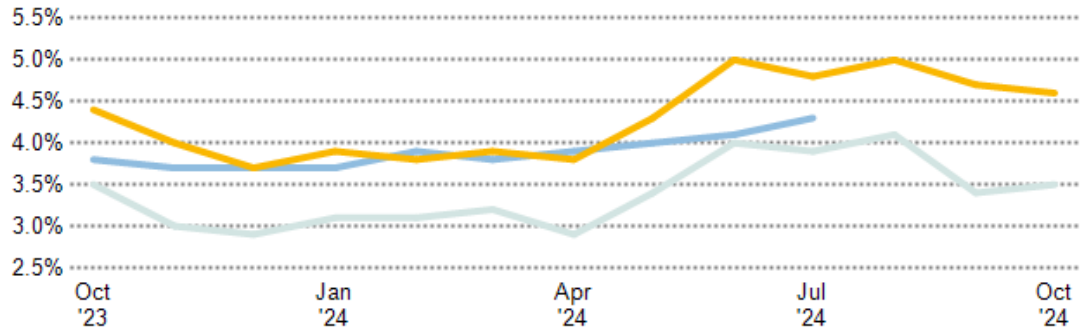
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Clayton County
- Georgia
- USA



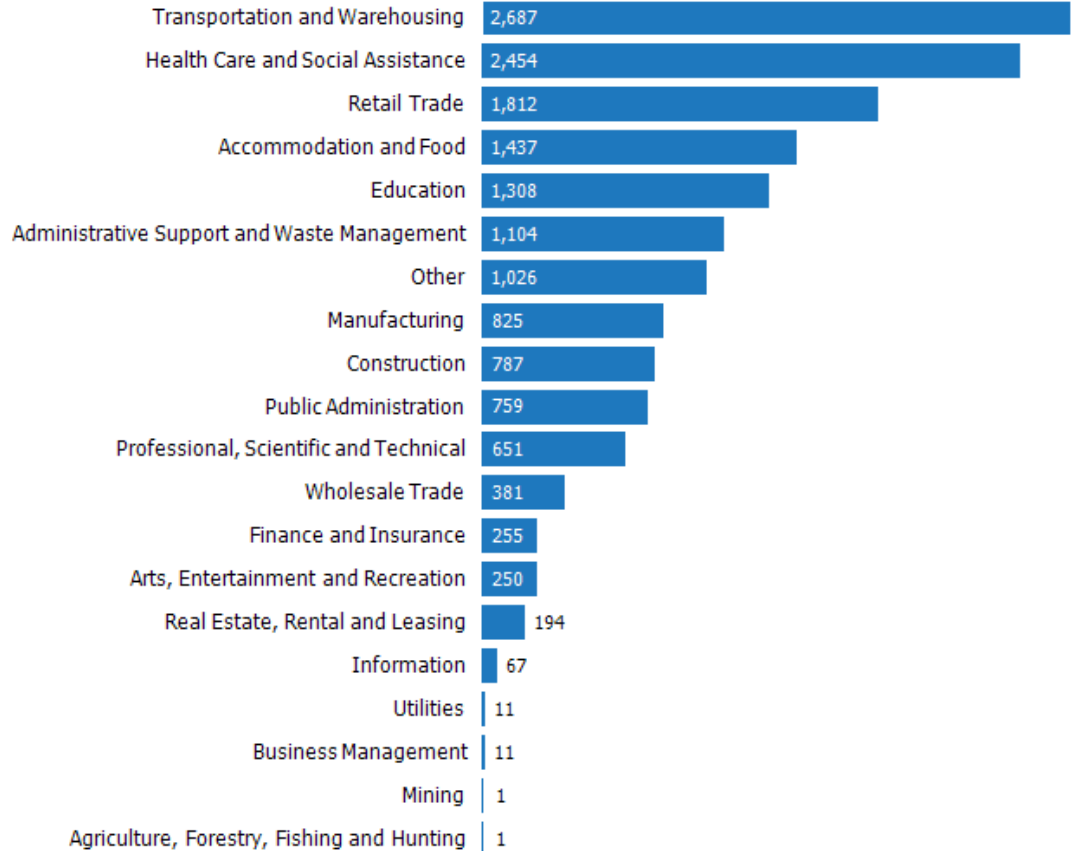
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 30274



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 30274

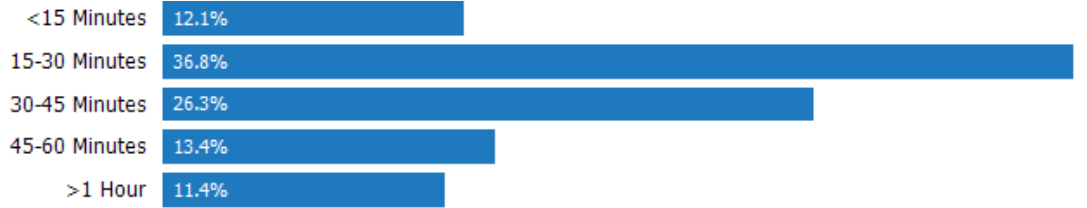
	30274	Clayton County	Georgia	USA
Elevation (in feet)	900	877	497	–
Annual Rainfall (in inches)	60	60	52.95	–
Annual Snowfall (in inches)	1.55	1.55	1.63	–
Days of Full Sun (per year)	113	113	109	–
Travel Time to Work (in minutes)	–	32	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	27	2,466
Brownfield Sites	No	Yes	Yes	–

