



Due Diligence Report

APN: 800-01818-000

Details Property

Owner Name	Souza Family Revocable Trust
Owner Address	1508 Mohawk Trail, Madison, TN 37115 or PO Box 3657, Turlock, CA 95381-3657
Assessor's Parcel Number	800-01818-000

Property Facts

Address	602 Regal Dr., Horseshoe Bend, AR 72512		
County	Izard		
State	AR		
Subdivision/Block/Lot	Cedar Glade/ N/A/ 250		
Legal Description (unofficial)	Lot 250 Addition: Cedar Glade		
T R S	Not specified		
Parcel Size	0.3542		
Number of Parcels	1		
GPS Coordinates	GPS Center	36.22257, -91.7698	
	GPS NW	36.22264, -91.77007	
	GPS NE	36.22258, -91.76975	
	GPS SE	36.22247, -91.76953	
	GPS SW	36.22246, -91.76999	
Google Map Link	https://goo.gl/maps/ozncoa6oXw4wsENb6		
Property Record	https://www.arcountydata.com/parcel_sponsor.asp?item=12A8DF&Page=1&countycode=IZATAX		
Last Transfer Info	Deed Type	Limited Warranty Deed	
	Deed Transfer Date	3/21/2006	
	Deed Record Location	Book 258 Page 542	

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
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$160.97

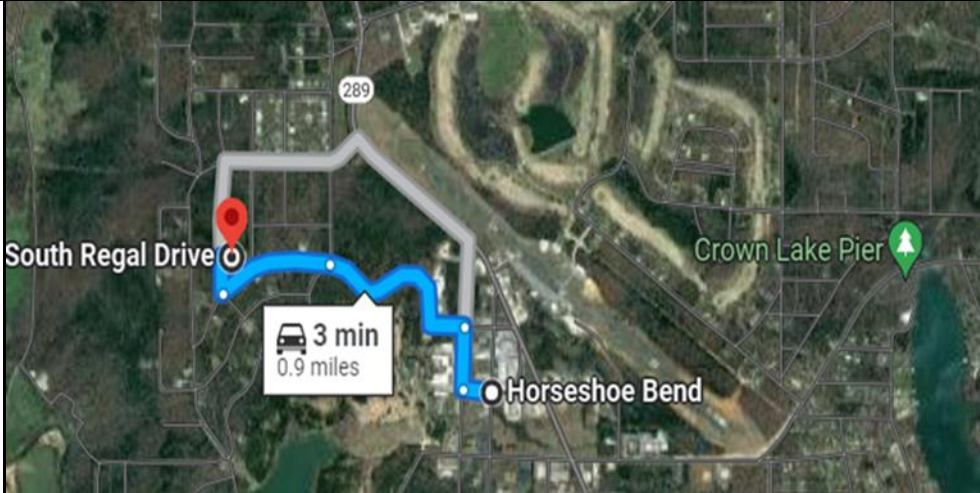
Actual Property Details/Information

Access Road	S. Regal Dr.
Road Surface	Paved
Road Maintenance	City of Horseshoe Bend
Elevation (ft)	802.2 ft
Terrain Type	Slightly Sloped, 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	Extremely Car Dependent
Bike Score	Extremely 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	Contact the Arkansas Department of Health at (501) 661-2000.
Electric	Contact the North Arkansas Electric Cooperation at 870-895-3221.
Gas	No natural gas.
Waste	Trash pick-up is available. Contact the Horseshoe Bend Water Department at 870-670-5885 for more information.
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.

Photos

GIS Photo View	 This aerial photograph shows a wooded area near Cedar Glade Lake. A blue rectangle highlights a specific location on the left side of the image. Several roads are visible, including Regent Dr, Prairie Dr, Lakeview Dr, S Regal Dr, and Royal Dr.
Aerial Photo View	 This aerial photograph shows the same area as the GIS Photo View, but with a red location pin placed on the left side of the image, near the intersection of S Regal Dr and Royal Dr.
Property Directions View	 This aerial photograph shows a blue route starting from South Regal Drive and ending at Horseshoe Bend. A callout box indicates a travel time of 3 minutes and a distance of 0.9 miles. Other landmarks visible include Crown Lake Pier and Highway 289.