

CONDEMNATION CHECKLIST

Property Address: 215 S Patrick Phone: _____
 Property Owner: Eddie & Juanita Esters Phone: _____
 Owner's Address: 1112 Warren St Fax: _____
Jonesboro, AR 72401

	BEGINNING DATE	ENDING DATE	ACTION
<input checked="" type="checkbox"/>	<u>9-20-06</u>	<u>9-20-06</u>	1. Identify structure unfit for human habitation.
<input checked="" type="checkbox"/>	<u>9-20-06</u>	<u>9-20-06</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>9-26-06</u>	<u>9-26-06</u>	3. Determine ownership from county assessment & tax collection record.
<input checked="" type="checkbox"/>	<u>11-6-06</u>	<u>11-6-06</u>	4. Obtain legal description.
<input checked="" type="checkbox"/>	<u>11-6-06</u>	<u>11-6-06</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input checked="" type="checkbox"/>	<u>12-4-06</u>	<u>12-4-06</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>N/A</u>	<u>N/A</u>	7. If response is not received or is not adequate, proceed as follows:
<input checked="" type="checkbox"/>	<u>1-17-07</u>	<u>1-17-07</u>	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"/> 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 2) Attorney ad litem appointed to notify defendant.
<input type="checkbox"/>	_____	_____	
<input type="checkbox"/>	_____	_____	
<input checked="" type="checkbox"/>	<u>1-17-07</u>	<u>1-17-07</u>	9. Post sign on the property advising date the City Council will consider condemnation of the structure.
<input checked="" type="checkbox"/>	<u>1-17-07</u>	<u>1-17-17</u>	10. Photograph posted sign.
<input checked="" type="checkbox"/>	<u>2-20-07</u>	<u>2-20-07</u>	11. Prepare information packet for each City Council member, plus one each for Mayor & City Attorney consisting of: <input checked="" type="checkbox"/> a. Location map <input checked="" type="checkbox"/> b. Photographs of the structure <input checked="" type="checkbox"/> c. Inspection report <input checked="" type="checkbox"/> d. Pre-condemnation notice <input checked="" type="checkbox"/> e. Condemnation resolution

2-20-07 2-20-07

12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

13. City Council adopts condemnation resolution.

14. File Notice of Condemnation with Circuit Clerk.

15. Send owner(s) & other vested interests the following:

a. Copy of the City Council resolution.

b. 30-day notice to cure through repair, demolition or with inspector's approval, board & secure for stated period of time.

16. Post 30-day notice to cure on structure.

17. Evaluate status of owner's action on 31st day after Notice to Cure was issued. If no action taken by owner, proceed with demolition.

18. Photograph posted notice.

19. Determine presence of asbestos & dangerous mold. If present, prepare a removal plan.

20. Obtain three demolition bids.

21. Notify utility companies to disconnect & remove service from structure for safe demolition.

22. Issue Notice to Proceed to demolition contractor.

23. Prepare demolition cost statement consisting of:

a. Mailing fees

b. Publication fees

c. Demolition costs

d. Asbestos and/or dangerous mold testing fee

e. Asbestos and/or dangerous mold removal fee

f. Title search fee

g. Landfill tipping fees(if not included with demolition contract)

