



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Safety Council Committee

Tuesday, November 15, 2016

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-16:129](#) Minutes for the Public Safety Committee Meeting on October 18, 2016

Attachments: [Minutes](#)

4. New Business

Ordinances To Be Introduced

[ORD-16:077](#) AN ORDINANCE TO AMEND ORDINANCE 10-7 KEEPING OF SWINE TO ALLOW FOR THE KEEPING OF POT-BELLY PIGS IN THE CITY OF JONESBORO

Resolutions To Be Introduced

[RES-16:144](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 315 State Street, Owner Fred L. Lyles MDPA.

Attachments: [county data](#)
[Inspection report](#)
[Limited Title Search Lyles](#)
[pic-1](#)
[pic-2](#)
[pic-3](#)

[RES-16:145](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1403 Oakhurst, Owner: A+ Property Management LLC, Stuart Simpson.

- Attachments:** [County Data](#)
[Inspection report](#)
[Limited Title Search A+ Property](#)
[pic-1](#)
[pic-2](#)
[pic-3](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-16:129 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 10/19/2016 **In control:** Public Safety Council Committee
On agenda: **Final action:**
Title: Minutes for the Public Safety Committee Meeting on October 18, 2016
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the Public Safety Committee Meeting on October 18, 2016



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, October 18, 2016

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Present 4 - Gene Vance;Chris Gibson;Mitch Johnson and Todd Burton

Absent 1 - Chris Moore

3. Approval of minutes

MIN-16:119

Minutes for the Public Safety Committee Meeting on September 20, 2016

Attachments: [Minutes 092016](#)

A motion was made by Councilman Chris Gibson, seconded by Councilman Todd Burton, that this matter be Passed . The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore

4. New Business

Resolutions To Be Introduced

RES-16:132

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1207 French Street, owner Duwayne Veteto.

Attachments: [Title Report](#)
[inspection report](#)
[County Data](#)
[Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)
[Pic 5](#)

Code Enforcement Officer Mike Tyner stated that the owner, Duwayne Veteto, is deceased with no will or probate on file. He said we will have to do an

attorney-ad-litem to try and identify next of kin or a relative responsible for the property.

A motion was made by Councilman Chris Gibson, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore

RES-16:133

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 2208 Barnhill, owner Kathrine Elrod.

- Attachments:** [County Data](#)
[inspection report](#)
[Title Report](#)
[Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)
[Pic 5](#)

Code Enforcement Officer Mike Tyner stated that the owner, Katherine Elrod, is deceased with no will or probate on file. He said we will have to do an attorney-ad-litem to try and identify next of kin or a relative responsible for the property.

A motion was made by Councilman Chris Gibson, seconded by Councilman Todd Burton, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore

RES-16:134

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1506 Pratt Circle, owner Charles Bowman.

- Attachments:** [County Data](#)
[Inspection Report](#)
[Title Report](#)
[Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)

Code Enforcement Officer Mike Tyner stated that the owner, Charles Bowman, is deceased with no will or probate on file. He said we will have to do an attorney-ad-litem to try and identify next of kin or a relative responsible for the property.

A motion was made by Councilman Chris Gibson, seconded by Councilman Todd Burton, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore

5. Pending Items

6. Other Business

Councilman Gibson motioned, seconded by Councilman Vance to suspend the rules and place on RES-16:142 on the agenda. All voted aye.

RES-16:142

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS ADOPTING THE FINALIZED CRAIGHEAD COUNTY HAZARD MITIGATION PLAN; PROVIDING AND EFFECTIVE DATE; AND FOR OTHER PURPOSES:

Attachments: [Craighead-County-HMP](#)

Mayor Perrin stated that each city in the county has to approve a mitigation plan and the county is in charge of the mitigation plans. The city's was notified that it was outdated for 18 months. The county hired an engineering firm and sent that off. It is in the final stage in FEMA. The only thing they need is for every city to sign off on the adoption of the mitigation plans. 911 Director Jeff Presley helped them put this together. Once all cities within Craighead County approve that, then they will send it to FEMA. Once FEMA receives it, we should have this thing completed. Once this is completed, we can go back and start applying for grants that we couldn't before because a lot of them are tied to a mitigation plan that we didn't have in place. Chairman Johnson asked if we could forward it on to the next council meeting. Mayor Perrin said it needs to go forward to full council, but there is no hurry.

