



Due Diligence Report

McDaniel Financial

AR-Izard -800-09084-000

Property Details

State	Arkansas
County	Izard
APN	800-09084-000
Owner Name	Todd Cole
Owner Address	1936 Bruce B Downs Blvd, 551 Wesley Chapel, FL 33544
Property Address	1413 Strawberry Dr, Horseshoe Bend, AR 72512
Subdivision	River View
Legal Description	Lot 112 River View
Section, Township, Range	18-18N-7W
Acreage	0.31
Deed Transfer Date	11/19/2021
Deed Type	Limited Warranty Deed
Deed Location	Book:2021 Book:19957
Property Record Link	TODD COLE -800-09084-000 - ARCountyData.com
Approximate Dimensions	87.46ft x 148.67ft x 92.33ft x 146.46ft



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Property Coordinates

Google Map Link	https://goo.gl/maps/yj5SAc1hHFXen7bT7
Center	36°12'40.0"N 91°46'40.0"W
Northwest	36°12'40.62"N, 91°46'40.88"W
Northeast	36°12'41.00"N, 91°46'39.90"W
Southeast	36°12'39.63"N, 91°46'39.19"W
Southwest	36°12'39.29"N, 91°46'40.22"W

Property Tax

Back Taxes and Year Owe	\$0.00
Tax Liens and Year Owe	\$0.00
Annual Taxes	\$160.97
Assessed Value	\$400

Additional Property Details

Access Road	Strawberry Dr
Road Type	Paved Road
Elevation	692ft
Terrain Type	Slightly Sloped
Closest Highway	Route 289
Closest Major City	Memphis



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Attractions	City Rock Bluff, Mammoth Spring State Park, Old Independence Regional Museum
Closest Small Town	Horseshoe Bend
Nearby Schools (High school and Elementary)	Izard County Elementary School, Salem Elementary School, Highland Elementary School
Nearby Grocery Stores	Harps Food Stores, Family Dollar, Walmart Supercenter
Nearby Gas Station	Snappy Mart, Valero, Citgo

Zoning

Property Use Code	R-1
Zoning Type	Residential
Is this Property Buildable	Yes this lot is buildable.
Is there a Structure on the Property? If yes, what type?	There is no structure on the property.
What can be built on the Property?	Single family dwelling
Are RVs Allowed? If yes, is a permit required?	No RV on the property. Unless your house plans are approved, a building permit has been acquired and your foundation is in place. Then you may place a camper or RV on the property for a period of 12 months.
Is Camping Allowed? If yes, is a permit required?	No camping on the property. Unless your house plans are approved, a building permit has been acquired and your foundation is in place. Then you may place a camper or RV on the property for a period of 12 months.
Can you live in an RV while building? If yes, is a permit required?	Yes, you can live in an RV while building However, a permit is required, and you can



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	only stay for 12 months.
Are Mobile Homes Allowed? If yes, is a permit required?	Mobile homes are not allowed.
What type of homes are allowed?	Single-Family Dwellings only
What is the minimum building size?	1100sq ft
What is the maximum building height?	35ft
Is the property within a flood zone area? If so, what are the setbacks? Do you need a flood insurance permit?	This property is not within the floodzone.
Is the property a part of an HOA or POA?	No HOA or POA
Is there a time limit to build?	The time limit to build is 12 months.
Are there any zoning restrictions or covenants?	Yes, See attached restrictions.
Is water already connected to the property? If not, what type of water system is required?	There is no water connected to the property. Horseshoe Bend Water Department: (870) 670-5885.
Is there electricity on the property?	There is no electricity connected to the property however electricity is nearby.
Is there a sewer or septic installed? If not, which is required?	A sewer system is needed.
Do you have any details on companies you use to set up utilities in the area?	North Arkansas Electric Cooperative provides electricity: 870-895-3221
What type of gas does this area service?	Propane
Does the county or city pick up waste/trash?	Trash and waste pick up are done by Horseshoe Bend Water Department.



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County Website Details

Assessor Website	Assessor Izard County AR Government
Treasurer Website	Treasurer Izard County AR Government
Recorder/Clerk Website	Circuit/County Clerk
Planning and Zoning Website	City of Horseshoe Bend
GIS Website	ARCountyData.com Map - ARCountyData.com
Assessor Contact Number	(870) 368-7810
Treasurer Contact Number	(870) 368-7247
Recorder/Clerk Contact	(870) 386-4316
Planning and Zoning Contact Number	(870) 670-5113

Overall Review

Notes:	The taxes on this lot is current however the current tax of \$160.97 is due in October. The county does not have an HOA however it has an MRID and MSID fee that is included in the taxes above.
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