



Approved Due Diligence Report

APPROVED
Aug 25, 2026
by Shadae Popley

Generated: 08/25/2026 14:00

Parcel details, access, tax, ownership, legal, census, and flood information

APN
800-03433-000

COUNTY
IZARD, AR

ACRES
0.461

FLOOD ZONE
Unknown

Property & Size

State	County	APN
AR	IZARD	800-03433-000
Land Use	Class	Acres (calc)
Residential - Vacant Land	Vacant	0.461
Code: 8001		
Sqft (calc)	County acres	County sqft
20,073	0.461	20,076
Deed acres	Deed sqft	Elevation (ft)
-	-	660 - 669

Location & Access

Street Address

1403 GREEN ST

City/State

HORSESHOE BEND, AR 72512

Google Map

[Open](#)

GPS Coordinates

POINT	LATITUDE, LONGITUDE
GPS Center	36.21086218961826, -91.71956152240915
NW Corner	36.2109862977967, -91.7198818766608
NE Corner	36.211051930993, -91.7192699644476
SE Corner	36.2106724474324, -91.7192853838973
SW Corner	36.2107509182269, -91.7198651333802

TRS

T-18N, R-7W, S-15

\$ Tax Information

Property Taxes (2025)

\$54

Annual Taxes

\$54

Assessed Total (2025)

\$400

Assessed Per Acre

\$868

Market Total (2023)

\$2,000

Market Per Acre

\$4,338

✓ **Verified Back Taxes**
\$0.00

• Ownership & Mailing

Owner Type

Person

Owner Proximity

Within Country

Owner

Ryan Weaver

Rights

-

Mail Address

7818 LAKESHORE DR

City/State

MC CALLA, AL 35111

Country

US

☰ Legal & Census

Plat

EMERALD COVE

Neighborhood

HORSESHOE BEND

Subdivision

EMERALD COVE

School District

Izard Cty Consolidated Schools

Census Tract

05065960100

Census Block Group

050659601001

Census Block Number

1186

Lot

204

Deed Record Location

BK: 110, PG: 114

Deed Transfer Date

6/5/2013

Deed Type

Quit Claim Deed

≈ FEMA Flood Information

Flood Zone

Unknown

🏠 County Data

County

<https://www.arcountydata.com/index.asp>

Assessor

☰ (870) 368-7810

<https://www.actdatascout.com/RealProperty/Arkansas/Izard>

Treasurer  (870) 368-7247
<https://www.actdatascout.com/TaxCollector/Arkansas/Izard>

Recording Clerk  (870) 368-4316
<https://www.actdatascout.com/RealProperty/Arkansas/Izard>

Zoning **County Zone Name:** Residential Land
 (870) 670-5113
<https://cityofhorseshoebend.wordpress.com/2018/11/20/building-zoning/>

GIS <https://app.regrid.com/us/ar/izard#b=admin>

Property Search <https://www.arcountydata.com/sponsored.asp>

Camping Notes

No camping or RVs are allowed in Horseshoe Bend except in commercial campsites

RVs Notes

RVs are not allowed in Horseshoe Bend.

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.

Electric

Contact the North Arkansas Electric Cooperative at (870) 895-3221 for further details.

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.

Gas

No natural gas. Propane.

Waste

Garbage collection is weekly and billed on the water bill.

HOA Fees

There is no HOA/POA within the county except for the Pioneer Village Addition.

Nearby Attractions

Crown Lake Pier, Horseshoe Bend Garden Club Park, Ash Flat Ball Park, Hackney Creek Covered Bridge, Veteran's Park, Crown Lake Pier, Gitche Gumees Beach.

Closest Highways

US HWY-412, RT-289.

Major Cities

Memphis, Springfield, Little Rock, Jonesboro.

Septic Sewer

Septic. Contact the Arkansas Department of Health at (501) 661-2000 for further details.

POA Fees

There is no HOA/POA within the county except for the Pioneer Village Addition.

Access Road

Unnamed dirt road.

Road Surface

Dirt

Terrain Type

Treed

Road Maintenance

City Maintained

What Can Be Built

House

TLCai



Parcel Map

Parcel boundary highlighted



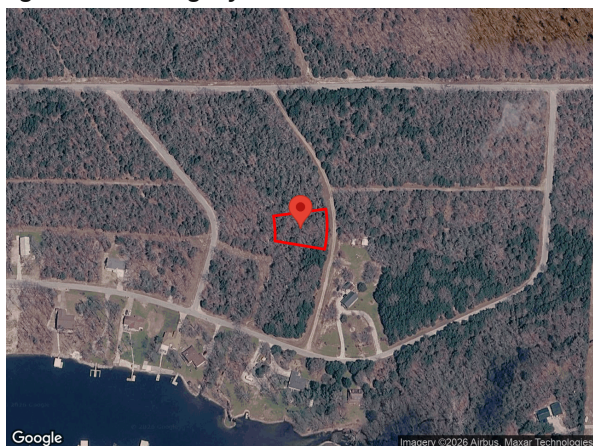
FEMA Flood Map

Flood zone overlay



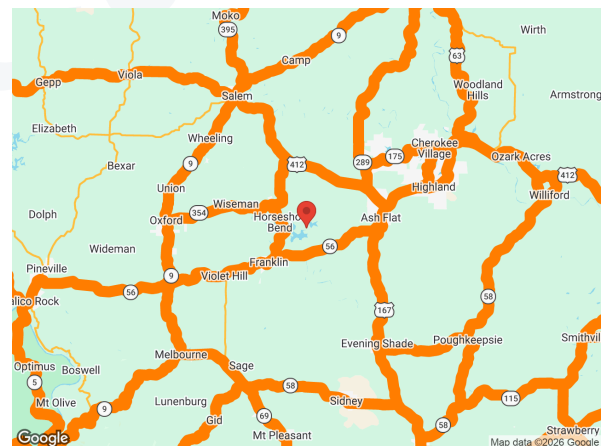
Satellite Closeup

High zoom imagery



Area Overview

Road network context



Hybrid Context

Satellite + Roads

