



## Due Diligence Report

AR-Izard-800-13760-000

### Property Details

|                          |                                                       |
|--------------------------|-------------------------------------------------------|
| Owner Name               | CARRASCO GUILLERMO MARIANO & DOROTHEO<br>JOCELYN RUIZ |
| Owner Address            | 4075 LAUREL WOOD LN, DELRAY BEACH, FL<br>334453506    |
| Assessor's Parcel Number | 800-13760-000                                         |

### Property Facts

|                                   |                                                                                                                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                           | 613 W TRI LAKES DR, HORSESHOE BEND, AR, 725123710                                                                                                                                               |
| County                            | Izard                                                                                                                                                                                           |
| State                             | AR                                                                                                                                                                                              |
| Subdivision/Block/Lot             | WHITE OAK/N/A/61                                                                                                                                                                                |
| Legal Description<br>(unofficial) | N/A                                                                                                                                                                                             |
| T R S                             | T-18N, R-07W, S-17                                                                                                                                                                              |
| Parcel Size                       | 0.571                                                                                                                                                                                           |
| Number of Parcels                 | 1                                                                                                                                                                                               |
| Google Map Link                   | <a href="https://www.google.com/maps/search/?api=1&amp;query=36.21308517456055,-91.76103210449219">https://www.google.com/maps/search/?api=1&amp;query=36.21308517456055,-91.76103210449219</a> |
| Property Record                   | <a href="https://www.actdatascout.com/RealProperty/ParcelView">https://www.actdatascout.com/RealProperty/ParcelView</a>                                                                         |

## GPS Coordinates

|        |                             |                  |
|--------|-----------------------------|------------------|
| Center | 36°12'47.11"N,91°45'39.72"W | Elevation 694 FT |
| SW     | 36°12'46.16"N,91°45'40.86"W | Elevation 682 FT |
| NW     | 36°12'47.03"N,91°45'41.34"W | Elevation 683 FT |
| NE     | 36°12'48.07"N,91°45'38.57"W | Elevation 702 FT |
| SE     | 36°12'47.22"N,91°45'38.07"W | Elevation 702 FT |

## Last Transfer Info

|                      |                    |
|----------------------|--------------------|
| Deed Type            | Redemption Deed    |
| Deed Transfer Date   | 4/18/2023          |
| Deed Record Location | BK: 2023, PG: 5720 |

## County Website Information

|                 |                                                                                                                                                           |                |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| County Website  | <a href="https://www.arcountydata.com/index.asp">https://www.arcountydata.com/index.asp</a>                                                               |                |
| Treasurer       | <a href="https://www.actdatascout.com/TaxCollector/Arkansas/Izard">https://www.actdatascout.com/TaxCollector/Arkansas/Izard</a>                           | (870) 368-7247 |
| Recorder/Clerk  | <a href="https://www.actdatascout.com/RealProperty/Arkansas/Izard">https://www.actdatascout.com/RealProperty/Arkansas/Izard</a>                           | (870) 368-4316 |
| Planning/Zoning | <a href="https://cityofhorseshoebend.wordpress.com/2018/11/20/building-zoning/">https://cityofhorseshoebend.wordpress.com/2018/11/20/building-zoning/</a> | (870) 670-5113 |
| GIS Website     | <a href="https://app.regrid.com/us/ar/izard#b=admin">https://app.regrid.com/us/ar/izard#b=admin</a>                                                       |                |
| Assessor        | <a href="https://www.actdatascout.com/RealProperty/Arkansas/Izard">https://www.actdatascout.com/RealProperty/Arkansas/Izard</a>                           | (870) 368-7810 |

## Property Tax Information

|                         |          |
|-------------------------|----------|
| Assessed Property Value | \$400    |
| Back Taxes Owed         | \$188.65 |
| Tax Liens               | \$0      |
| Annual Property Taxes   | \$53.75  |

## Actual Property Details/Information

|                      |                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Access Road          | W Tri Lakes Dr                                                                                                                              |
| Road Surface         | Paved                                                                                                                                       |
| Road Maintenance     | County                                                                                                                                      |
| Elevation (ft)       | Low: 682 ft. / High: 702 ft                                                                                                                 |
| Terrain Type         | Flat, Highly Treed.                                                                                                                         |
| Closest Highways     | US HWY-412, RT-289                                                                                                                          |
| Closest Major Cities | Ash Flat, Melbourne, Hardy.                                                                                                                 |
| Nearby Attractions   | Crown Lake Pier, Crystal Bridges Museum of American Art, Ash Flat Ball Park, Missouri Botanical Garden, Cave City Park, Silver Dollar City. |

