

# MABRY CHARLES LAMAR & CANDICE P

615 CATE  
JONESBORO, AR

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## Basic Info

Parcel Number:	01-144181-45400
County Name:	Craighead County
Property Address:	MABRY CHARLES LAMAR & CANDICE P 615 CATE JONESBORO, AR <a href="#">Map This Address</a>
Mailing Address:	MABRY CHARLES LAMAR & CANDICE P PO BOX 19503 JONESBORO AR 72403
Collector's Mailing Address:	MABRY CHARLES LAMAR & CANDICE P PO BOX 19503 JONESBORO, AR 72403
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	18-14-04
Lot/Block:	3/4
Subdivision:	MATTHEWS ADD
Legal Description:	MATTHEWS ADD 50X140
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	
Over 65?:	No

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (add fees 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 Charles & Candace Mabry

Street and Apt. No. or P.O. Box # 1007 Red Wolf # 4

City, State, ZIP+4® Huntsville, AL 35891

Postmark Here MAY 11 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0012 2412 0000 0910 6102  
2100 7142



AFFIDAVIT

Charles & Candace Mabry  
1504 Red Wolf, Suite #4  
Jonesboro, AR 72401

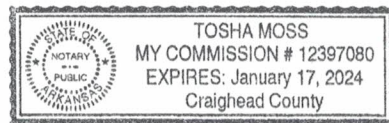
RE: 615 Cate, Jonesboro, AR 72401

I, Michael Tyner, 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 11 day of May, 2021.

Michael Tyner  
Michael Tyner  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 11<sup>th</sup> day of May, 2021.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024



## CITY OF JONESBORO CODE ENFORCEMENT

### Notice of Violation

Date: 05/10/2021

Charles & Candice Mabry  
1504 Red Wolf Suite #4  
JONESBORO, AR 72401

SUBJECT: 615 CATE  
JONESBORO, AR 72401

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.

Sincerely,

*Mcquay, Mike*  
*Code Enforcement Officer*  
*P.O. Box 1845*  
*Jonesboro, AR 72403*

***Sign if served in person***

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Code Enforcement Officer Signature, if delivered  
in person

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Property Owner/Interested Party Signature, if delivered in  
person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**RESIDENTIAL BUILDING INSPECTION REPORT**


DATE OF INSPECTION:	4-28-21					
PROPERTY ADDRESS:	615 CATE					
PROPERTY OWNER:	CANDICE AND CHARLES MABRY					
OCCUPIED:	YES NO XX					
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			FOUNDATION ON PIERS . NEEDS REPAIRED OR REPLACED IN SEVERAL AREAS , MOSTLY ON OUTSIDE WALLS
Front Porch Type: Wood Concrete			3			CONCRETE PORCH WEIGHT CAUSING STRUCTURAL ISSUES ON FLOOR
Exterior Doors and Windows Type: Wood Vinyl Aluminum		2				WOOD FRAMED WINDOWS IN BAD SHAPE , MOST ARE BOARDED UP AND NEED REPLACED
Roof Underlay Type: OSB/ Plywood 1x6 metal			3			WOOD UNDERLAYMENT NEEDS REPAIRED OR REPLACED
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles			3			SHINGLES NEED REPLACED WITH ROOF AND UNDERLAYMENT
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum				4		SOME BRICK AND SOME SIDING ALL NEEDS TO BE REPAIRED AR REPLACED
Fascia and Trim Type Wood Vinyl Coil				4		WOOD FASCIA IS ROTTED AND PAINT PEELING . NEEDS REPLACED OR REPAIRED
Interior Doors Type: Hollow Wood Solid Wood				4		HOLLOW WOOD DOORS BROKEN AND SOME MISSING . NEED REPLACED OR REPAIRED

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco				4		WOOD 2X4 WALLS IN BAD SHAPE THROUGHOUT NEED REPAIRED OR REPLACED
Ceilings Type: Sheetrock Stucco Ceiling Tile				4		SHEETROCK CEILINGS NEED REPAIRED OR REPLACED DUE TO LEAKS FROM BAD ROOF
Flooring Underlay Type: 1x6 center match OSB Plywood				4		FLOORS NEED REPLACED DUE TO STRUCTURAL ISSUES FROM PIERS FAILING
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl				4		ALL TYPES OF FLOORING . AL NEED TO BE REPLACED WITH THE BAD FLOORING
Electrical					5	NOT TO CODE
Heating					5	NOT TO CODE
Plumbing					5	NOT TO CODE

In my opinion, this structure		is	<input checked="" type="checkbox"/>	is not	Suitable for human habitation.
In my opinion this structure		is	<input checked="" type="checkbox"/>	is not	Physically feasible for rehabilitation.
In my opinion, this structure		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 XX NO**

HOUSE WAS NOT SECURED AT TIME OF INSPECTION AND IS A HAZARD TO PUBLIC SAFETY

<b>Tim Renshaw, Chief Building Inspector</b>				<b>Other Signature</b>
				

**Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358**



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

*Charles & Candace Mabry  
1504 Red Wolf, Suite #4  
Jonesboro, AR 72401*

