



2007 Neighborhood Report

Neighborhoods with crime statistics included in the report:

American Village
Forest Hills
Lakewood
Northgate Park
Old North Durham
Old West Durham
Trinity Park
Walden Pond
Walltown
Watts-Hillandale

Other neighborhoods with ratings included in the report:

Hope Valley Farms
Valley Run
Woodcroft

Ratings for particular landlords/property managers may be found [here](#).



**2007 Off-Campus Housing Survey
Neighborhood Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

American Village

of Responses: 4
 Graduate Students: 3
 Professional Students: 1
 Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.5	Yes: 4
Noise	3.25	No: 0
Safety	3.5	

Comments:

None

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	0	0	0	0
Burglary	1	1	0	0
Homicide	0	0	0	0
Larceny	2	6	3	3
Motor Vehicle Theft	0	0	0	0
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



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Forest Hills

of Responses: 3
 Graduate Students: 2
 Professional Students: 1
 Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.33	Yes: 3
Noise	3.67	No: 0
Safety	3.33	

Comments:

None

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	N/A	N/A	0	0
Assault			21	25
Burglary			37	34
Homicide			0	0
Larceny			40	66
Motor Vehicle Theft			11	11
Robbery			2	4
Rape			2	1
Gun Related Crimes			5	6



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Lakewood

of Responses: 3
 Graduate Students: 2
 Professional Students: 1
 Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.33	Yes: 3
Noise	3.33	No: 0
Safety	3.0	

Comments:

“My building itself is safe, but the neighborhood is not so safe.”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	1	0
Assault	23	37	19	24
Burglary	32	33	42	18
Homicide	2	1	0	0
Larceny	51	50	48	21
Motor Vehicle Theft	17	12	6	8
Robbery	20	9	6	8
Rape	1	1	3	1
Gun Related Crimes	14	21	7	13



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Northgate Park

of Responses: 5
 Graduate Students: 2
 Professional Students: 2
 Postdoc: 1

Rating Category	Mean	Recommended by students
Condition	3.4	Yes: 5
Noise	2.8	No: 0
Safety	3.0	

Comments:

None

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	11	8	4	7
Burglary	23	11	14	6
Homicide	0	0	1	0
Larceny	35	15	33	26
Motor Vehicle Theft	4	5	7	5
Robbery	1	0	1	6
Rape	0	0	0	0
Gun Related Crimes	3	0	3	6



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Old North Durham

of Responses: 5
 Graduate Students: 2
 Professional Students: 3
 Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	2.6	Yes: 2
Noise	2.4	No: 3
Safety	2.4	

Comments:

“The rental I live in is very conveniently located - near Ninth Street, walking distance to East Campus, etc. The apartment has been recently renovated and is in good condition. The only issue with it is that it is very badly insulated, so it is cold in winter and hot in summer, and I am largely heating/air conditioning the street. Unfortunately, it is very hard to find rental housing in the surrounding neighborhoods (except Trinity Heights), where this would not be a problem.”

“It helps [to] create a better relationship with Durham if Duke students live in Durham neighborhoods than in apartment complexes apart from the city's actual residents.”

“The property has pest problems and there are loud barking dogs next door. Bob Schmitz [my property manager] is not very responsive to problems unless they are simple mechanical fixes. The pest problems have not been addressed.”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	2	0	0	0
Assault	25	28	15	20
Burglary	106	71	37	49
Homicide	0	0	1	0
Larceny	107	104	68	57
Motor Vehicle Theft	25	20	13	14
Robbery	19	15	13	13
Rape	0	0	0	1
Gun Related Crimes	14	14	10	11



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Old West Durham

of Responses: 10
 Graduate Students: 6
 Professional Students: 1
 Postdoc: 3

Rating Category	Mean	Recommended by students
Condition	3.1	Yes: 10
Noise	3.1	No: 0
Safety	3.6	

Comments:

“Old West Durham is a wonderful place to live and be a part of the community of the city of Durham. It's great to get to know people who have nothing to do with Duke!”

“Old West Durham is a great neighborhood. As for Duke, it is walking/biking distance to both East and West Campus, most of it is in the safe ride boundaries, the Duke bus on Hillsborough Rd. can help to reach West Campus if walking. As for the living conditions, people living there are quite diverse (not only Duke-related people, but also elderly and young couples with kids, Hispanic immigrants...), there is a Neighborhood association, it is walking distance to groceries (Food Lion and Whole Food), Ninth Street and laundromat.”

“The house (1 room, br, kitchen, living-room and small space as dining area, wood floors) is perfect for one person or a couple. It was all remodeled when I started renting the house. It is in excellent conditions, located in a beautiful neighborhood, very convenient for people working at Duke (about half an hour walking to Duke Chapel, less than 10 minutes to an H University bus stop), and near 9th street. My relationship with the landlady was very nice. Her name is Yvette Bonaparte.”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	1	2	0	0
Assault	12	12	12	8
Burglary	67	36	24	27
Homicide	0	0	0	0
Larceny	113	135	61	74
Motor Vehicle Theft	16	15	9	6
Robbery	11	3	9	6
Rape	1	0	0	0
Gun Related Crimes	8	5	5	6



**2007 Off-Campus Housing Survey
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Trinity Park

of Responses: 21
 Graduate Students: 13
 Professional Students: 7
 Postdoc: 1

Rating Category	Mean	Recommended by students
Condition	3.33	Yes: 20
Noise	3.33	No: 1
Safety	3.38	

Comments:

“Trinity Park is near East Campus. I take the Shuttle to West Campus, which is extremely convenient. I can walk to the cool areas of Durham: Brightleaf, 9th street, downtown. The neighborhood is beautiful, with lots of historic homes. I like being a part of a community instead of a massive complex. If safety is your number one concern, you might choose a complex, but Trinity Park is still fairly safe if you follow common sense. Bob Schmitz is a responsive landlord, but not your best friend.”

