



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	13167C C007
Lot Count:	1
Account # or GEO #:	13167C C007
Property Address:	7143 W Fayetteville Rd, Riverdale, GA 30296
County:	Clayton
State:	GA
Lot Number:	N/A
Legal Description:	Tract 4
Parcel Size:	1.29
Subdivision:	None
Approximate Dimensions:	319.85 ft North 106.80 ft West 346.19 ft East 273.27 ft South
GPS Center Coordinates (Approximate):	33.56071662231975, -84.44662558184608
GPS Corner Coordinates (Approximate):	33.560963383250254, -84.44719037610058 33.56067872869315, -84.44730383874084 33.56046889151724, -84.44643499039437 33.559963518284036, -84.4464717562669 33.559918976442695, -84.44626517233479 33.56085424183024, -84.44614205334902
Google map link:	https://maps.app.goo.gl/EuxGHvKkfGv1QCP37
Elevation:	892.3 feet
Market Value:	\$71,370.00
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1hmHF6Bc3ETVRxiWkC56Pfer0sH9fgRGA/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None

Property miscellaneous images	https://drive.google.com/drive/folders/1-Du_plikvOMm_nZG4m2WYLaXlc1kkNXFV?usp=sharing
YouTube Link:	https://youtu.be/ZA5eQwWtDIM
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Atlanta, GA -23 min (15.6 miles)
Closest small town:	Tyrone, GA - 23 min (13.9 miles)
Nearby attractions:	Hindu Temple of Atlanta - 8 min (4.3 miles) Fun Spot America Theme Parks — Atlanta - 9 min (5.1 miles) Confederate Cemetery - 14 min (7.3 miles) Road To Tara Museum - 14 min (7.0 miles) Kenwood Park - 35 min (28.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	563-245-2533
Treasurer Website	Link
Treasurer Contact	(770) 477-3285
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(770) 477-3395
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(770) 477-3569
County Environmental Health Department Website	Link
County Environmental Health Department Contact	678-610-7199
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA

Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$1,106.74 (2023)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	None
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RS 180 - Residential District
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	No, not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family dwelling Family Day-care home Home occupation (Type 1)
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there	No

are any restrictions.) Yes/ No	
Note's on RV's (jot down notes whatever the county has to say)	Could only park an RV
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Manufactured home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	35% lot area
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft for the primary structures
What are the setbacks of the lot?	Front: 50ft when adjacent to an Arterial Rd 35ft when adjacent to a Collector Rd 30ft when adjacent to a Local Road 25ft for accesory structures Side: 10ft each side Rear: 25ft
What is the minimum lot size to build on the property?	18,000 sqft
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	https://www.claytoncountyga.gov/government/community-development/planning-zoning/fees/
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	No, Zone X reduced flood risk
Link to FEMA website	Check picutres below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	

UTILITIES DATA

QUESTION/S	DATA
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<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not yet connected but available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Clayton County Water Authority: +17704787496
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Flint River RD
<p>If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)</p>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	Buyer needs to gather information
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Marely's Septic Tank Services: +16108021388
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	N/A
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Buyer needs to gather information
<p>Does the property currently have electricity connected? (Yes, No or Do Not Know)</p>	Not yet connected but available in the area
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Georgia Power: +18886605890
<p>How much will it cost (setup cost) to have power connection?</p>	Would need to do a credential check first and a site visit Buyer needs to gather information

What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Bin There Dump That: +14046922838
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<p>The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	