



LOCATION

| | |
|-------------------------|--|
| Property Address | 4829 Hazel St Forest Park, GA 30297 |
| Subdivision | |
| County | Clayton County, GA |

GENERAL PARCEL INFORMATION

| | |
|-----------------------------|-------------|
| Parcel ID/Tax ID | 13049A A006 |
| Alternate Parcel ID | |
| Area | 333 |
| District/Ward | Forest Park |
| 2020 Census Trct/Blk | 403.10/2 |
| Assessor Roll Year | 2025 |

PROPERTY SUMMARY

| | |
|-------------------------|-----------------|
| Property Type | Commercial |
| Land Use | Day Care Center |
| Improvement Type | Day Care Center |
| Square Feet | 840 |

CURRENT OWNER

| | |
|------------------------|--|
| Name | Wst Enterprises Inc |
| Mailing Address | 993 Forest Ave Forest Park, GA 30297-3822 |

SCHOOL ZONE INFORMATION

| | |
|----------------------------------|----------|
| Edmonds Elementary School | 0.8 mi |
| Elementary: Pre K to 5 | Distance |
| Forest Park Middle School | 0.1 mi |
| Middle: 6 to 8 | Distance |
| Forest Park High School | 1.2 mi |
| High: 9 to 12 | Distance |

SALES HISTORY THROUGH 12/08/2025

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|-----------|---------------------|--------|------------|-------------|------------------------|
| 9/18/1995 | \$500,000 | Wst Enterprises Inc | | | 3 | 2464/256 |
| 1/1/1980 | | | | | | |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount |
|-----------------------|----------|------------------------|----------|
| Appraisal Year | 2025 | Assessment Year | 2025 |
| Appraised Land | \$41,800 | Assessed Land | \$16,720 |

| | | | |
|-------------------------------|-----------|------------------------------|----------|
| Appraised Improvements | \$84,900 | Assessed Improvements | \$33,960 |
| Total Tax Appraisal | \$126,700 | Total Assessment | \$50,680 |
| | | Exempt Amount | |
| | | Exempt Reason | |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2025 | | | \$2,579.36 |
| 2024 | | | \$2,227.44 |
| 2023 | | | \$1,550.70 |
| 2022 | | | \$918.20 |
| 2021 | | | \$922.68 |
| 2020 | | | \$663.45 |
| 2019 | | | \$669.94 |
| 2018 | | | \$669.94 |
| 2017 | | | \$629.21 |
| 2016 | | | \$776.68 |
| 2015 | | \$539.10 | \$539.10 |
| 2014 | | \$535.50 | \$535.50 |
| 2013 | | \$536.09 | \$536.09 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

| | | | | |
|--|-----------------|-------------------------------------|------|----------------|
| Type | Day Care Center | Condition | | Units |
| Year Built | 1975 | Effective Year | 1975 | Stories |
| BRs | | Baths | | Rooms |
| Total Sq. Ft. | 840 | | | |
| Building Square Feet (Living Space) | | Building Square Feet (Other) | | |

- CONSTRUCTION

| | |
|---------------------------|--------------------------|
| Quality | Roof Framing |
| Shape | Roof Cover Deck |
| Partitions | Cabinet Millwork |
| Common Wall | Floor Finish |
| Foundation | Interior Finish |
| Floor System | Air Conditioning |
| Exterior Wall | Heat Type |
| Structural Framing | Bathroom Tile |
| Fireplace | Plumbing Fixtures |

- OTHER

| | |
|------------------|-----------------------------|
| Occupancy | Building Data Source |
|------------------|-----------------------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

| | | | |
|---------------------------|------------------------|------------------------|--------|
| Land Use | Day Care Center | Lot Dimensions | |
| Block/Lot | | Lot Square Feet | 16,553 |
| Latitude/Longitude | 33.622659°/-84.357601° | Acreage | 0.38 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | | | |
|------------------------|---------------|----------------------------------|-------|
| Gas Source | Public | Road Type | Paved |
| Electric Source | Public | Topography | |
| Water Source | Public | District Trend | |
| Sewer Source | | Special School District 1 | |
| Zoning Code | C- Commercial | Special School District 2 | |
| Owner Type | | | |

LEGAL DESCRIPTION

| | | | |
|--------------------|--|-----------------------|-------------|
| Subdivision | | Plat Book/Page | |
| Block/Lot | | District/Ward | Forest Park |
| Description | | | |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 13063C0076F | 06/07/2017 |