

CONDEMNATION CHECKLIST

Property Address: 510 N Belt Phone: _____
 Property Owner: Walter K. Jackson Phone: _____
 Owner's Address: 1817 Covey Fax: _____
Jonesboro, AR 72401

BEGINNING DATE	ENDING DATE	ACTION
<input checked="" type="checkbox"/> <u>9-21-06</u>	<u>9-21-06</u>	1. Identify structure unfit for human habitation.
<input checked="" type="checkbox"/> <u>9-21-06</u>	<u>9-21-06</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>10-17-06</u>	<u>10-17-06</u>	4. Obtain legal description.
<input checked="" type="checkbox"/> <u>10-17-06</u>	<u>10-17-06</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input checked="" type="checkbox"/> <u>10-31-06</u>	<u>10-31-06</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>11-9-06</u>	<u>11-9-06</u>	7. If response is not received or is not adequate, proceed as follows:
<input checked="" type="checkbox"/> <u>12-15-06</u>	<u>12-15-06</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 checked="" type="checkbox"/> <u>12-15-06</u>	<u>12-15-06</u>	9. Post sign on the property advising date the City Council will consider condemnation of the structure.
<input checked="" type="checkbox"/> <u>12-15-06</u>	<u>12-15-06</u>	10. Photograph posted sign.
<input checked="" type="checkbox"/> <u>1-16-07</u>	<u>1-16-07</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

BEGINNING DATE	ENDING DATE	ACTION
<input checked="" type="checkbox"/> 1-16-07	1-16-07	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. 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 <input 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
<input type="checkbox"/>		25. Send a letter & cost statement to the City Attorney requesting a tax lien be placed on the property.



Address **510 Belt St**
Jonesboro, AR 72401



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11/2/2006 11:02:35 AM



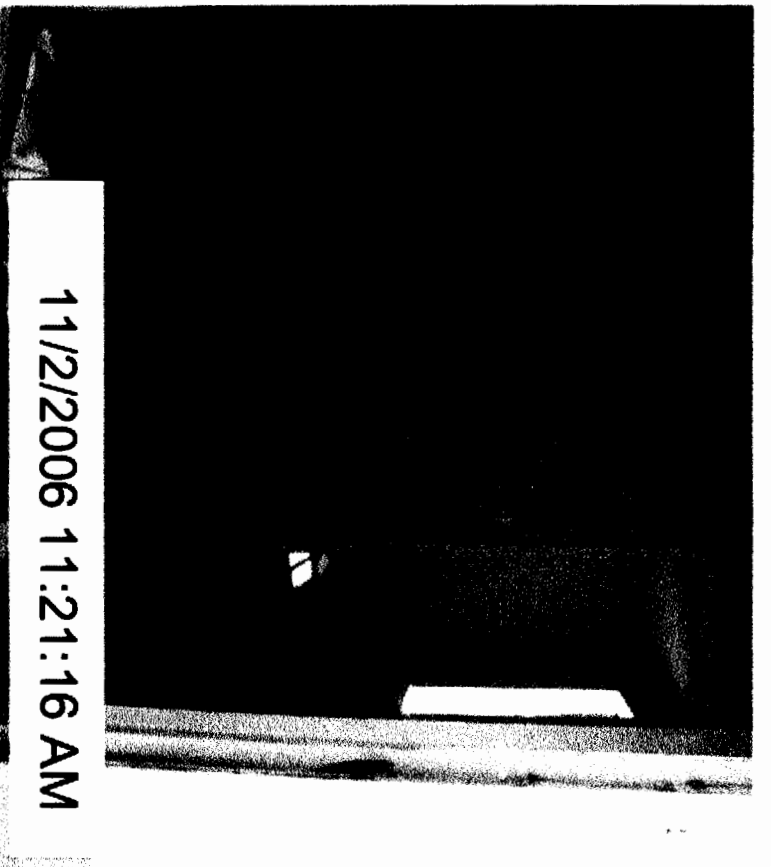
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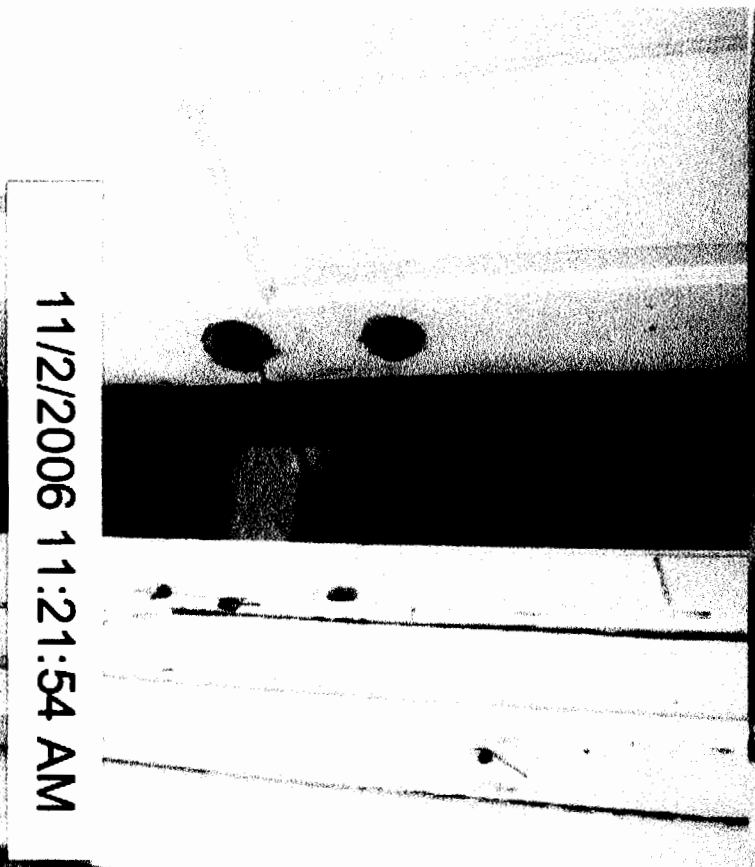
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11/2/2006 11:21:16 AM



