



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

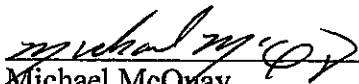
870-933-4658

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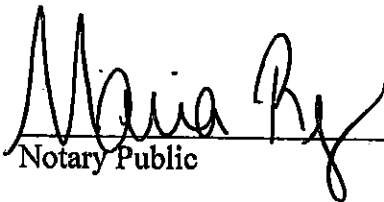
Claude McDaniel
1104 Pratt Circle
Jonesboro AR 72401

RE: 1104 Pratt Circle

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 24th day of July, 2024.

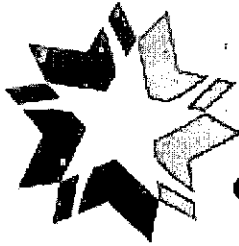

Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 24th day of July, 2024.


Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

07/24/2024

CLAUDE MCDANIEL
1104 PRATT CIRCLE
JONESBORO AR 72401

Case #: 231928
Subject: 1104 PRATT CIRCLE, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating your intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

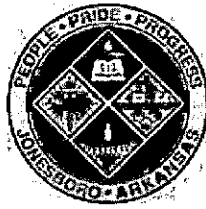
If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



RESIDENTIAL BUILDING INSPECTION REPORT

| | | |
|---------------------|----------------------------|---------------------|
| DATE OF INSPECTION: | July 24, 2024 | CASE NUMBER: 231928 |
| PROPERTY ADDRESS: | 1104 PRATT Cir. | |
| PROPERTY OWNER: | CLAUDE McDANIEL (DECEASED) | |

The home has been boarded for longer than the maximum allowable time of 6 months. The home must be either repaired or removed. The home is on a pier foundation. All electrical in the home must be brought up to current code and pass an inspection by the City of Jonesboro Inspections Department prior to service being reconnected. Some of the windows are broken and must be repaired or replaced. There roof has damaged shingles. All shingles must be replaced. The soffit area has some damage and rot. Some of the damage appears to be from wildlife. Any damaged soffit must be repaired or replaced. The property is secure, so the interior conditions are not fully known. From what can be seen through the windows the interior appears to have been gone through and home goods are thrown about. The shed behind the home is rotten and on the verge of falling down.

THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

| | | | | | |
|---|-------------------------------------|----|-------------------------------------|--------|---|
| In my opinion, this structure | <input type="checkbox"/> | Is | <input checked="" type="checkbox"/> | Is not | Suitable for human habitation. |
| In my opinion, this structure | <input checked="" type="checkbox"/> | Is | <input type="checkbox"/> | Is not | Physically feasible for rehabilitation. |
| In my opinion, this structure | <input type="checkbox"/> | Is | <input checked="" type="checkbox"/> | Is not | Economically feasible for rehabilitation. |
| In my opinion, this structure | <input checked="" type="checkbox"/> | Is | <input type="checkbox"/> | Is not | A public safety hazard and should be condemned immediately. |
| EMERGENCY ACTION IS WARRANTED: YES NO XX | | | | | |

| | |
|---|---|
| Tim Renshaw, Chief Building Inspector  | David Cooley, Code Enforcement  |
|---|---|

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4

Claude McDaniel
1104 Pratt Circle
Jonesboro AR 72401



Postmark
Here

9589 0710 5270 0336 9416 47
47 9416 0336 0225 0710 9856