



Due Diligence Report

APN: 800-10903-000

Details Property

Owner Name	Vik J Kristy Revocable Trust
Owner Address	36241 N Golpspring Ct, Gurnee, IL 60031
Assessor's Parcel Number	800-10903-000

Property Facts

Address	707 Austin RD		
County	Izard		
State	AR		
Subdivision/Block/Lot	Sleepy Hollow		
Legal Description (unofficial)	Lot 355, Sleepy Hollow Subdivision, Horseshoe Bend, Izard County, Arkansas		
T R S	T- 18 R- 07 S-09		
Parcel Size	0.30		
Number of Parcels	1		
GPS Coordinates	GPS Center	36.22428, -91.73728	
	GPS NW	36.22448, -91.73738	
	GPS NE	36.22446, -91.7371	
	GPS SE	36.2242, -91.73726	
	GPS SW	36.22413, -91.73744	
Google Map Link	https://goo.gl/maps/nWBBKzSPUUqDhZDD6		
Property Record	https://www.arcountydata.com/parcel_sponsor.asp?item=12CB78&Page=1&county_code=IZATAX		
Last Transfer Info	Deed Type	Fiduciary	
	Deed Transfer Date	03/16/2019	
	Deed Record Location	Book 2019 Page 3400	

County Website Information

County	https://www.izardcountyar.org/	
Assessor	https://www.izardcountyar.org/assessor	870-368-7810
Treasurer	https://www.izardcountyar.org/treasurer	870-368-4394
Recorder/Clerk	https://www.izardcountyar.org/circuit-county-clerk	870-368-4316
Planning/Zoning	Not specified, contact using the following phone number.	870-368-4328
GIS Website	https://www.actdatascout.com/Map/Single	

Property Tax Information

Assessed Property Value	\$400.00
Back Taxes Owed	\$0
Tax Liens	None
Annual Property Taxes	\$160.97

Actual Property Details/Information

Access Road	Austin RD
Road Surface	Paved
Road Maintenance	City
Elevation (ft)	672 ft
Terrain Type	Treed
Closest Highways	US HWY-412, RT-289
Closest Major Cities	Melbourne, Hardy, Oxford.
Nearby Attractions	Summit's Valley Shire and Sport Horses, Crown Lake, Box Hound Marina Resort and RV Park, Turkey Mountain Golf Course
Walk Score	Car Dependent
Bike Score	Car Dependent
Transit Score	N/A

County Details

Zoning	Vacant Residential Land
Property Use Code	Not specified
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	No camping in the city limits except in the designated campgrounds. A camper 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.
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.
Water	City water is available. Contact the Horseshoe Bend Water Department at 870-670-5885 for more information.
Sewer/Septic	If a Septic System is being installed, you must contact the Arkansas Department of Health and they will assist you. IZARD County Health Unit 870-368-7790.
Electric	Contact the North Arkansas Electric Cooperation at 870-895-3221.
Gas	No natural gas.
Waste	Trash pick-up is available. Contact Waste Connections 870-994-7000.
HOA/Fees	There is no HOA/POA within the county except for the Pioneer Village Addition.
Notes	Sheds can be no more than 300 sq ft unless it is a detached garage which can be 900 sq ft. Send neighbor letter to: David and Susan Goodwin 134 Breckinridge Dr. Martinsburg, WV 25403

Photos

GIS Photo View	
Aerial Photo View	
Property Directions View	