



Due Diligence Report

AR-Izard-800-11292-000

Property Details

Owner Name	RONDA RITTENHOUSE
Owner Address	4241 PROCTOR RD, SARASOTA, FL 342334005
Assessor's Parcel Number	800-11292-000

Property Facts

Address	1115 E Tri Lakes Dr, Horseshoe Bend, AR 72512
County	Izard
State	AR
Subdivision/Block/Lot	SOUTH SHORE/N/A/225
Legal Description (unofficial)	N/A
T R S	T-18N, R-07W, S-21
Parcel Size	0.37
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=36.194793701171875,-91.73403930664062
Property Record	https://www.actdatascout.com/RealProperty/ParcelView

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	36°11'41.26"N,91°44'2.54"W	36.194794,-91.734039	647
SE	36°11'40.34"N,91°44'2.02"W	36.194539,-91.733894	639
SW	36°11'41.51"N,91°44'3.78"W	36.194865,-91.734383	653
NW	36°11'42.17"N,91°44'3.08"W	36.195046,-91.73419	655
NE	36°11'40.98"N,91°44'1.31"W	36.194716,-91.733697	642

Last Transfer Info

Deed Type	SCR
Deed Transfer Date	5/10/2017
Deed Record Location	BK: 2017, PG:5190

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	\$53.72

Actual Property Details/Information

Access Road	E Tri Lakes Dr
Road Surface	Paved
Road Maintenance	County
Elevation (ft)	Low: 639 ft. / High: 655 ft
Terrain Type	Flat, Treed.
Closest Highways	US HWY-412, RT-56
Closest Major Cities	Horseshoe Bend, Ash Flat, Melbourne.
Nearby Attractions	Horseshoe Bend Garden Club Park, Cave City Park, Griffin Park RV Park and Campground, Crown Lake Pier, Practice Field.



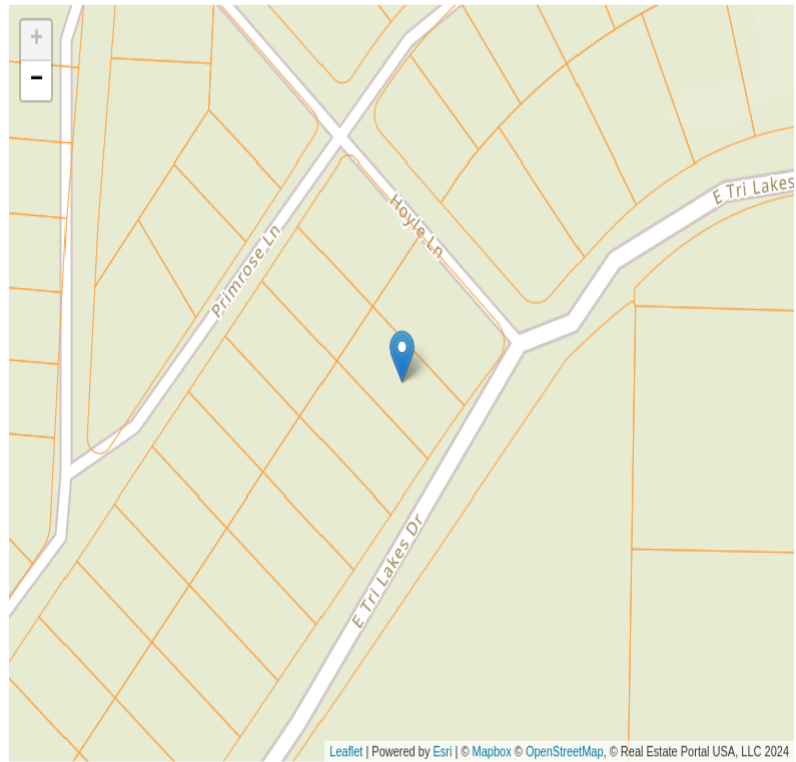
County Details

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 53.72 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

