

DUE DILIGENCE REPORT



Property Details

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| Owner Name(s): | RICARDO QUEIROZ |
| Assessor's Parcel Number: | 800-14088-000 |
| Property Address: | 602 Red Oak Ln, Horseshoe Bend, AR 72512 |
| County, State: | Izard County, AR |
| Subdivision: | WHITE OAK 2ND ADDITION |
| Lot Number: | 10 |
| Legal Description: | Lot: 10 Block: City: HORSESHOE BEND Addition: WHITE OAK SD: 101 |
| TRS: | T18N R7W SEC17 |
| Parcel Size: | 0.33 acres |
| Terrain Type: | Plain/Wooded |
| Lot Dimensions: | 158.3 feet North-West 91.60 feet North-East 157.3 feet South-East 91.45 feet South-West |
| Elevation: | 228 m or 748 feet |
| Flood Zone / Wetlands: | No |
| Notes: | See attached deed for complete legal description |

Property Location / Access

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| Google Map Link: | https://maps.app.goo.gl/qhGmJKqfikMZFYgV7 |
| GPS Coordinates (Center): | 36.21330, -91.75843 |
| GPS Coordinates (4 corners): | 36.213561, -91.758403 NE1 36.213402, -91.758159 NE2 36.213064, -91.758488 SW1 36.213220, -91.758729 SW2 |
| City or County Limits: | City |
| School District: | Izard Cty Consolidated Schools |
| Access To Property: | Yes, via Red Oak Ln |

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| Road Type: | Paved |
| Who Maintains Roads: | City |
| Closest Highways: | AR-289 |
| Closest Major City: | Batesville, Arkansas (50 min, 41.3 miles) |
| Closest Small Town: | Horseshoe Bend, Arkansas (11 min, 0.5 miles) |
| Closest Gas Station: | Valero, 6906 US-62, Glencoe, AR 72539 (11 min, 7.5 miles) |
| Nearby Attractions: | Crown Lake Pier, 820 Pearl Dr, Horseshoe Bend, AR 72512 (4 min, 1.5 miles) Ducks Miracle Springs, Franklin, AR 72536 (6 min, 3.8 miles) Hackney Creek Covered Bridge, 138 Goodwin Cove, Hardy, AR 72542 (21 min, 15.3 miles) Ash Flat Ball Park, College Dr, Ash Flat, AR 72513 (22 min, 16.4 miles) |
| Notes: | N/A |

Property Tax Information

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| Assessed Taxable Value: | \$400.00 |
| Assessed Actual Value: | \$2,000.00 |
| Back Taxes Owed? If so amount owed: | Yes, \$53.72 |
| Tax Liens? If so amount owed: | No |
| Annual Property Taxes: | \$53.72 |
| Notes: | Taxes are due for the year 2024. The values updated above are for the year 2024 and tax amount is for the year 2024. |

Zoning & Restriction Information

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| Zoning / Property Use Code: | SINGLE FAMILY RESIDENTIAL - (R-1) |
| What can be built on the property? | Residential Single Family - Please see the file attached for more details |
| Time limit to build? | Permit is good for one year but it can be further extendable. |
| Is camping allowed? | Per City, No |
| Camping restrictions if any: | N/A |
| Are RV's allowed? | Per City, Yes |
| RV restrictions if any: | An RV can be placed on the property for up to 12 months, provided that construction is actively underway. An active building permit is required to keep the RV on-site during this period. |

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| Are mobile homes allowed? | Per City, No |
| Mobile home restrictions if any: | N/A |
| Are tiny homes allowed? | Per City, Each dwelling unit must have at least 1000 square feet of floor space, including carport, with at least 800 square feet of this space heated. |
| Tiny home restrictions if any: | N/A |
| Are short term vacation rentals allowed? | Per City, Yes |
| Vacation rental restrictions if any: | A business license and a residential license would be required from city, along with an inspection. |
| Is property part of an HOA or POA? | County does not have information about this and nothing found online. Better to confirm with the owner. |
| HOA or POA dues, if any: | N/A |
| Subdivision CC&R Availability: | See attached CC&R's |
| CC&R Information: | N/A |
| Deed Availability: | Deed is attached |
| Deed Information: | Deed Book/Page: 2021/9231 |
| Notes: | This parcel is INSIDE the city limits. The information above is based on city restrictions. It is necessary to review the CC&Rs thoroughly prior to commencing any construction for further information. |
| Utility Information | |
| Water? | Water is available. Would have to contact City of Horseshoe Bend Water (870-670-5885). |
| Sewer / Septic? | Would need to install a septic system. |
| Electric? | Would have to contact North Arkansas Electric Co (870-994-2191) or Entergy (800-368-3749). |
| Gas? | Would have to contact Scott Petroleum (870-670-4440). |
| Waste? | Would have to contact Waste Connections (870-994-7000 / 870-670-5885). |

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| Notes: | Per City of Horseshoe Bend, Water is available however Septic is required. |
| County Contact Information | |
| County Website: | https://www.izardcountyar.org/ |
| Assessor Website: | https://izardcountyassessor.org/ |
| Treasurer Website: | https://www.izardcountyar.org/tax-collector |
| Recorder Website: | https://www.izardcountyar.org/circuit-county-clerk |
| GIS Website: | https://app.regrid.com/us/ar/izard# |
| Zoning Link: | N/A |
| Phone number for Planning Dept: | N/A |
| Phone number for Recorder: | (870) 368-4316 |
| Phone number for Treasurer: | (870) 368-7247 |
| Phone number for Assessor: | (870) 368-7810 |
| City Website: | https://cityofhorseshoebend.wordpress.com/ |
| Phone number for City: | (870) 670-5113 |
| Notes: | N/A |