

# DUE DILIGENCE REPORT



## Property Details

|                           |  |
|---------------------------|--|
| Owner Name(s):            | WILLIAM R ROGERS   |
| Assessor's Parcel Number: | 800-11791-000  |
| Property Address:         | 1119 Texas Dr, Horseshoe Bend, AR 72512  |
| County, State:            | Izard County, AR   |
| Subdivision:              | STATE  |
| Lot Number:               | 63   |
| Legal Description:        | Lot: 63 Block: City: HORSESHOE BEND Addition: STATE SD: 101                    |
| TRS:                      | T18N R7W SEC16   |
| Parcel Size:              | 0.41 acres   |
| Terrain Type:             | Plain/Wooded   |
| Lot Dimensions:           | 117.17 feet North<br>138.93 feet East<br>128.20 feet South<br>143.79 feet West |
| Elevation:                | 247.9 m or 813.3 feet  |
| Flood Zone / Wetlands:    | No   |
| Notes:                    | <b>See attached deed for complete legal description</b>                        |

## Property Location / Access

|                              |  |
|------------------------------|--|
| Google Map Link:             | <a href="https://maps.app.goo.gl/Df1k3WsirnXEBJAA8">https://maps.app.goo.gl/Df1k3WsirnXEBJAA8</a>            |
| GPS Coordinates (Center):    | 36.21355, -91.72986  |
| GPS Coordinates (4 corners): | 36.213684, -91.730154 NW<br>36.213777, -91.729766 NE<br>36.213438, -91.729587 SE<br>36.213315, -91.729995 SW |
| City or County Limits:       | City   |
| School District:             | Izard Cty Consolidated Schools   |
| Access To Property:          | Yes, via Texas Dr  |

|                      |  |
|----------------------|--|
| Road Type:           | Paved  |
| Who Maintains Roads: | City   |
| Closest Highways:    | AR-289   |
| Closest Major City:  | Batesville, Arkansas (52 min, 44.7 miles)  |
| Closest Small Town:  | Horseshoe Bend, Arkansas (5 min, 2.3 miles)  |
| Closest Gas Station: | Valero, 6906 US-62, Glencoe, AR 72539 (11 min, 7.2 miles)  |
| Nearby Attractions:  | Crown Lake Pier, 820 Pearl Dr, Horseshoe Bend, AR 72512 (2 min, 1 mile)<br>Ducks Miracle Springs, Franklin, AR 72536 (9 min, 6 miles)<br>Hackney Creek Covered Bridge, 138 Goodwin Cove, Hardy, AR 72542 (18 min, 11.7 miles)<br>Ash Flat Ball Park, College Dr, Ash Flat, AR 72513 (19 min, 12.3 miles) |
| Notes:               | N/A  |

### Property Tax Information

|                                     |   |
|-------------------------------------|---|
| Assessed Taxable Value:             | \$400.00  |
| Assessed Actual Value:              | \$2,000.00  |
| Back Taxes Owed? If so amount owed: | <b>Yes, \$60.56</b>   |
| Tax Liens? If so amount owed:       | No  |
| Annual Property Taxes:              | \$60.56   |
| Notes:                              | <b>Taxes are due for the year 2024. The values updated above are for the year 2024 and tax amount is for the year 2024.</b> |

### Zoning & Restriction Information

|                                    |  |
|------------------------------------|--|
| Zoning / Property Use Code:        | SINGLE FAMILY RESIDENTIAL - (R-1)  |
| What can be built on the property? | <b>Residential Single Family - Please see the file attached for more details</b>   |
| 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 1100 square feet of floor space, including carport, with at least 850 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:           | <b>See attached CC&amp;R's</b>  |
| CC&R Information:                        | N/A   |
| Deed Availability:                       | Deed is attached  |
| Deed Information:                        | Deed Book/Page: 2021/4517   |
| Notes:                                   | <b>This parcel is INSIDE the city limits. The information above is based on city restrictions. It is necessary to review the CC&amp;Rs thoroughly prior to commencing any construction for further information.</b> |
| <b>Utility Information</b>               |   |
| 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).  |

|                                   |   |
|-----------------------------------|---|
| Notes:                            | Per City of Horseshoe Bend, Water is available however Septic is required.  |
| <b>County Contact Information</b> |   |
| County Website:                   | <a href="https://www.izardcountyar.org/">https://www.izardcountyar.org/</a>   |
| Assessor Website:                 | <a href="https://izardcountyassessor.org/">https://izardcountyassessor.org/</a>                                     |
| Treasurer Website:                | <a href="https://www.izardcountyar.org/tax-collector">https://www.izardcountyar.org/tax-collector</a>               |
| Recorder Website:                 | <a href="https://www.izardcountyar.org/circuit-county-clerk">https://www.izardcountyar.org/circuit-county-clerk</a> |
| GIS Website:                      | <a href="https://app.regrid.com/us/ar/izard#">https://app.regrid.com/us/ar/izard#</a>                               |
| 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:                     | <a href="https://cityofhorseshoebend.wordpress.com/">https://cityofhorseshoebend.wordpress.com/</a>                 |
| Phone number for City:            | (870) 670-5113  |
| Notes:                            | N/A   |