



## Due Diligence Report

AR-Izard-800-00632-000

### Property Details

|                          |                                              |
|--------------------------|----------------------------------------------|
| Owner Name               | CORTIS ANTHONY DAVID                         |
| Owner Address            | 53 DRUIDS LN, WEST SPRINGFIELD, MA 010892540 |
| Assessor's Parcel Number | 800-00632-000                                |

### Property Facts

|                                   |                                                                                                                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                           | 103 TOPEKA LN,HORSESHOE BEND,AR,                                                                                                                                                                |
| County                            | Izard                                                                                                                                                                                           |
| State                             | AR                                                                                                                                                                                              |
| Subdivision/Block/Lot             | BEN'S CREEK/N/A /2                                                                                                                                                                              |
| Legal Description<br>(unofficial) | BEN'S CREEK, Lot 2                                                                                                                                                                              |
| T R S                             | T-18N R-7W S-9                                                                                                                                                                                  |
| Parcel Size                       | 0.44                                                                                                                                                                                            |
| Number of Parcels                 | 1                                                                                                                                                                                               |
| Google Map Link                   | <a href="https://www.google.com/maps/search/?api=1&amp;query=36.22810745239258,-91.73220825195312">https://www.google.com/maps/search/?api=1&amp;query=36.22810745239258,-91.73220825195312</a> |
| Property Record                   | <a href="https://www.actdatascout.com/RealProperty/ParcelView?countyIdYe arRpid=5065202418861">https://www.actdatascout.com/RealProperty/ParcelView?countyIdYe arRpid=5065202418861</a>         |

## GPS Coordinates

|        |                             |                  |
|--------|-----------------------------|------------------|
| Center | 36°13'41.19"N,91°43'55.95"W | Elevation 679 FT |
| SE     | 36°13'40.13"N,91°43'55.99"W | Elevation 685 FT |
| SW     | 36°13'40.58"N,91°43'56.65"W | Elevation 683 FT |
| NW     | 36°13'42.24"N,91°43'56.38"W | Elevation 674 FT |
| NE     | 36°13'42.23"N,91°43'56.33"W | Elevation 674 FT |

## Last Transfer Info

|                      |                    |
|----------------------|--------------------|
| Deed Type            | Quit Claim Deed    |
| Deed Transfer Date   | 2/11/2010          |
| Deed Record Location | Book; 43 Page: 592 |

## 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 | \$200  |
| Back Taxes Owed         | \$9.74 |
| Tax Liens               | \$0    |
| Annual Property Taxes   | \$9.74 |

## Actual Property Details/Information

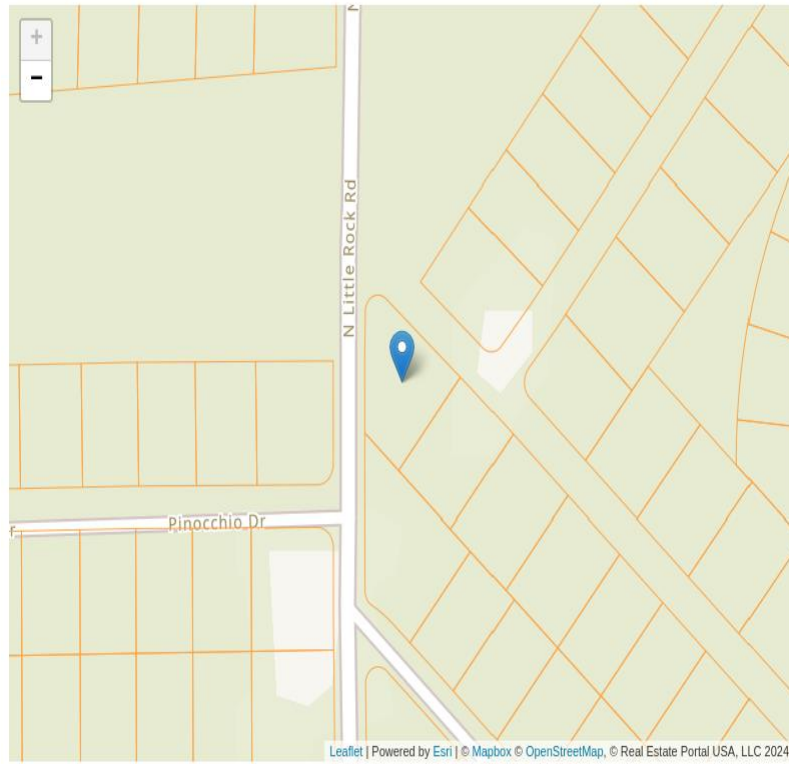
|                      |                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------|
| Access Road          | S little Rock and Topeka Ln                                                                                             |
| Road Surface         | Paved                                                                                                                   |
| Road Maintenance     | City                                                                                                                    |
| Elevation (ft)       | Low: 673 ft. / High: 685 ft                                                                                             |
| Terrain Type         | Flat Treed                                                                                                              |
| Closest Highways     | US Hwy- 412 Rt- 289                                                                                                     |
| Closest Major Cities | Houseshoe Bend, Oxford, Ash Flat                                                                                        |
| Nearby Attractions   | Hackney Creek Covered Bridge, Mammoth Spring State Park, Star Falls, The Raven, Highland Park, Tohi Trail, Depot Museum |