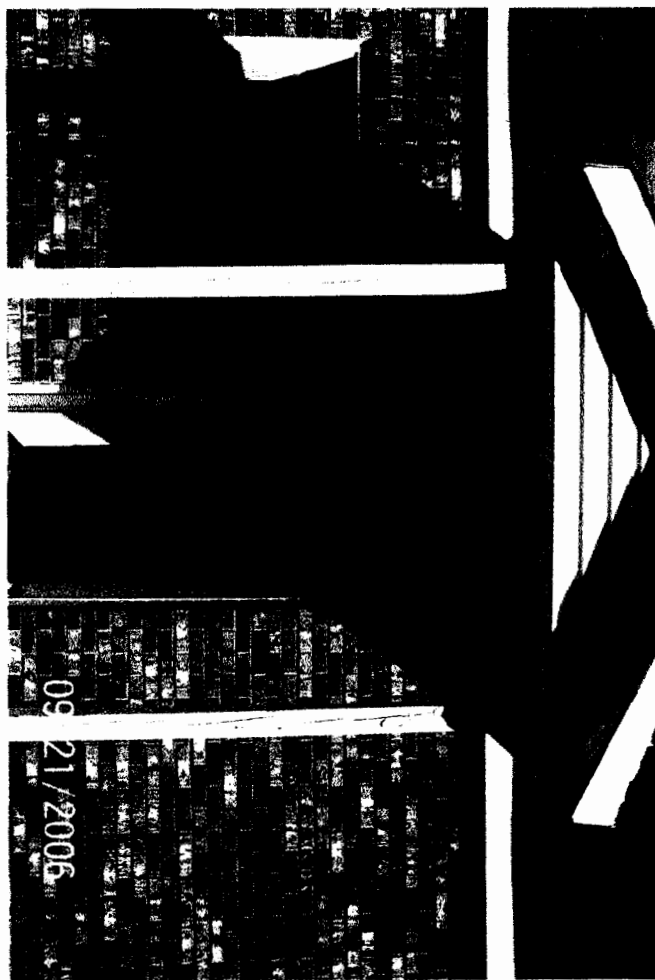
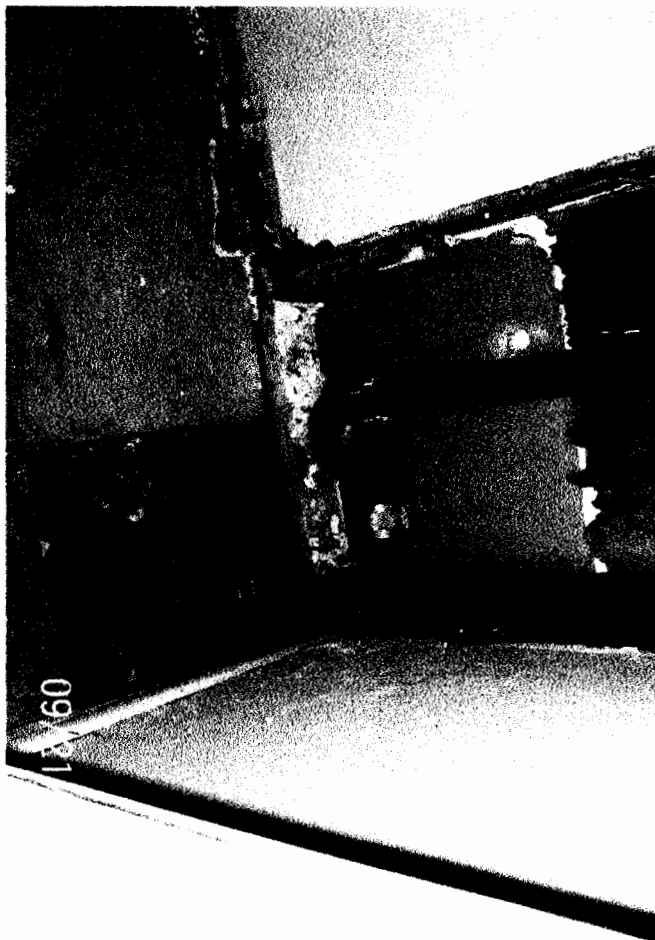
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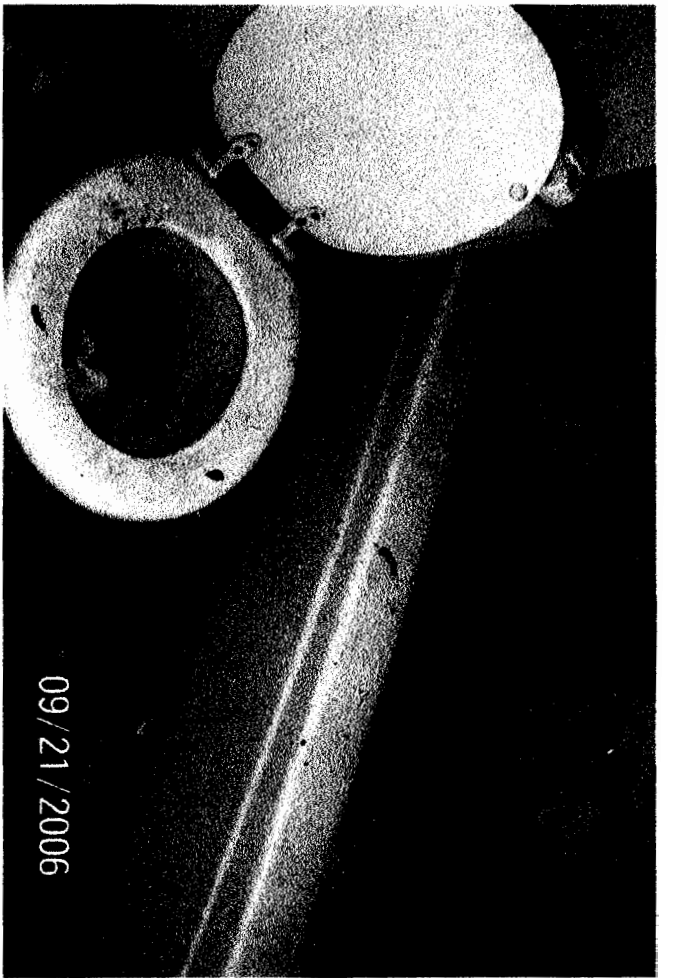