h. Photograph costs

i. Attorney fees

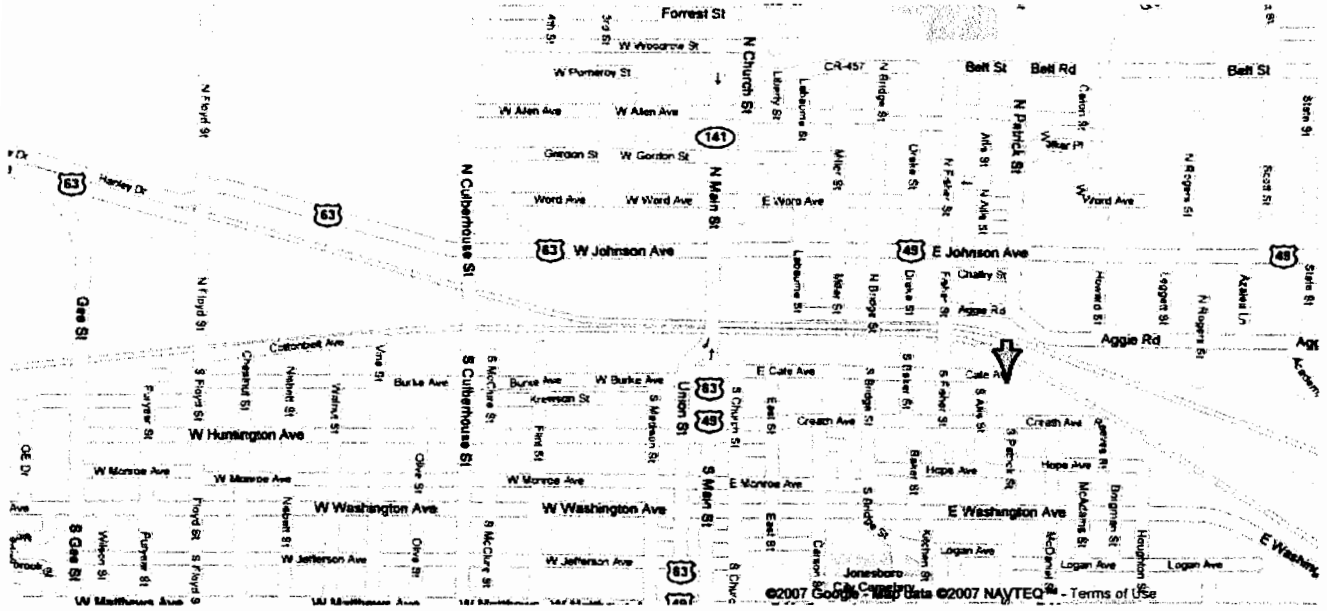
j. Filing fees for Circuit Clerk

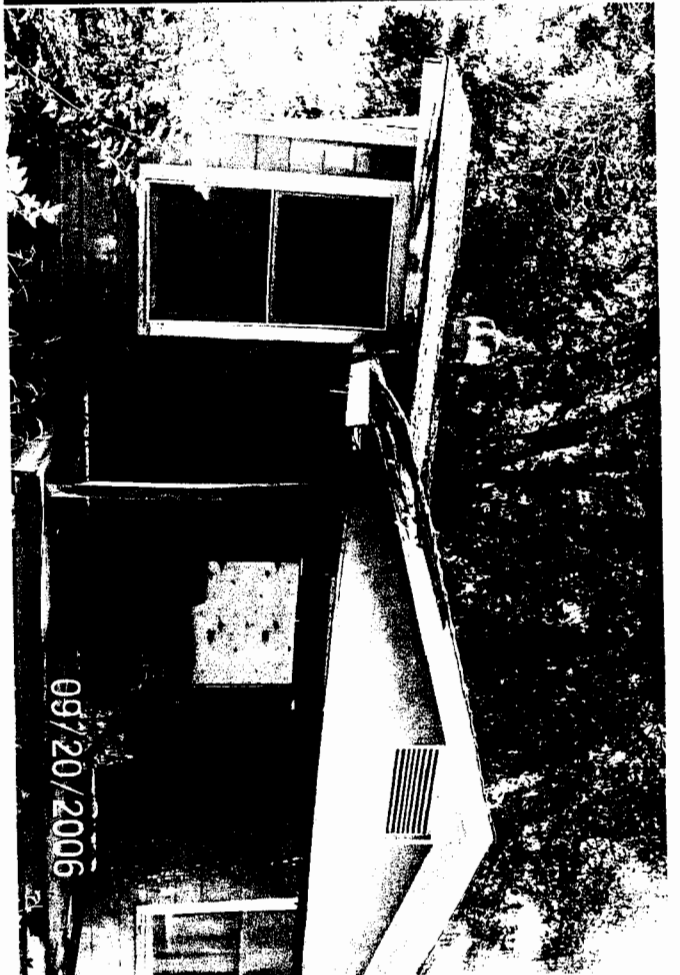
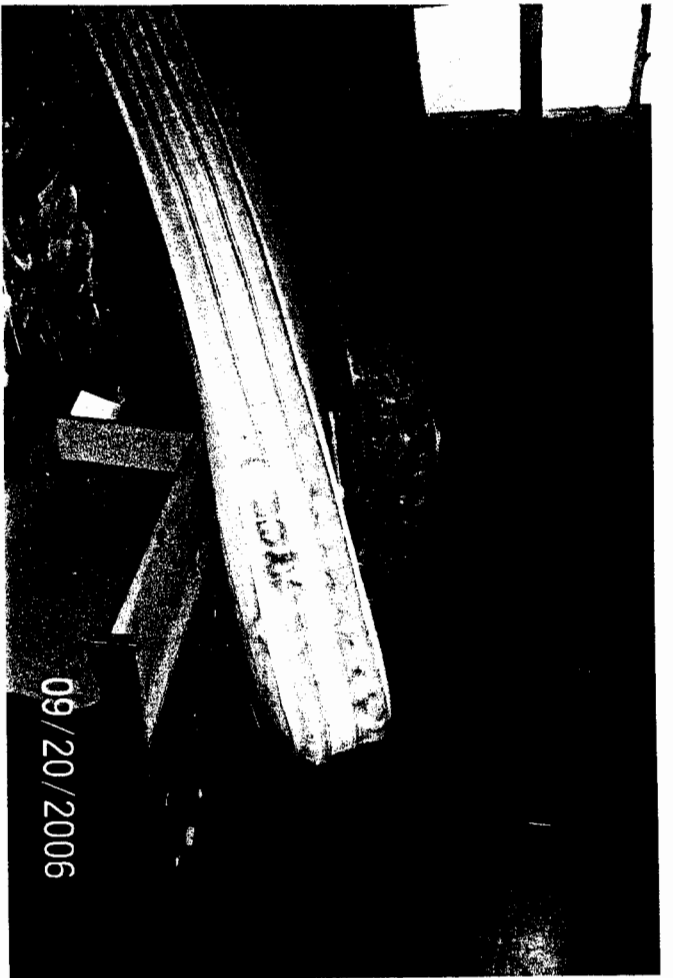
k. Any documentation miscellaneous costs

