



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

870-933-4658

AFFIDAVIT

TTJD Investments LLC
3108 Woodsprings Rd
Jonesboro, AR 72404

RE: 3206 Fairview 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 23rd day of August, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 23rd day of August, 2022.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO
CODE ENFORCEMENT**

Notice of Violation

Date: 08/22/2022

TTJD Investments LLC
3108 WOODSPRINGS RD
Jonesboro, AR 72404

SUBJECT: 3206 FAIRVIEW
JONESBORO, AR 72401

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 your 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.

Sincerely,

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

CE20-5979

Sign if served in person


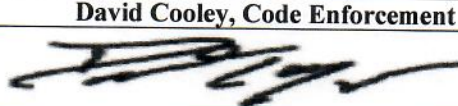
Code Enforcement Officer Signature, if delivered
in person

Property Owner/Interested Party Signature, if delivered in
person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT
RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 12, 2022	CASE NUMBER: CE20-5979				
PROPERTY ADDRESS:	3206 FAIRVIEW					
PROPERTY OWNER:	TTJD INVESTMENTS LLC					
OCCUPIED:	YES NO XX					
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab		2				FOUNDATION IS CRACKED IN MANY PLACES. HAS SEPERATED FROM EXTERIOR BRICK AROUND ENTIRE HOME. NEEDS REPAIRED
Front Porch Type: Wood Concrete			3			CONCRETE IN FAIR SHAPE
Exterior Doors and Windows Type: Wood Vinyl Aluminum		2				MOST ARE BROKEN OR BOARDED. ALL HAVE SEVERE SMOKE DAMAGE. ALL NEED REPLACED.
Roof Underlay Type: OSB/ Plywood 1x6 metal		2				UNDERLAY WHERE FIRE WAS IS DAMAGED AND NEEDS REPLACED.
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles		2				SHINGLES ARE OLD AND DAMAGED. MUST BE REPLACED
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum		2				BRICK AND WOOD SIDING WOOD SIDING IS BROKEN, MISSING AND/OR FALLING OFF. BRICK EXTERIOR HAS SOME CRACKS. BRICK NEEDS REPAIRED AND WOOD NEEDS REPLACED.
Fascia and Trim Type Wood Vinyl Coil		2				FASICIA AND TRIM ARE ROTTEN AND FALLING OFF. NEEDS REPLACED
Interior Doors Type: Hollow Wood Solid Wood	1					BROKEN, MISSING OR BURNED UP. ALL NEED REPLACED
Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco	1					SHEETROCK WALLS WITH HOLES, SMOKE, AND WATER DAMAGE THROUGHOUT THE HOME. STUDS DAMAGED IN FIRE AREA NEED REPLACED. ALL SHEETROCK REPLACED

Ceilings Type: Sheetrock Stucco Ceiling Tile		1					SHEETROCK CEILINGS. HOLES, MISSING, SMOKE AND WATER DAMAGE THROUGHOUT. ALL NEEDS REPLACED
Flooring Underlay Type: 1x6 center match OSB Plywood		1					PLYWOOD UNDERLAY HAS SMOKE WATER, AND/OR FIRE DAMAGE. 2 ND FLOOR IS NOT SAFE TO WALK ON. MUST BE REPLACED
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		1					ALL FLOOR COVERING HAS SMOKE NEEDS REPLACED
Electrical							NOT TO CODE
Heating							NOT TO CODE
Plumbing							NOT TO CODE
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							
HOME WAS NOT SECURE AT							
Tim Renshaw, Chief Building Inspector							David Cooley, Code Enforcement
							
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358							

7021 1970 0001 4352 3588

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To **TTJD Investments LLC**

Street and Apt. No. or PO Box No. **3108 Woodsprings Rd**

City, State, ZIP+4® **Jonesboro, AR 72404**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions