



Due Diligence Report

AR-Izard-800-07102-000

Property Details

Owner Name	ERIC ISAKSEN
Owner Address	1850 WHITLEY AVE #820, LOS ANGELES, CA 900285195
Assessor's Parcel Number	800-07102-000

Property Facts

Address	1710 PLEASANT VALLEY DR,HORSESHOE BEND,AR,725124603
County	Izard
State	AR
Subdivision/Block/Lot	NORTH SHORE/N/A/96
Legal Description (unofficial)	N/A
T R S	T-18N, R-07W, S-21
Parcel Size	0.331
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=36.20649719238281,-91.73015594482422
Property Record	https://www.actdatascout.com/RealProperty/ParcelView

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	36°12'23.39"N,91°43'48.56"W	36.206497,-91.730156	662
SW	36°12'22.72"N,91°43'49.43"W	36.20631,-91.730398	654
NW	36°12'23.57"N,91°43'49.76"W	36.206546,-91.730489	658
NE	36°12'24.06"N,91°43'47.68"W	36.206683,-91.72991	664
SE	36°12'23.21"N,91°43'47.37"W	36.206446,-91.729826	658

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	11/22/2021
Deed Record Location	BK: 2021, PG: 20073

County Website Information

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

Property Tax Information

Assessed Property Value	\$400
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$76.46

Actual Property Details/Information

Access Road	Pleasant Valley Dr.
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 654 ft. / High: 664 ft
Terrain Type	Flat, Treed.
Closest Highways	US HWY-412, RT-9
Closest Major Cities	Horseshoe Bend, Ash Flat, Melbourne.
Nearby Attractions	Horseshoe Bend, Melbourne, Ash Flat. Nearby Attractions The Bridge at Big T Road, Star Falls, Griffin Park RV Park and Campground, Crown Lake Pier, Highland Park.



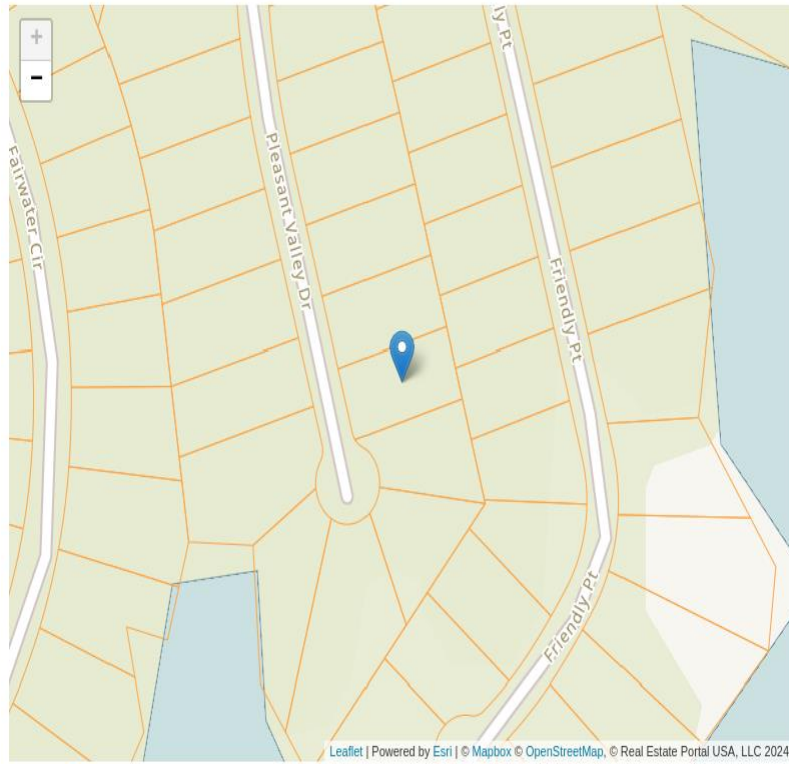
County Details

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 water@cityhsb.org 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	Taxes are current for 2023/2024 for the amount of 76.46 that should be paid on October 15, 2024. There was a nonpayment for 4 years of delinquent taxes so the property is certified to the State of Commissioner of State Lands.

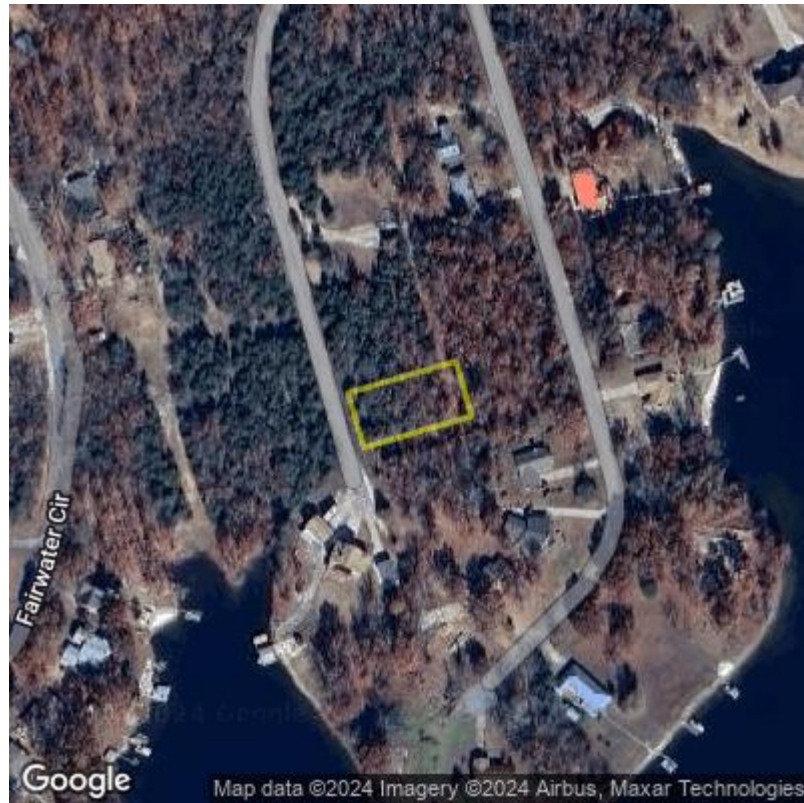
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Photos

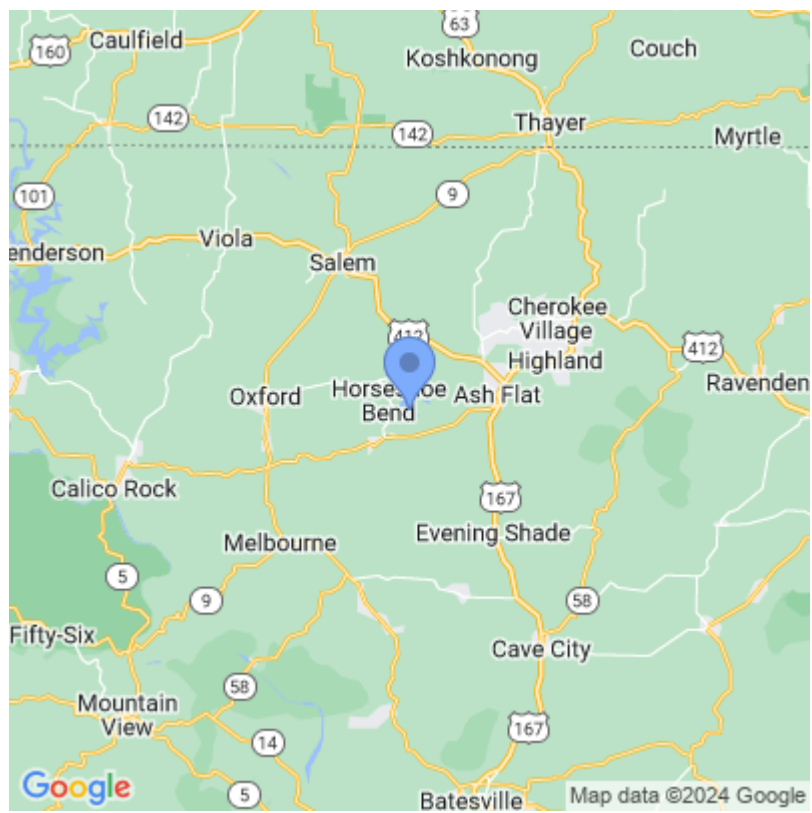
Nearby Property
Bounds



Close Up



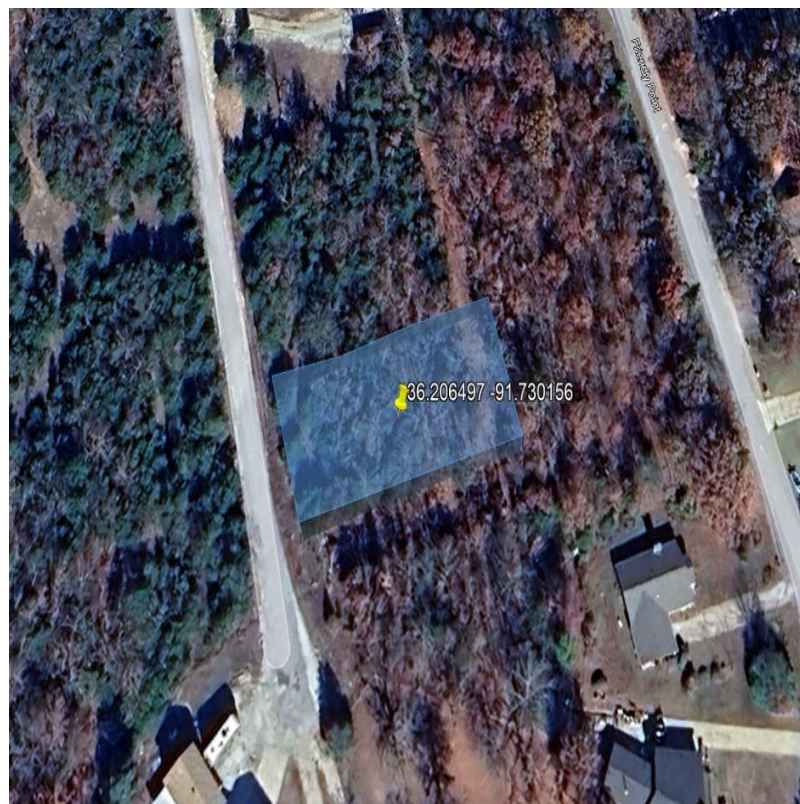
Main Roads
Overview



Terrain



Aerial



GIS



Street