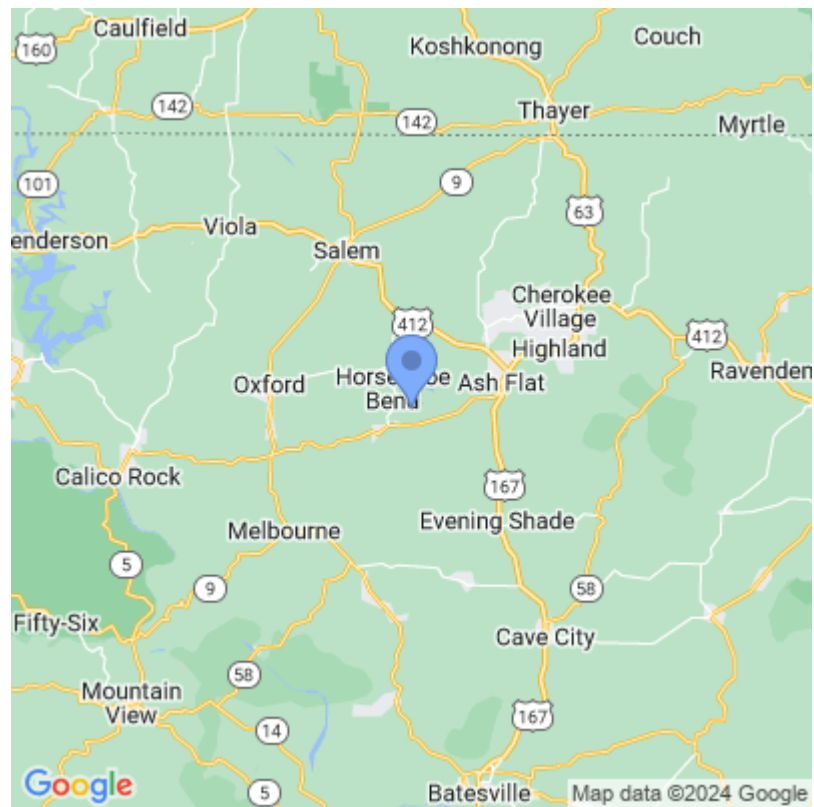
Nearby Property
Bounds

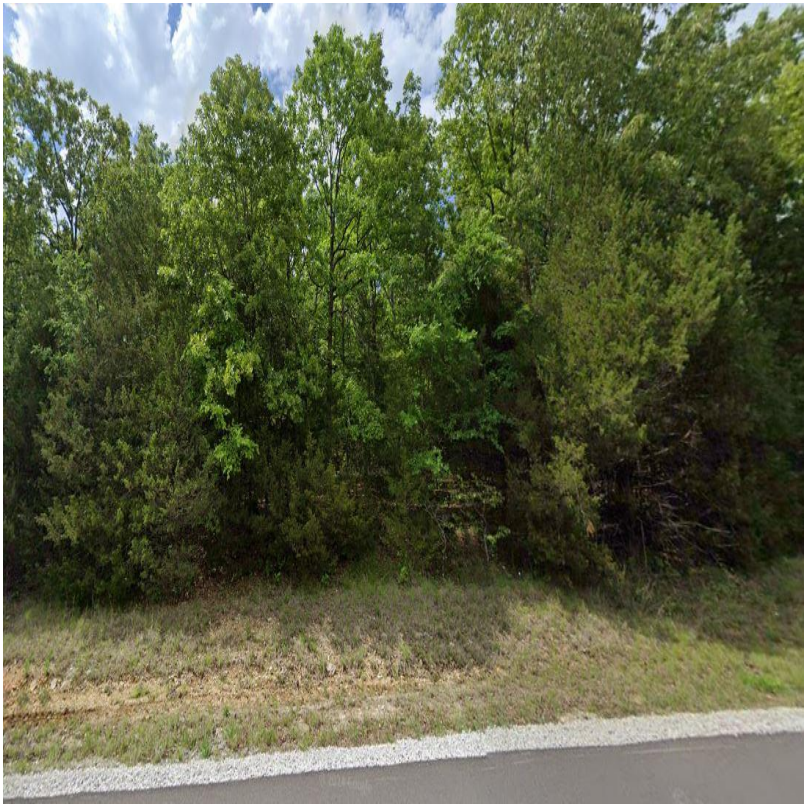


Close Up

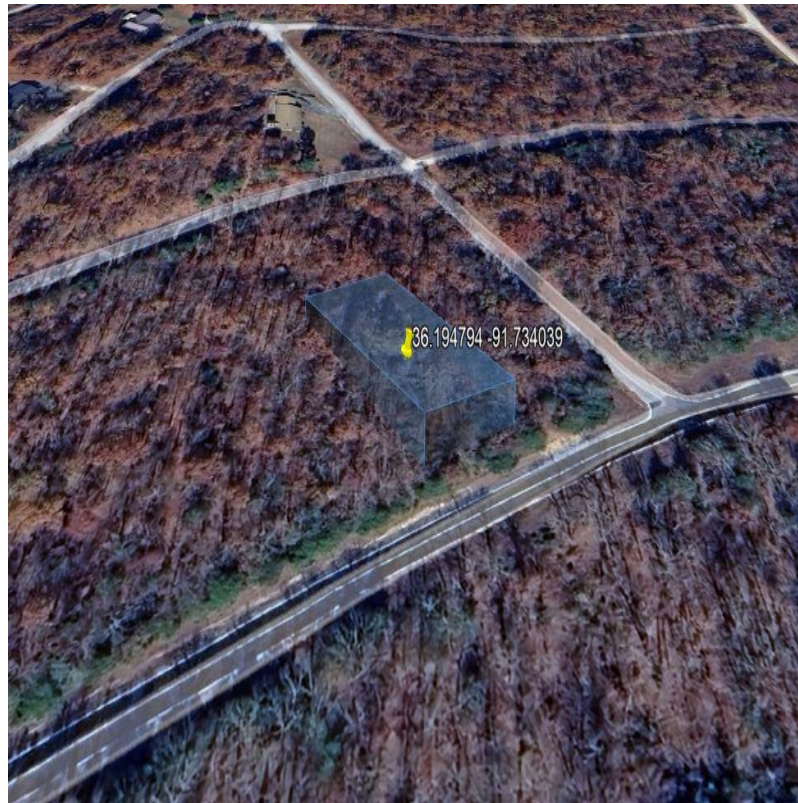


Main Roads
Overview



Terrain	 A Google Map of a residential neighborhood. The map shows several streets: Memory Ln (top left), Primrose Ln (diagonal), Hoyle Ln (diagonal), and E Tri Lakes Dr (bottom right). A yellow rectangle highlights a specific lot located between Primrose Ln and Hoyle Ln, adjacent to E Tri Lakes Dr. The map includes the Google logo and 'Map data ©2024'.
Street	 A photograph showing a grassy area with a gravel curb in the foreground. In the background, there is a dense line of green trees and shrubs under a blue sky with scattered clouds.

Aerial



GIS