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Gibson, that this matter be Recommended to Council . The motion PASSED with the following vote:

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore

COM-16:082

Mosquito Report for Year End 2016

Attachments: [Jonesboro Year End Report 2016.PDF](#)

Chairman Johnson stated that the year-end Mosquito Report was a pretty interesting reading. He said we are going down to the close of our mosquito season he hopes. Councilman Gibson stated he received an email from Justin Holder, 1804 Pearl Drive, regarding mosquito control. He was complaining that their area was never covered. Councilman Gibson asked if a mosquito report could be mailed to him. Mayor Perrin stated that he would get COO, Ed Tanner, to call Jim Stark with Vector tomorrow and make sure on their AVL that their area has been covered. Chairman Johnson stated their report shows the routes they run. Mayor Perrin stated when they find that out they will email Councilman Gibson and notify Mr. Holder also.

7. Public Comments

8. Adjournment

A motion was made by Councilman Chris Gibson, seconded by Councilman Todd Burton, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Todd Burton

Absent: 1 - Chris Moore



Legislation Details (With Text)

File #: ORD-16:077 **Version:** 2 **Name:** Amend Code of Ordinances concerning pot-belly pigs

Type: Ordinance **Status:** To Be Introduced

File created: 10/26/2016 **In control:** Public Safety Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE TO AMEND ORDINANCE 10-7 KEEPING OF SWINE TO ALLOW FOR THE KEEPING OF POT-BELLY PIGS IN THE CITY OF JONESBORO

Sponsors:

Indexes: Code of Ordinances amendment

Code sections: Chapter 10 - Animals

Attachments:

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO AMEND ORDINANCE 10-7 KEEPING OF SWINE TO ALLOW FOR THE KEEPING OF POT-BELLY PIGS IN THE CITY OF JONESBORO

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to make an exception in the restrictions against owning swine in the city limits of Jonesboro, Arkansas to allow for the keeping of pet pot belly pigs; and

WHEREAS, Ordinance 10-7 pertains to the keeping of swine and should be amended.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION ONE: That language of Ordinance 10-7 shall be deleted and it shall be replaced with the following language:

Section 1: It shall be unlawful to keep any live swine within the corporate limits of the city.

Section 2: Miniature pot-bellied pigs are increasing in popularity as domesticated pets and the keeping of not more than two such animals on any single family residentially zoned property, (AG, RR, RS1 thru RS8) is permitted in the City. Pigs are excluded and not kept in Multifamily and Commercial areas (RM4-RM16, RMH, CR1 and C1-C4). However, as such animals are still livestock notwithstanding size, the keeping of such animal needs to be closely regulated and controlled to ensure that such animal does not become a nuisance or danger to the general public and the neighborhood in which it is kept. The City Council finds that the keeping of potbellied pigs so as not to create a nuisance can be reasonably accommodated by licensing and other restrictions.

Section 3: For the purposes of this chapter, the words "pot-bellied pig" shall mean a domesticated miniature Vietnamese, Chinese or Asian pot-bellied or pot-belly pig.

Section 4: The provisions of this Chapter shall be administered and enforced by the City's duly appointed and acting Animal Control Director as defined by this Title and the officers of Animal Control. In addition, the

provisions of this Chapter may be enforced by any law enforcement officer or code compliance officer of the City.

Section 5: It is unlawful for any person to own or have custody, control or possession of any pot-bellied pig within the City unless such pig is licensed pursuant to the provisions of this Chapter within thirty (30) calendar days upon said pig's entry to the City and unless said pig complies with the regulations as set forth in this Chapter.

Section 6: Any person owning or having custody or control of a pot-bellied pig within the City may obtain a license for such pig from the Animal Control Director in accordance with the following procedures:

A. Application. File with the Animal Control Director an application on a form provided by the City which shall contain the following information:

1. The name and address of the applicant and the address of the property upon which the pot-bellied pig is to be kept;
2. The name, age and weight of the pot-bellied pig including any identifying marks or tattoos and photo;
3. Such other information as the Animal Control Director deems appropriate:

B. License Fee. The application shall be accompanied by a nonrefundable license fee in an amount as may be established by resolution of the City Council.

C. Veterinary Certification. The application shall be accompanied by a statement signed by a licensed veterinarian certifying that the pot-bellied pig has been spayed/neutered, that the pig is in good health and has received all necessary vaccinations, and the height and weight of the pig. Such certification shall be no older than thirty calendar days when submitted to the Animal Control Director.

D. Letter from all residents that reside within 300 ft of property of pot-bellied pigs owner, acknowledging and having no objection to pot-bellied pig residing in neighborhood.