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30274

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30274

## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30274

# School: Church Street Elementary School

## School Details

**Name**  
Church Street Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-5

**School District**  
Clayton County Schools

**Address**  
7013 Church St,  
Riverdale, GA 30274

**Phone**  
(770) 994-4000

## School Facts

### Church Street Elementary School

### Clayton County Schools

#### Overall Grade

C-

C

#### Total Enrollment

698

52,186

#### Students per Teacher

15:1

18:1

#### Students in Free Lunch Program

90%

90%

#### Academic Grade

C-

C

#### Average GPA

-

3.29 (out of 11734 responses)

#### Math Proficiency

10%

13%

#### Reading Proficiency

15%

21%

#### Gifted Students

1%

-

#### AP Enrollments

-

-

#### Graduation Rate

-

76%

#### Average ACT Score

-

20 (out of 1129 responses)

#### Average SAT Score

-

1,040 (out of 2874 responses)

#### Teacher Grade

C

C

#### Average Teacher Salary

\$60,981

\$60,981

#### Teachers in 1st or 2nd Year

7%

3%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 10/31/2021 by Alum

Church Street Elementary is an average school in the area. I believe there are better elementary schools, but it is okay if it is the only option. Saying that, I still enjoyed my time at Church Street Elementary! I just wouldn't recommend it to anyone really.

Posted: 5/29/2020 by Parent

My granddaughter goes to this school and she has definitely learned alot. The teachers ate excellent, the staff is Awesome and my experience with this school is incredible

# School: Riverdale Middle School

## School Details

**Name**  
Riverdale Middle School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
6-8

**School District**  
Clayton County Schools

**Address**  
400 Roberts Dr,  
Riverdale, GA 30274

**Phone**  
(770) 994-4045

## School Facts

### Riverdale Middle School

### Clayton County Schools

#### Overall Grade

C-

C

Total Enrollment

660

52,186

Students per Teacher

15:1

18:1

Students in Free Lunch Program

90%

90%

#### Academic Grade

C

C

Average GPA

-

3.29 (out of 11734 responses)

Math Proficiency

9%

13%

Reading Proficiency

19%

21%

Gifted Students

6%

-

AP Enrollments

-

-

Graduation Rate

-

76%

Average ACT Score

-

20 (out of 1129 responses)

Average SAT Score

-

1,040 (out of 2874 responses)

#### Teacher Grade

C+

C

Average Teacher Salary

\$60,981

\$60,981

Teachers in 1st or 2nd Year

17%

3%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 10/31/2023 by Parent

This school don't believe in student athletes, meaning being a good student first . They have their picks. Also the teacher are basically kids themselves. So if they don't care for your kids , no matter how great or smart or athletic they are they will be overlooked . They don't understand how they hurt kids self-esteem, or how they make kids question themselves. Riverdale really need to do better.

Posted: 6/8/2023 by Other

Good school, the teachers are really nice and the students stand up for themselves, the only reason why riverdale middle is branded as a bad school is because some of the kids can be mean, but if you report it everything will be fine.



# School: Riverdale High School

## School Details

**Name**  
Riverdale High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Clayton County Schools

**Address**  
160 Roberts Dr,  
Riverdale, GA 30274

**Phone**  
(770) 473-2905

## School Facts

### Riverdale High School

### Clayton County Schools

<b>Overall Grade</b>	<b>C-</b>	<b>C</b>
Total Enrollment	<b>1,333</b>	<b>52,186</b>
Students per Teacher	<b>18:1</b>	<b>18:1</b>
Students in Free Lunch Program	<b>91%</b>	<b>90%</b>
<b>Academic Grade</b>	<b>C-</b>	<b>C</b>
Average GPA	<b>3.26 (out of 931 responses)</b>	<b>3.29 (out of 11734 responses)</b>
Math Proficiency	<b>20%</b>	<b>13%</b>
Reading Proficiency	<b>25%</b>	<b>21%</b>
Gifted Students	<b>4%</b>	<b>-</b>
AP Enrollments	<b>-</b>	<b>-</b>
Graduation Rate	<b>87%</b>	<b>76%</b>
Average ACT Score	<b>20 (out of 110 responses)</b>	<b>20 (out of 1129 responses)</b>
Average SAT Score	<b>1,000 (out of 174 responses)</b>	<b>1,040 (out of 2874 responses)</b>
<b>Teacher Grade</b>	<b>C+</b>	<b>C</b>
Average Teacher Salary	<b>\$60,981</b>	<b>\$60,981</b>
Teachers in 1st or 2nd Year	<b>17%</b>	<b>3%</b>

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 6/17/2024 by Alum

Riverdale High School was a lot for me. Having to keep the legacy for my brothers and sisters, winning Homecoming Queen and having my sister crown me. Administration was okay but the teachers were amazing never had a issue.

Posted: 6/6/2024 by Junior

What I like about riverdale highschool is that if you are in need of help the administration in the halls or front office will help. However, I don't appreciate that teachers don't carry much enthusiasm for their academics.

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Posted: 5/25/2024 by Senior

While attending Riverdale High School, it has its ups and downs. I would say the best experience was when I was in beta and was able to hang out with my friends and be able to participate in multiple activities. I was able to go to an elementary school to read to other students, I was able to partake in test tasting for the school! The downside of Riverdale High School though, was the fact students can be disrespectful at times and there can be a lot of drama. Something I would like to see change within the school would be more activities for students. All in all, I had a wonderful experience but that was due to some wonderful teachers and friends.

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Posted: 5/15/2024 by Junior

The worst part of Riverdale is the students. The teachers are okay, the academics are alright, but the students can be the worst. Also, it is unfortunate there are only 7 ap class choices, they do not make them public either.

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Posted: 3/15/2024 by Senior

My personal experience at Riverdale High School was not bad but many others can disagree. I say this because they always complain and look bored but I just do my work and give input when needed. Something that really needs to change at the school is the freedom that the students have because they skip class, vape, and stay on their phone all day. In order to make a change, I believe that parents and School administration should get together and do a better job of monitoring the students.

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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