



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	ROSS JAMES	Listed on Tax Record
Assessor's Parcel Number:	800-11945-000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	1003 MISSISSIPPI LN Horseshoe Bend, AR 72512	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Izard County AR	County and State property is located in
Subdivision:	STATE	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	217	What is the lot number (If applicable)
Legal Description:	N/A	Listed on Tax Record
TRS:	T18N R7W SEC16	Township, Range & Section (If applicable)
Parcel Size:	0.42 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	159.57 feet North 110.81 feet East 157.69 feet South 113.8 feet West	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	219.8 m or 721.1 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	Unknown FEMA FZ, no wetland	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/ep5kynS9VKK3wT8x6	Link to property from google maps
GPS Coordinates (Center):	36.2163, -91.7334	Coordinates for this property
GPS Coordinates (4 corners):	36.2166, -91.7333 NE 36.2164, -91.7330 SE 36.2161, -91.7334 SW 36.2163, -91.7337 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	City	Is the property within the city or county limits? Use Google / MapRight
School District:	Izard Cty Consolidated Schools	What school district is the property located in?
Access To Property:	Yes, Mississippi Ln	Is there direct road access to property, if so what roads/streets?
Road Type:	Paved	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	City	City, County, Private, HOA or Not Maintained?
Closest Highways:	US-412	Use google map
Closest Major City:	Memphis, Tennessee (2 hr 34 min, 152 miles)	Use google map to get mileage/locations
Closest Small Town:	Horseshoe Bend, Arkansas (5 min, 2.0 miles)	Use google map to get mileage/locations
Closest Gas Station:	Valero, 400 Market St, Horseshoe Bend, AR 72512 (4 min, 1.9 miles)	Use google map to get mileage/locations
Nearby Attractions:	Silver Dollar City (2 hr 46 min, 141 miles) Highland Park, E Lakeshore Dr, Highland, AR 72542 (27 min, 17.6 miles) Crown Lake Pier, 820 Pearl Dr, Horseshoe Bend, AR 72512 (2 min, 0.8 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$400.00	Per Assessors' Website
Assessed Actual Value:	\$2,000.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$167.81	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	SINGLE FAMILY RESIDENTIAL DISTRICTS-R1	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Single-family district, Non-commercial parks, playgrounds, forest preserves - For more details please see the attached file	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Permit is good for 1 year as long as work starts within six months and continues	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Only during construction and must be replaced with permanent structure with in 6 months.	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	No camping on property. Unless you have had your house plans approved, a building permit has been acquired and your foundation is in place. Then you may place a camper on the property for a period of 12 months. At the end of the 12 months you can no longer live in the RV and you cannot have it connected to the utilities even if your home is not complete.	Details on camping if allowed or N/A
Are RV's allowed?	Only during construction and must be replaced with permanent structure with in 6 months.	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	No camping on property. Unless you have had your house plans approved, a building permit has been acquired and your foundation is in place. Then you may place a camper on the property for a period of 12 months. At the end of the 12 months you can no longer live in the RV and you cannot have it connected to the utilities even if your home is not complete.	Details on RV's if allowed or N/A
Are mobile homes allowed?	No	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	No	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	No	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	County / City does not possess any information regarding HOA's and no relevant information could be found online. It would be advisable to verify with the property owner.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	See attached CC&Rs as bill of assurance	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 111/90	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is "INSIDE" city of Horseshoe Bend. Information above is based on City Restrictions, Please review subdivision CC&Rs for additional details.	Anything you think is important to note?

Utility Information		
Water?	Water is available. Contact Horseshoe Bend Water Department (870) 670-5885).	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would have to install a septic system.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact North Arkansas Electric Co-Op (+18706704361) or Entergy (1-800-368-3749).	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Reeves Propane +18004325172 or MFA Oil Propane +18706257227	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Contact Waste Connections (870-994-7000)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per Horseshoe Bend, water is available.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.izardcountyar.org/	Website Link
Assessor Website:	https://www.izardcountyar.org/assessor	Website Link
Treasurer Website:	https://www.izardcountyar.org/treasurer	Website Link
Recorder Website:	https://www.izardcountyar.org/circuit-county-clerk	Website Link
GIS Website:	https://www.arcountydata.com/maps/map?county=IZATA&item=7D9F4A&ne=-91.7330366,36.2165958&sw=-91.7336995,36.2160696	Website Link
Zoning Link:	https://www.countyzoning.org/ar-izard-county/	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	870.368.4316	Phone number per website
Phone number for Treasurer:	870-368-4394	Phone number per website
Phone number for Assessor:	870-368-7810	Phone number per website
City Website:	https://www.horseshoebend.org/	Website (if within city limits or N/A)
Phone number for City:	https://cityofhorseshoebend.wordpress.com/	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?