## 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                    | Camping is not allowed anywhere in HSB except at commercial camp sites                                                                                                                |
| RVs/Notes                        | RVs are not allowed anywhere in HSB except at commercial camp sites                                                                                                                   |
| Mobile Home/Notes                | Mobile homes are only allowed in certain additions and the BOA will say specifically that they are allowed                                                                            |
| 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. Use Propane.                                                                                                                                                          |
| Waste                            | Yes, garbage is done weekly.                                                                                                                                                          |
| HOA/Fees                         | There is no HOA/POA within the county except for the Pioneer Village Addition.                                                                                                        |

## Photos

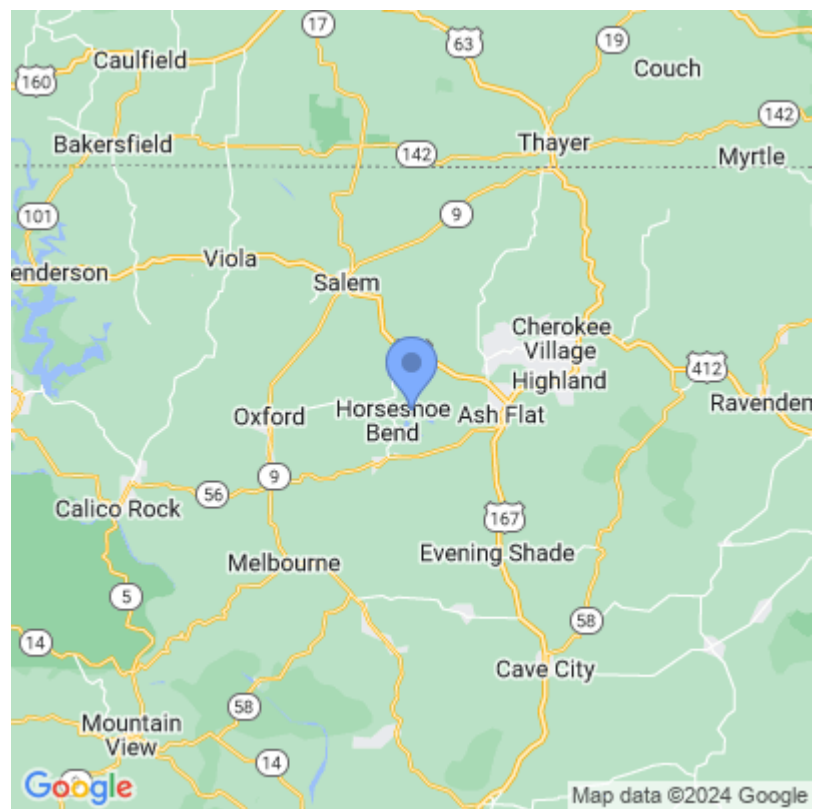
Nearby Property  
Bounds

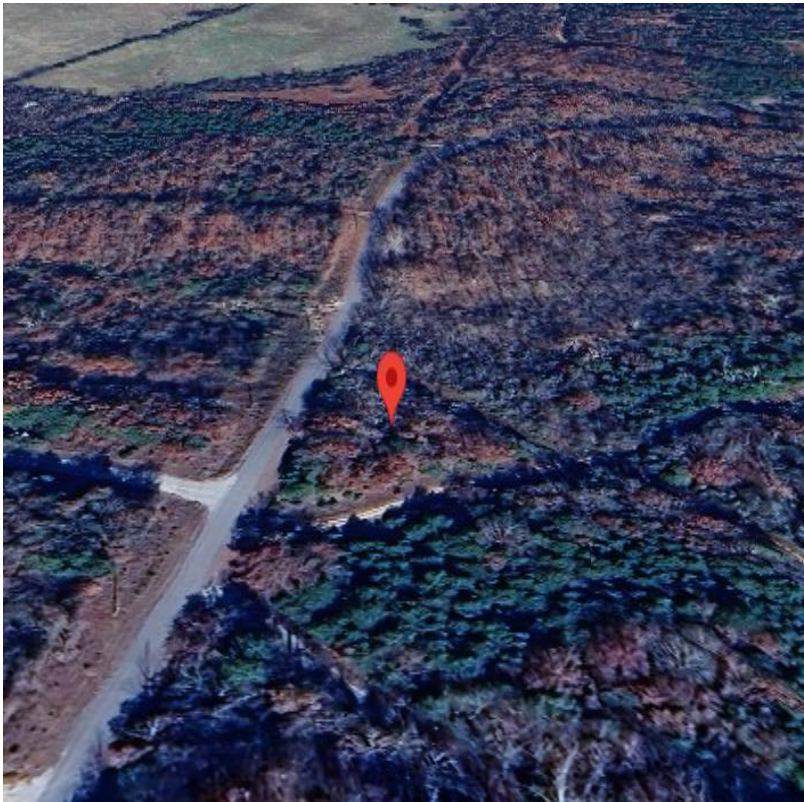


Close Up



Main Roads  
Overview



|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| <p>Terrain</p> |   |
| <p>Street</p>  |  |

Aerial

