



**LOCATION**

<b>Property Address</b>	993 Forest Ave Forest Park, GA 30297-3822
<b>Subdivision</b>	
<b>County</b>	Clayton County, GA

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	13049A A007
<b>Alternate Parcel ID</b>	
<b>Area</b>	333
<b>District/Ward</b>	Forest Park
<b>2020 Census Trct/Blk</b>	403.10/2
<b>Assessor Roll Year</b>	2025

**PROPERTY SUMMARY**

<b>Property Type</b>	Commercial
<b>Land Use</b>	Day Care Center
<b>Improvement Type</b>	Day Care Center
<b>Square Feet</b>	5830

**CURRENT OWNER**

<b>Name</b>	Tsw Real Estate
<b>Mailing Address</b>	993 Forest Ave Forest Park, GA 30297-3822

**SCHOOL ZONE INFORMATION**

<b>Edmonds Elementary School</b>	0.8 mi
Elementary: Pre K to 5	Distance
<b>Forest Park Middle School</b>	0.2 mi
Middle: 6 to 8	Distance
<b>Forest Park High School</b>	1.3 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 12/08/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/30/2020		Tsw Real Estate	Wst Enterprises Inc	Warranty Deed		12047/207 2020-004796
1/1/1974						
		Wst Enterprises Inc			3	2464/256

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount

<b>Appraisal Year</b>	2025	<b>Assessment Year</b>	2025
<b>Appraised Land</b>	\$40,400	<b>Assessed Land</b>	\$16,160
<b>Appraised Improvements</b>	\$479,200	<b>Assessed Improvements</b>	\$191,680
<b>Total Tax Appraisal</b>	\$519,600	<b>Total Assessment</b>	\$207,840
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,578.02
2024			\$8,484.52
2023			\$8,016.51
2022			\$4,404.50
2021			\$4,432.17
2020			\$3,995.31
2019			\$4,041.62
2018			\$4,049.10
2017			\$3,739.07
2016			\$3,321.68
2015		\$2,311.16	\$2,311.16
2014		\$2,301.32	\$2,301.32
2013		\$2,309.64	\$2,309.64

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<b>Type</b>	Day Care Center	<b>Condition</b>		<b>Units</b>
<b>Year Built</b>	1965	<b>Effective Year</b>	1975	<b>Stories</b>
<b>BRs</b>		<b>Baths</b>		<b>Rooms</b>

**Total Sq. Ft.** 5,830

**Building Square Feet (Living Space)**

**Building Square Feet (Other)**

**- CONSTRUCTION**

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

**- OTHER**

<b>Occupancy</b>	<b>Building Data Source</b>
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Day Care Center	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	15,986
<b>Latitude/Longitude</b>	33.623214°/-84.357576°	<b>Acreage</b>	0.367

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

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

**LEGAL DESCRIPTION**

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>District/Ward</b>	Forest Park

**Description**

**FEMA FLOOD ZONES**

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