E. Issuance of License. The Animal Control Director shall issue a license for the keeping of a pot-bellied pig on a lot within the City zoned for such use upon the filing of a completed application and a finding that the animal meets the requirements set forth in this chapter.

F. Term of License. Any license issued pursuant to this chapter shall be valid for a period of one year from the date of issuance; provided, however, any license expiring on a Saturday, Sunday or holiday, shall be valid until the next work day. If pig(s) are moved from the permitted area then owner will notify Animal Control within 10 days of the moving and relocation of pig(s).

G. Renewals. Any license issued pursuant to this chapter may be renewed for periods of one year each upon the filing of an application for such renewal with the Animal Control Director accompanied by a nonrefundable renewal fee in an amount as may be established by resolution of the City Council. The renewal application shall be on such form as provided by City. The Animal Control Director shall issue such renewed license unless it is found that the pot-bellied pig is not in compliance with the regulations of this chapter.

Section 7: The owner or person having custody, control or possession of a pot-bellied pig within the City shall comply with the following regulations:

- A. Pot bellied pig must be registered through a bona fide pot bellied or miniature pig registry.

B. Spayed/Neutered. The pot-bellied pig shall be spayed or neutered between 8 -12 weeks of age.

C. Weight. The pot-bellied pig shall not weigh more than one hundred seventy five pounds.

D. Height. The pot-bellied pig shall not exceed 22 inches in height as measured from the shoulder of said animal.

E. Tusk. A pot-bellied pig must have their tusks maintained to a length of no more than ½ inch from gum line.

F. Animals shall be examined by a veterinarian within a period of thirty (30) days prior to a new or renewal license application being filed. The animal may be licensed only upon written statement from a veterinarian as to:

1. The animal's weight, height and tusk exam
2. The animal has received all recommended vaccinations and boosters.
3. The animal is a-symptomatic respecting disease or has a disease which is not contagious and is receiving appropriate treatment.

G. Confinement on Premises. Each pot-bellied pig shall be provided with a fenced yard designed to assure that the animal is confined and managed in a safe, clean and odor-free manner when out-of-doors. Feces will be picked up and removed on a daily basis. Notwithstanding any other provision of this code, the pot-bellied pig must be kept as a pet in the residence on the lot upon which said pig resides. A pig cannot be kept outdoors on a permanent basis.

H. Leash Requirements. Each pot-bellied pig while on a street, sidewalk or other public place shall be restrained by a harness and leash or similar restraint not longer than six feet in length held by a competent person. Harness shall have a tag or plate bearing the owners name and address and current state rabies tag attached.

Section 8: The license for a pot-bellied pig issued pursuant to this chapter may be revoked by the Animal Control Director upon the finding that the provisions of this chapter have been violated and not corrected within ten calendar days of issuance by the Animal Control Director or a officer of the Animal Control Director of a notice of such alleged violation or within such longer period as may be specified in the notice of violation. Upon failing to correct the violation within the required time, the Animal Control Director shall issue a written notice of the revocation of the license and the pot-bellied pig must be removed from the City within ten calendar days thereafter or such longer period as may be set forth in the notice of revocation.



Legislation Details (With Text)

File #: RES-16:144 **Version:** 1 **Name:** Condemnation at 315 State Street
Type: Resolution **Status:** To Be Introduced
File created: 10/24/2016 **In control:** Public Safety Council Committee
On agenda: **Final action:**

Title: RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 315 State Street, Owner Fred L. Lyles MDPA.

Sponsors:

Indexes: Condemnation

Code sections:

Attachments: [county data](#)
[Inspection report](#)
[Limited Title Search Lyles](#)
[pic-1](#)
[pic-2](#)
[pic-3](#)

Date	Ver.	Action By	Action	Result
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RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 315 State Street, Owner Fred L. Lyles MDPA.
WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: the city should proceed with the condemnation of the property located at: 315 State Street.

LYLES FRED MDPA

315 STATE
JONESBORO, AR

Basic

Land

Sales

Valuation

Improvements

Map View

Basic Info

Parcel Number:	01-144171-01600
County Name:	Craighead County
Ownership Information:	LYLES FRED MDPA 315 STATE JONESBORO, AR Map This Address
Billing Information :	LYLES FRED L 143 BLUE HERON DR HOT SPRINGS AR 71913
Total Acres:	0.46
Timber Acres:	0.00
Sec-Twp-Rng:	17-14-04
Lot/Block:	/
Subdivision:	
Legal Description:	PT NW NE
School District:	J JB JONESBORO CITY
Improvement Districts:	Drainage District 20
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT


