



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

870-933-4658

AFFIDAVIT

Joyce Gurdian
612 E. Oak
Jonesboro, AR 72404

RE: 616 E Oak St. Jonesboro, AR 72401

I, Michael McQuay, 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 30th day of August, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 30th day of August, 2023.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





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

870-933-4658

Joyce Gurdian
612 E. Oak
Jonesboro, AR 72404

August 30, 2023

Subject: Property located at 616 E. Oak St. Jonesboro, AR 72401

Dear Ms. Gurdian,

I am reaching out to you concerning the property located at 616 E. Oak St. A recent title search of the property showed you to be a party with vested interest. Due to this, we are required to inform you of the condition of the property. Please see attached Notice of Violation and Residential Building Inspection Report.

Ultimately, the property must be repaired or removed. Failure to do so by the owner or vested parties will result in the condemnation of the property by the Jonesboro City Council. If condemnation occurs, the Code Enforcement Department will demolish the dilapidated structures.

If you have any questions please feel free to contact me.

Sincerely,

David Cooley
Condemnation & Code Specialist Q4
City Of Jonesboro, Arkansas
dcooley@jonesboro.org
Department - (870) 933-5658
Cell - (870) 926-1404



Notice of Violation

08/30/2023

Joyce Gurdian
612 E. Oak
Jonesboro, AR 72401

Case #: 233200
Subject: 616 E OAK, JONESBORO, AR 72401

Dear Property Owner:

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 you 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.

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	JULY 25, 2023	CASE NUMBER: 233200
PROPERTY ADDRESS:	616 E. OAK	
PROPERTY OWNER:	JOYCE SCARBOROUGH	

THE HOME IS ON A BLOCK PIER FOUNDATION. THERE ARE CRACKS IN THE SOME OF THE BLOCKS, MISSING BLOCKS, MISSING VENT COVERS, AND MISSING MORTOR. THE FOUNDATIONS NEEDS TO CLOSELY INSPECTED AND REPAIRED. THE ROOF IS SAGGING. ALL UNDERLAY NEED INSPECTED AND REPAIRED/REPLACED AS NEEDED. ALL SHINGLES NEED REPLACED, AS THERE ARE MANY MISSING OR DAMAGED. THE SOFFIT IS DAMAGED AROUND THE HOME. SOME OF THE SOFFIT SIDING IS MISSING. THE CARPORT CEILING IS FALLING IN. ALL SIDING NEEDS INSPECTED AND REPAIRED. THE INTERIOR OF THE HOME IS DESTROYED DUE TO SQUATTERS LIVING IN THE HOME. THE ELECTRICAL SYSTEM MUST BE BROUGHT UP TO CODE AND INSPECTED. THE OUT BUILDINGS ARE ALSO IN SEVERE DISREPAIR AND MUST BE EITHER REPAIRED OR REMOVED. A BOARDING AND SECURING LETTER WAS MAILED TO THE OWNER; HOWEVER, THE HOME HAS NOT BEEN SECURED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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

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