“It is great to have a yard.”

“I live on Gregson St, which is a busy street with traffic that drives down way too fast. This means the front bedroom of the house (which we use as an office) is rather loud--especially at rush hour--and that cars parked in front of the house occasionally get crashed into.”

“I like the area around East Campus for grad students, whether they rent or buy a house in the area.”

“Trinity Properties is a wonderful rental company, very efficient, friendly and helpful.”

“Trinity properties offers great rates for relatively good living conditions; especially at their Murchison apts.”

“Never, never rent from Bob Schmitz Properties. They'll rip you off the entire time you live there. Their properties are poorly maintained and falsely marketed.

“Landlord (Allenton Management) is very responsive to calls. Even paid for fireplace cleaning. Trinity Park is a great place to live. Very calm!”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	20	20	31	11
Burglary	107	49	47	48
Homicide	0	0	1	0
Larceny	132	132	N/A	88
Motor Vehicle Theft	17	15	30	11
Robbery	6	8	4	10
Rape	0	2	0	2
Gun Related Crimes	3	4	6	5



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Walden Pond

of Responses: 9

Graduate Students: 2

Professional Students: 7

Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.44	Yes: 9
Noise	3.11	No: 0
Safety	3.11	

Comments:

None

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	1	0	2	3
Burglary	2	1	2	8
Homicide	0	0	0	0
Larceny	5	11	6	5
Motor Vehicle Theft	3	2	1	2
Robbery	0	0	0	0
Rape	0	0	0	0
Gun Related Crimes	0	0	0	0



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Walltown

of Responses: 6

Graduate Students: 3

Professional Students: 2

Postdoc: 1

Rating Category	Mean	Recommended by students
Condition	3.5	Yes: 6
Noise	3.33	No: 0
Safety	3.17	

Comments:

“Great house, not as scary a neighborhood as it's made out to be”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	1	0	0	0
Assault	49	23	32	28
Burglary	47	43	31	29
Homicide	1	1	0	1
Larceny	60	53	67	47
Motor Vehicle Theft	16	10	9	5
Robbery	7	9	10	6
Rape	1	1	0	0
Gun Related Crimes	2	12	11	12



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Watts Hillandale

of Responses: 8
 Graduate Students: 6
 Professional Students: 2
 Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.13	Yes: 8
Noise	3.25	No: 0
Safety	3.38	

Comments:

“The only problem with Bob Schmitz [my property management company] is that the houses are old and there is always something going wrong. My house has character and it's absolutely beautiful, but the house itself is drafty, the windows are falling apart, my stove is from the 1960s, etc. I should have thought about an 'old house rental' more before I moved in.”

“I have enjoyed living here. I like the neighborhood, and it is only a 40-minute walk from West Campus.”

“Besides some dog barking, this is a great neighborhood, walkable to east and west campuses, and DUMC. Nice friendly people and mailman, tons of graduate and professional students, and convenient to I-85, 15/501, and Durham Freeway.”

“I would recommend my rental, but there are things about the property that could use improvement:

1. Windows are not well insulated and difficult to open.
2. Doors need to be weatherstripped.
3. Bathrooms need to be renovated (floor tiles are coming apart).”

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006
Arson	0	0	0	0
Assault	14	9	6	10
Burglary	65	35	22	22
Homicide	0	0	0	0
Larceny	63	70	63	47
Motor Vehicle Theft	5	18	7	8
Robbery	7	7	1	11
Rape	2	0	0	0
Gun Related Crimes	6	5	1	9



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Hope Valley Farms

of Responses: 5
Graduate Students: 3
Professional Students: 2
Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.8	Yes: 5
Noise	3.8	No: 0
Safety	3.8	

Comments:
None

Neighborhood Crime Statistics not available for Hope Valley Farms

Valley Run

of Responses: 6
Graduate Students: 5
Professional Students: 1
Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.17	Yes: 6
Noise	3.67	No: 0
Safety	3.5	

Comments:
“House is not very well kept. Landlord [Griffin Associates] is rarely willing to put any money into upkeep.”

Neighborhood Crime Statistics not available for Valley Run

Woodcroft

of Responses: 5
Graduate Students: 4
Professional Students: 1
Postdoc: 0

Rating Category	Mean	Recommended by students
Condition	3.4	Yes: 5
Noise	3.6	No: 0
Safety	3.6	

Comments:
“It’s comparatively far from Duke, and almost no Duke students live around here.”

Neighborhood Crime Statistics not available for Woodcroft



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Landlord/Property Manager Ratings

***Only landlords with 3 or more ratings included here**

Landlord/Manager Name	Survey Responses	Mean Rating
Allenton Management	7	3.57
V.S. Rich Property Services	3	3.33
Ticon Properties	5	3.2
Trinity Properties	15	3.2
Apple Realty	11	3.0
New Morning Solar Realty	4	3.0
Southeast Real Estate	5	2.8
Bob Schmitz Properties	9	2.67