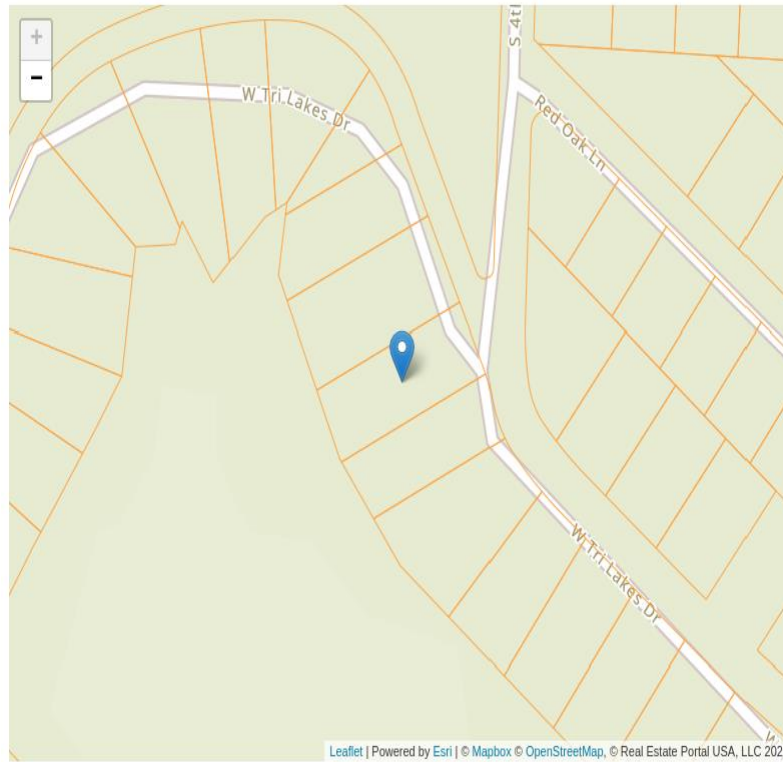
## County Details

|                                  |                                                                                                                                                                                                                                                                                      |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning                           | Vacant -Residential Land                                                                                                                                                                                                                                                             |
| Property Use Code                | Res. Vacant or HSB LOTS                                                                                                                                                                                                                                                              |
| What Can Be Built                | House                                                                                                                                                                                                                                                                                |
| What Can You Do On/Near Property | Reside                                                                                                                                                                                                                                                                               |
| Camping/Notes                    | No camping on the property. Unless you have had your house plans approved, a building permit has been acquired and your foundation is in place.                                                                                                                                      |
| RVs/Notes                        | An RV is allowed on the property for a period of 12 months. At the end of the 12 months, you can no longer live in the RV or camper and you cannot have it connected to the utilities even if your home is not complete.                                                             |
| Mobile Home/Notes                | Mobile homes are not allowed. Mobile Homes and Cabins with at least 600sq ft. of heated living space are allowed in these four additions per Bill of Assurances and City Zoning Codes: Paradise Acres Addition, Scenic Acres Addition, Rolling Acres Addition, and Tract B Addition. |
| Water                            | City water is available. Contact the Horseshoe Bend Water Department at (870) 670-5885 or you can email <a href="mailto:water@cityhsb.org">water@cityhsb.org</a> for further details.                                                                                                |
| Sewer/Septic                     | Septic. Contact the Arkansas Department of Health at (501) 661-2000 for further details.                                                                                                                                                                                             |
| Electric                         | Contact the North Arkansas Electric Cooperative at (870) 895-3221 for further details.                                                                                                                                                                                               |
| Gas                              | No natural gas. Propane.                                                                                                                                                                                                                                                             |
| Waste                            | Yes, garbage is done weekly.                                                                                                                                                                                                                                                         |
| HOA/Fees                         | There is no HOA/POA within the county except for the Pioneer Village Addition.                                                                                                                                                                                                       |
| Notes                            | Delinquent taxes of 188.65 is owing for 2022                                                                                                                                                                                                                                         |
| Notes                            | Delinquent taxes of 188.65 is owing for 2022                                                                                                                                                                                                                                         |

—

## Photos

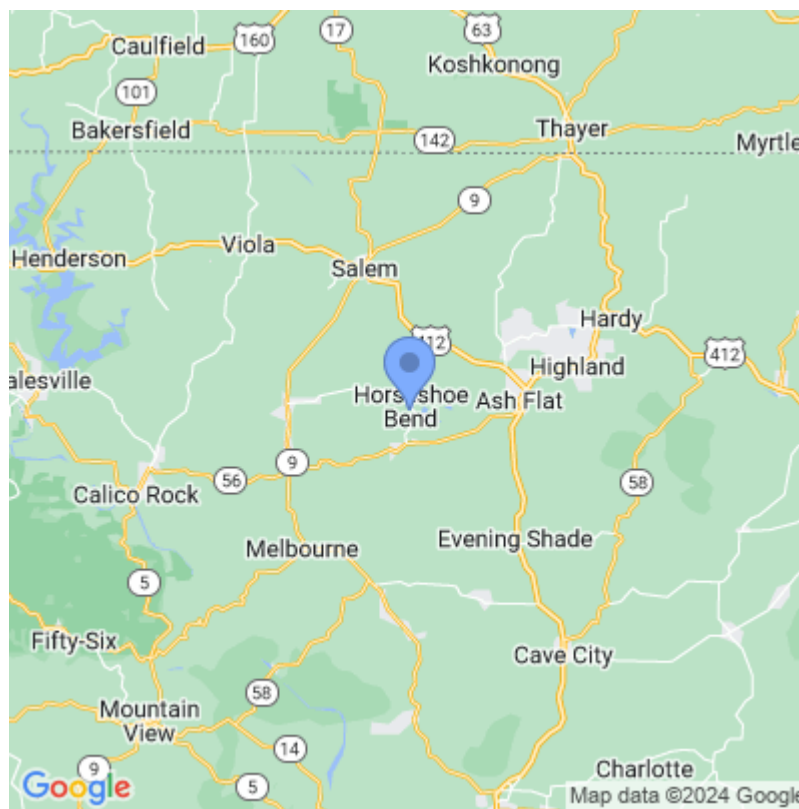
Nearby Property  
Bounds



Close Up



Main Roads  
Overview



Terrain



Aerial



|               |                                                                                      |
|---------------|--------------------------------------------------------------------------------------|
| <p>Street</p> |   |
| <p>GIS</p>    |  |

