



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	DALTON THOMAS E AND PATRICIA E DALTON	Listed on Tax Record
Assessor's Parcel Number:	002-11020-052	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	S COUNTRY OAKS TRL, ELIZABETH, AR 72531	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Baxter County, AR	County and State property is located in
Subdivision:	LAKEWOOD RANCHETTES	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	52	What is the lot number (If applicable)
Legal Description:	TRACT 52 LAKEWOOD RANCHETTES	Listed on Tax Record
TRS:	T19N R11W SEC9	Township, Range & Section (If applicable)
Parcel Size:	10.09 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded/Hill	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	1272.19 feet North 337.46 feet East 1275.1 feet South 342.37 feet West	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	218.8 m or 717.7 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No FZ, minimal wetlands	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/97FM3AewbPHUGvz5A	Link to property from google maps
GPS Coordinates (Center):	36.3268, -92.1719	Coordinates for this property
GPS Coordinates (4 corners):	36.3273, -92.17 NE 36.3264, -92.17 SE 36.3265, -92.1744 SW 36.3274, -92.1743 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Viola School District	What school district is the property located in?
Access To Property:	Yes, S Country Oaks Trail	Is there direct road access to property, if so what roads/streets?
Road Type:	Paved / Gravel	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	US-412/US Hwy 62	Use google map
Closest Major City:	Springfield, Missouri (2 hr 29 min (123 miles)	Use google map to get mileage/locations
Closest Small Town:	Viola, Arkansas 72583 (20 min (15.1 miles)	Use google map to get mileage/locations
Closest Gas Station:	Shell, 1124 Hwy 62 E, Mountain Home, AR 72653 (25 min (19.7 miles)	Use google map to get mileage/locations
Nearby Attractions:	Keller Park, 1831 Rossi Rd, Mountain Home, AR 72653 (27 min (22.0 miles) Cooper Park - Mountain Home Parks & Recreation, 1101 Spring St # 4, Mountain Home, AR 72653 (27 min (20.3 miles) Norfolk Dam Park, Mountain Home, Salesville, AR 72653 (40 min (31.9 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$3,600.00	Per Assessors' Website
Assessed Actual Value:	\$5,000.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	Yes, \$178.60	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$162.36 (For year 2022)	Yearly amount per county website
Notes:	Taxes are due since March 2023	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	No Zoning as per county.	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Per county, there are no such restrictions.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Once building permit is issued, it will be good for 1 year.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Per county, there are no such restrictions.	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Per county, there are no such restrictions.	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A
Are mobile homes allowed?	Per county, there are no such restrictions.	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Per county, there are no such restrictions.	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Per county, there are no such restrictions.	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Minimal restrictions are mentioned on deed (no junk vehicles or garbage allowed on property), unable to locate any CC&Rs documents.	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book 94 & Page 5688	Reception / Book / Page #'s or Unknown / N/A
Notes:	This Parcel Is OUTSIDE the city limits and county has no zoning. Please review deed for additional restrictions, no CC&R's were found.	Anything you think is important to note?

Utility Information		
Water?	Would need to drill a well or alternative.	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would need to install a septic.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact North Arkansas Electric Cooperative (870-425-2141)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact MFA Oil Propane (+1 870-425-2737), AmeriGas Propane (+1 870-425-5141).	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Methvin Sanitation (870.741.8095), Waste Connections - Midway Hauling and Transfer Station (+18704818600), Etc.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per Northeast Public Water Authority, they do not provide service in this area, well and septic would be required.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.baxtercounty.org/	Website Link
Assessor Website:	https://baxtercountyassessor.com/	Website Link
Treasurer Website:	https://www.baxtercounty.org/treasurer.php	Website Link
Recorder Website:	https://www.baxtercounty.org/clerk.php	Website Link
GIS Website:	https://www.arcountydata.com/maps/map?county=BAXTAX&item=CB841&ne=-92.4599331,36.3932707&sw=-92.4613797,36.3926703	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(870) 425-3475	Phone number per website
Phone number for Treasurer:	(870) 425-3444 / 8300	Phone number per website
Phone number for Assessor:	(870) 425-3453	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?