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09/21/2006



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION: 9-21-2006
 PROPERTY ADDRESS: 510 Belt
 PROPERTY OWNER: Walter K Jackson
 OCCUPIED: ___ YES X NO

BUILDING ELEMENT	CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation	1	<u>2</u>	3	4	5	
Front Porch	1	2	3	4	5	
Exterior Doors and Windows	<u>1</u>	2	3	4	5	
Roof Underlay	1	2	3	<u>4</u>	5	
Roof Surface	1	2	3	<u>4</u>	5	
Chimney	1	2	3	4	5	<u>None</u>
Siding	1	2	<u>3</u>	4	5	
Facia and Trim	1	2	<u>3</u>	4	5	
Interior Doors	1	<u>2</u>	3	4	5	
Interior Walls	1	<u>2</u>	3	4	5	
Ceilings	1	2	<u>3</u>	4	5	
Flooring Underlay	<u>1</u>	2	3	4	5	
Flooring Surfaces	<u>1</u>	2	3	4	5	
Electrical	<u>1</u>	2	3	4	5	
Heating	<u>1</u>	2	3	4	5	
Plumbing	<u>1</u>	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 not) economically feasible to rehabilitate this structure.

Paul M House
 Ron Shipley Paul M House
 Certified Building Official



CITY OF JONESBORO

Date: 12/15/06

To: Walter K. Jackson
First Community Bank

RE: 510 North Belt

This is notification that the property located at 510 North Belt 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 January 16th 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