DATE OF INSPECTION:	8-1-16					
PROPERTY ADDRESS:	315 STATE ST.					
PROPERTY OWNER:	MDPA FRED LYLES					
OCCUPIED:	YES	NO	X			
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			SOLID CONCRETE FOUNDATION
Front Porch Type: Wood Concrete			3			PORCH IS MADE OF CONCRETE UNDER OVERHANG OUT OF WEATHER
Exterior Doors and Windows Type: Wood Vinyl Aluminum	1					SOME ARE MISSING AND BOARDED UP .NEEDS REPLACED OR REPAIRED
Roof Underlay Type: OSB/ Plywood 1x6 metal			3			METEL FOOR OVER SHINGLES AND PLYWOOD , IN FAIR SHAPE NEEDS REPAIRS IN SOME AREAS
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles			3			SAME AS ABOVE
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum	1					VINYL SIDING NEEDS REPLACED OR REPAIRED ALL AROUND , MOSTLY NEAR FIRE DAMAGE
Fascia and Trim Type Wood Vinyl Coil			3			VINYL COIL FASCIA ,NEEDS REPAIRED , MISSING AND DETACHED ALL OVER BUILDING
Interior Doors Type: Hollow Wood Solid Wood		2				DOORS ARE MISSING OR DAMAGED IN AREA OF FIRE AND NEEDS REPAIRED THROUGHOUT

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco		2				ALL WALLS IN MIDDLE APARTMENT ARE DAMAGED FROM FIRE OR WATER AND NEED REPLACED
Ceilings Type: Sheetrock Stucco Ceiling Tile		2				SAME AS WALLS
Flooring Underlay Type: 1x6 center match OSB Plywood		2				ALL FLOORS IN DAMAGED APT. NEED REPLACED OR REPAIRED
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		1				ALL FLOOR COVERINGS ARE DESTROYED BY FIRE AND WATER, NEEDS REPLACED
Electrical	1					NOT TO CODE
Heating	1					NOT TO CODE
Plumbing	1					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		is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO

TWO OF THREE APARTMENTS ARE SECURED AT TIME OF INSPECTION

Tim Renshaw, Chief Building Inspector				Other Signature
				

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



LENDERS TITLE
C O M P A N Y

2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-935-6548

LIMITED TITLE SEARCH

Date: October 10, 2016
Prepared For: City of Jonesboro - Code Enforcement, Michael Tyner
File Number: 16-071508-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from June 9, 2011 at 7:30 AM to September 12, 2016 at 7:30 AM:

Part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 14 North, Range 4 East, more particularly described as follows: Begin at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 1 degree 32 minutes West along the 40 acre line 784 feet to the point of beginning proper; thence South 88 degrees 28 minutes East 186.6 feet; thence in a Southeasterly direction along a 37 degree 44 minute curve to the right 15.7 feet; thence South 0 degrees 53 minutes West 89.3 feet; thence North 88 degrees 28 minutes West to the West line of said Northwest Quarter of the Northeast Quarter; thence North 1 degree 32 minutes East along said West line 105 feet to the point of beginning proper.

The following instruments were found of record during the aforementioned period which affect the above described property:

SPECIAL WARRANTY DEED from BancorpSouth Bank, to Fred Lyles MDPA, dated June 1, 2011, filed June 9, 2011 at 4:33 PM, recorded in Document Number JB2011R-008905 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Fred Lyles, a married person, Kevin Lyles, a married person, Dr. Fred L. Lyles, M.D., P.A., an Arkansas Corporation, in favor of Centennial Bank, dated April 1, 2014, filed April 9, 2014 at 4:12 PM, recorded in Document Number JB2014R-005268 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$850,000.00.

REAL ESTATE TAXES for the year 2014 have not been paid and are now delinquent. Special Assessments for Drainage District 20 for the year 2015 have not been paid and are now delinquent. Real Estate Taxes for the year 2015 and Special Assessments for Drainage District 20 for the year 2016 have not been paid and are now due. (Parcel Number 01-144171-01600)

Judgments have been checked on Dr. Fred L. Lyles MD, PA during the aforementioned period, and the following were found:

NONE

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company


By: Rachel Hendrix



2015/12/12 12:04



2015/12/12 12:05



2015/12/12 12:05



Legislation Details (With Text)

File #:	RES-16:145	Version:	1	Name:	Condemnation at 1403 Oakhurst
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	10/24/2016	In control:		In control:	Public Safety Council Committee
On agenda:		Final action:		Final action:	
Title:	RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1403 Oakhurst, Owner: A+ Property Management LLC, Stuart Simpson.				
Sponsors:					
Indexes:	Condemnation				
Code sections:					
Attachments:	County Data Inspection report Limited Title Search A+ Property pic-1 pic-2 pic-3				

Date	Ver.	Action By	Action	Result
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RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1403 Oakhurst, Owner: A+ Property Management LLC, Stuart Simpson.
WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: the city should proceed with the condemnation of the property located at: 1403 Oakhurst.

