



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

870-933-4658

AFFIDAVIT

Montgomery Investments LLC
115 Samatha Dr
Brookland AR 72417

RE: 300 E Pine

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 4th day of June, 2024.

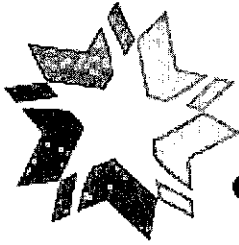
Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 4th day of June, 2024.

Maria Rezendez
Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

06/04/2024

MONTGOMERY INVESTMENTS LLC
115 Samatha Dr.
Brookland AR 72417

Case #: 235985
Subject: 300 E PINE, 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:	JUNE 4, 2024	CASE NUMBER: 235985
PROPERTY ADDRESS:	300 PINE ST.	
PROPERTY OWNER:	MONTGOMERY INVESTMENTS LLC	



The residence is on a pier foundation has shifted. The walls and roof line are sagging due to this. The entire foundation needs to be closely inspected and repaired. All trusses must be inspected and any damaged ones replaced. All underlay, tarpaper, and shingles must be replaced. The front porch and rear addition to the home are sagging and pulling away from the main structure. All structural issues must be repaired. All windows and doors are broken, boarded, or missing. All windows and doors must be replaced. The internal walls have been stripped and destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced.

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

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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

9589 0710 5270 0975 5305 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE



Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To: Montgomery Investments LLC
 Street and Apt. No., or PO Box No. 115 Sumatra Dr
 City, State, ZIP+4® Braxland AR 72417