

CONDEMNATION CHECKLIST

Property Address: 328 N Bridge Phone: _____
 Property Owner: James A Bulter Phone: _____
 Owner's Address: 11399 Hwy 49 N Fax: _____
Brookland, AR 72417

BEGINNING DATE	ENDING DATE	ACTION
<input checked="" type="checkbox"/> <u>07/01/08</u>	<u>07/01/08</u>	1. Identify structure unfit for human habitation.
<input checked="" type="checkbox"/> <u>07/01/08</u>	<u>07/01/08</u>	2. Inspect Property. (Condemnation Officer & Building Inspector) <input checked="" type="checkbox"/> a. Prepare inspection report. <input checked="" type="checkbox"/> b. Photograph property.
<input checked="" type="checkbox"/> <u>07/02/08</u>	<u>07/02/08</u>	3. Determine ownership from county assessment & tax collection record.
<input checked="" type="checkbox"/> <u>07/21/08</u>	<u>07/21/08</u>	4. Obtain legal description.
<input checked="" type="checkbox"/> <u>07/21/08</u>	<u>07/21/08</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input checked="" type="checkbox"/> <u>08/07/08</u>	<u>08/07/08</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner with 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input checked="" type="checkbox"/> <u>09/25/08</u>	<u>09/25/08</u>	7. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> _____	_____	8. Send 20-day pre-notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> _____	_____	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Arkansas. 1) Post affidavit in newspaper once a week for two consecutive weeks
<input type="checkbox"/> _____	_____	2) Attorney ad litem appointed to notify defendant.
<input type="checkbox"/> _____	_____	9. Post sign on the property advising date the City Council will consider condemnation of the structure.
<input type="checkbox"/> _____	_____	10. Photograph posted sign.
<input type="checkbox"/> _____	_____	11. Prepare information packet for each City Council member, plus one each for Mayor & City Attorney consisting of: <input type="checkbox"/> a. Location map <input type="checkbox"/> b. Photographs of the structure <input type="checkbox"/> c. Inspection report <input type="checkbox"/> d. Pre-condemnation notice <input type="checkbox"/> e. Condemnation resolution

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<input type="checkbox"/>	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
<input type="checkbox"/>	_____	13. City Council adopts condemnation resolution.
<input type="checkbox"/>	_____	File certified copy of Condemnation Resolution with Circuit Clerk.
<input type="checkbox"/>	_____	14. Clerk.
<input type="checkbox"/>	_____	15. Send owner(s) & other vested interests the following:
		<input type="checkbox"/> a. Copy of the City Council resolution.
		<input type="checkbox"/> b. 30-day notice to cure through repair, demolition or with inspector's approval, board & secure for stated period of time.
<input type="checkbox"/>	_____	16. Post 30-day notice to cure on structure.
<input type="checkbox"/>	_____	17. Photograph posted notice.
<input type="checkbox"/>	_____	18. Evaluate status of owner's action on 31 st day after Notice to Cure was issued. If no action taken by owner, proceed with demolition.
<input type="checkbox"/>	_____	19. Determine presence of asbestos & dangerous mold. If present, prepare a removal plan.
<input type="checkbox"/>	_____	20. Obtain three demolition bids.
<input type="checkbox"/>	_____	21. Notice of Intent with ADEQ
<input type="checkbox"/>	_____	22. Notify utility companies to disconnect & remove service from structure for safe demolition.
<input type="checkbox"/>	_____	23. Issue Notice to Proceed to demolition contractor.
<input type="checkbox"/>	_____	24. Prepare demolition cost statement consisting of:
	_____	<input type="checkbox"/> a. Mailing fees
	_____	<input type="checkbox"/> b. Publication fees
	_____	<input type="checkbox"/> c. Demolition costs
	_____	<input type="checkbox"/> d. Asbestos and/or dangerous mold testing fee
	_____	<input type="checkbox"/> e. Asbestos and/or dangerous mold removal fee
	75.00	<input checked="" type="checkbox"/> f. Title search fee
	_____	<input type="checkbox"/> g. Landfill tipping fees(if not included with demolition contract)
	_____	<input type="checkbox"/> h. Photograph costs
	_____	<input type="checkbox"/> i. Attorney fees
	_____	<input type="checkbox"/> j. Filing fees for Circuit Clerk
	_____	<input type="checkbox"/> k. Any documentation miscellaneous costs
TOTALS=		
<input type="checkbox"/>	_____	25. Send a letter & cost statement to the City Attorney requesting a tax lien be placed on the property.