A+ PROPERTY MANAGEMENT LLC

1403 OAKHURST
JONESBORO, AR

[Basic](#)

[Land](#)

[Sales](#)

[Valuation](#)

[Improvements](#)

[Map View](#)

Basic Info

Parcel Number:	01-143133-23700
County Name:	Craighead County
Ownership Information:	A+ PROPERTY MANAGEMENT LLC 1403 OAKHURST JONESBORO, AR Map This Address
Billing Information :	A+ PROPERTY MANAGEMENT PO BOX 20102 JONESBORO AR 72402
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	13-14-03
Lot/Block:	31-32& PT 33/3
Subdivision:	WILSON 2ND ADD
Legal Description:	WILSON 2ND ADD ALL 31-32 & PT 33 62X137
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT


DATE OF INSPECTION:	6-10-16					
PROPERTY ADDRESS:	1403 OAKHURST					
PROPERTY OWNER:	A+ PROPERTY MANAGEMENT					
OCCUPIED:	YES NO X					
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			HOUSE ON PIERS NEEDS LEVELED AND REPAIRED
Front Porch Type: Wood Concrete			3			CONCRETE PORCH, NEEDS REPAIRS
Exterior Doors and Windows Type: Wood Vinyl Aluminum		2				MOST WINDOWS ARE MISSING OR BOARDED UP
Roof Underlay Type: OSB/ Plywood 1x6 metal			3			UNDERLAY APPEARS TO BE IN NEED OF REPLACEMENT, SAGGING IN AREAS
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles		2				THREE OR MORE LAYERS ,IN NEED OF REPLACEMENT
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum	1					OLD WOODEN SIDING IS BROKEN AND MISSING ALL OVER, NEEDS REPLACED
Fascia and Trim Type Wood Vinyl Coil		2				OLD ROTTED WOOD NEEDS REPLACED
Interior Doors Type: Hollow Wood Solid Wood		2				N/A NEEDS REPLACED

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco		2				WOOD STUD FRAME EXPOSED FROM LACK OF WALL COVERING
Ceilings Type: Sheetrock Stucco Ceiling Tile			3			SHEETROCK NEEDS REPAIRED OR REPLACED
Flooring Underlay Type: 1x6 center match OSB Plywood		2				A LITTLE OF EVERYTHING , NEEDS REPLACED OR REPAIRED, SOME JOIST AND ALL IS MISSING
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl	1					NO FLOOR COVERING THROUGH THE HOUSE
Electrical	1					NOT TO CODE
Heating	1					NOT TO CODE
Plumbing	1					NOT TO CODE

In my opinion, this structure		is	<input checked="" type="checkbox"/>	is not	Suitable for human habitation.
In my opinion this structure	<input checked="" type="checkbox"/>	is		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		is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES X NO

HOUSE WAS NOT SECURED AT TIME OF INSPECTION

Tim Renshaw, Chief Building Inspector				Other Signature
				

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



LENDERS TITLE
C O M P A N Y

2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-935-6548

LIMITED TITLE SEARCH

Date: October 10, 2016
Prepared For: City of Jonesboro - Code Enforcement, Michael Tyner
File Number: 16-071507-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from August 15, 2000 at 7:30 MA to September 12, 2016 at 7:30 MA:

Lots 31, 32, and the East Half of Lot 33 in Block 3 of Wilson's 2nd Addition to the City of Jonesboro, Arkansas.

The following instruments were found of record during the aforementioned period which affect the above described property:

WARRANTY DEED from Leon Hess and Louise Hess, husband and wife, to A+ Property Management, LLC, dated August 2, 2000, filed August 15, 2000 at 3:38:58 PM, recorded in Deed Book 595 Page 104 in the records of Jonesboro, Craighead County, Arkansas.

REAL ESTATE TAXES for the year 2015 have not been paid and are now due. Real Estate Taxes for the year 2016 are not yet due and payable. (Parcel Number 01-143133-23700)

Judgments have been checked on A+ Property Management, LLC during the aforementioned period, and the following were found:

NONE

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company

Rachel Hendrix

By: Rachel Hendrix





