



HOPSON INVESTMENTS LLC
HELPING PEOPLE INVEST IN LAND

Due Diligence Report

APN: 800-13963-000

Property Details

Owners Name	Judy Evarista
Owners Address	8760 256 th St Floral Park, NY 11001
APN	800-13963-000

Property Facts

Address	1806 Oakwood Drive, Horseshoe Bend, AR 71512	
County	Izard	
State	AR	
Subdivision / Block / Lot	White Oak/N/A /268	
Legal Description (Unofficial)	Lot 268 White Oak Addition	
S-T-R	Not specified	
Parcel Size	0.29 Acre	
Number of Parcels	1	
GPS Coordinates	GPS Center	36.205631, -91.758243
	GPS NW	36.205853, -91.757966
	GPS NE	36.205888, -91.756223
	GPS SE	36.205862, -91.756443
	GPS SW	36.205875, -91.757076
Google Map Link	https://maps.app.goo.gl/BKE3ERUQYZj2wsLN6	
Property Record	https://online.updf.com/pdf/share?shareId=803812456022417409	

Last Transfer Info	Deed Type	Warranty Deed
	Deed Transfer Date	07/08/2005
	Deed Record Location	Book 250 Page 409

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	Arkansas GIS Office	

Property Tax Information

Assessed Property Value	400.00
Back taxes Owed	0.00
Tax Liens	0.00
Annual Property Taxes	53.72

Actual Property Details / Information

Access Road	Oakwood Drive
Road Surface	Paved
Road Maintenance	City of Horseshoe Bend
Elevation	637 ft
Terrain	Moderate Slope, Treed
Closest Highway	AR-289
Closest Major Cities	Little Rock, AR (138Mi) Memphis, TN (157 mi) Springfield, MO (157 mi)
Nearby Attractions	Diamond Lake, 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	Extremely Car Dependent

County Details

Zoning	Vacant Residential Land
Property Use Code	Not specified
What Can Be Built	House
What Can You Do On / Near the 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 are 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.

GIS Photo View	 An aerial photograph overlaid with a GIS map showing a residential subdivision. The lots are outlined in yellow. A single lot on the right side of the image is highlighted with a blue border. The terrain is dark and appears to be undeveloped land.
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Aerial
Photo
View



Property
Directions
View