24. Send a letter & cost statement to the City Attorney requesting a tax lien be placed on the property.

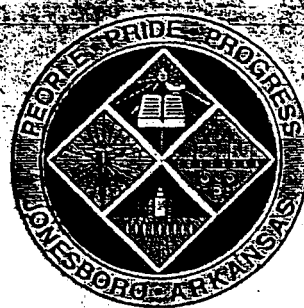


Address **215 S Patrick St**
Jonesboro, AR 72401





215 Patrick



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION: 9-20-2006
 PROPERTY ADDRESS: 215 South Patrick
 PROPERTY OWNER: Ella MacDonald
 OCCUPIED: YES NO

BUILDING ELEMENT	CONDITION					NOTES & COMMENTS
	VERY POOR	2	3	4	VERY GOOD	
Foundation	1	2	3	4	5	<u>Falling in + out</u> <u>I am afraid to step on</u> <u>None</u>
Front Porch	1	2	3	4	5	
Exterior Doors and Windows	1	2	3	4	5	
Roof Underlay	1	2	3	4	5	
Roof Surface	1	2	3	4	5	
Chimney	1	2	3	4	5	
Siding	1	2	3	4	5	
Facia and Trim	1	2	3	4	5	
Interior Doors	1	2	3	4	5	
Interior Walls	1	2	3	4	5	
Ceilings	1	2	3	4	5	
Flooring Underlay	1	2	3	4	5	
Flooring Surfaces	1	2	3	4	5	
Electrical	1	2	3	4	5	
Heating	1	2	3	4	5	
Plumbing	1	2	3	4	5	

In my opinion, this structure (is) (is not) suitable for human habitation.

In my opinion, it (is) (is not) physically feasible to rehabilitate this structure.

In my opinion, is (is) (is not) economically feasible to rehabilitate this structure.

Paul M House
 Ron Shipley Paul M House
 Certified Building Official



CITY OF JONESBORO

Date: 01/17/07

To: Eddie & Juanita Esters
County Tax Collector
County Tax Assessor
State Land Commission

RE: 215 S Patrick

This is notification that the property located at 215 S Patrick will be placed on the agenda for condemnation before the Jonesboro City Council.

The Council will meet at 6:30 pm at the Huntington Building, 900 W. Monroe on February 20th 2007.

You have the right to appear to contest this action.

If you have questions please call me at 870-933-4658.

Sincerely,

Mike Daffron
Ronnie Shaver
Code Enforcement Officer