



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

870-933-4658

AFFIDAVIT

Jacqueline + Ronnie Stanbeck
919 W Matthews Ave.
Jonesboro, AR 72401

RE: 600 + 602 N Church St. Jonesboro, AR 72401
01-144074-10300

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 13th day of July, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 13th day of July, 2022.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024



CITY OF JONESBORO CODE ENFORCEMENT

Notice of Violation

Date: 07/13/2022

JACQUELINE & RONNIE STANBECK
919 W MATTHEWS AVE
JONESBORO, AR 72401

SUBJECT: 600 & 602 N CHURCH ST
JONESBORO, AR 72401 **PARCEL # 01-144074-10300**

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

CE20-8622

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

BUILDING INSPECTION REPORT

DATE OF INSPECTION:	7/13/2022		CASE NUMBER: CE20-8622	
PROPERTY ADDRESS:	600 N CHURCH PARCEL # 01-144074-10300			
PROPERTY OWNER:	JACQUELINE & RONNIE STANBECK			
PROPERTY HAS TWO BUILDINGS ON ONE PARCEL. ENTIRE PARCEL IS BEING CONDEMNED.				
OCCUPIED:	YES NO XX			
BUILDING ELEMENT	1 thru 5 CONDITION			
	VERY POOR			VERY GOOD
Foundation Type: Piers Solid Slab			4	
Front Porch Type: Wood Concrete				
Exterior Doors and Windows Type: Wood Vinyl Aluminum	1			
Roof Underlay Type: OSB/ Plywood 1x6 metal		2		
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles	1			
Chimney				
Siding Type: Wood Lap Vinyl Masonite Aluminum			3	
Fascia and Trim Type Wood Vinyl Coil	1			
Interior Doors Type: Hollow Wood Solid Wood	1			
Interior Walls Type Wood Frame Metal Frame Sheetrock		2		

SOLID SLAB FOUNDATION.
NO MAJOR DEFECTS OR
ISSUES

N/A

ALL DOORS AND WINDOWS
ARE BROKEN, BOARDED, OR
BOTH. ALL DOORS AND
WINDOWS NEED REPLACED.

THE ROOF IS SAGGING.
UNDERLAY AND RAFTERS
NEED REPAIRED AND/OR
REPLACED.

SHINGLES ARE DAMAGED
AND/OR MISSING. SHINGLES
NEED REPLACED.



N/A

THE VINYL SIDING HAS A
FEW PLACES WITH DAMAGE
IN NEED OF REPAIR. THE
BRICK IS IN GOOD SHAPE.

WOOD FASCIA AND TRIM IS
ROTTEN, FALLING OFF, AND
SHOWS SIGNS OF WILDLIFE
DAMAGE. NEEDS REPLACED.

ALL INTERIOR DOORS ARE
MISSING OR DAMAGED AND
NEED REPLACED.

SHEETROCK WALLS WITH
DAMAGE FROM METAL THEIVES
AND WILDLIFE. MUCH OF THE
SHEETROCK NEEDS REPAIRED OR
REPLACED



Stucco						
Ceilings Type: Sheetrock Stucco Ceiling Tile	1					MOST THE CEILING IS MISSING OR IS DAMAGED. NEEDS REPLACED.
Flooring Underlay Type: 1x6 center match OSB Plywood						N/A
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl						CONCRETE. N/A
Electrical	1					NOT TO CODE
Heating	1					NOT TO CODE
Plumbing	1					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						
PROPERTY WAS NOT SECURE AT TIME OF INSPECTION.						
Tim Renshaw, Chief Building Inspector						David Cooley, Code Enforcement
						
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358						



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

BUILDING INSPECTION REPORT

DATE OF INSPECTION:	7/13/2022	CASE NUMBER: CE20-8622				
PROPERTY ADDRESS:	602 N CHURCH PARCEL # 01-144074-10300					
PROPERTY OWNER:	JACQUELINE & RONNIE STANBECK					
PROPERTY HAS TWO BUILDINGS ON ONE PARCEL. ENTIRE PARCEL IS BEING CONDEMNED.						
OCCUPIED: YES NO XX						
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab	1					PIER FOUNDATION WITH DAMAGE. CRACKS IN MASONRY. NEEDS REPAIRED
Front Porch Type: Wood Concrete						N/A
Exterior Doors and Windows Type: Wood Vinyl Aluminum	1					ALL DOORS AND WINDOWS ARE BROKEN, BOARDED, OR BOTH. ALL DOORS AND WINDOWS NEED REPLACED.
Roof Underlay Type: OSB/ Plywood 1x6 metal		2				THE ROOF IS SAGGING. UNDERLAY AND RAFTERS NEED REPAIRED AND/OR REPLACED.
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles	1					SHINGLES ARE DAMAGED AND/OR MISSING. SHINGLES NEED REPLACED.
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum					4	BRICK EXTERIOR.
Fascia and Trim Type Wood Vinyl Coil	1					WOOD FASCIA AND TRIM IS ROTTEN, FALLING OFF, AND SHOWS SIGNS OF WILDLIFE DAMAGE. NEEDS REPLACED.
Interior Doors Type: Hollow Wood Solid Wood	1					ALL INTERIOR DOORS ARE MISSING OR DAMAGED AND NEED REPLACED.
Interior Walls Type Wood Frame Metal Frame Sheetrock		2				SHEETROCK WALLS WITH DAMAGE FROM METAL THEIVES AND WILDLIFE. MUCH OF THE SHEETROCK NEEDS REPAIRED OR REPLACED

Stucco						
Ceilings Type: Sheetrock Stucco Ceiling Tile	1					MOST THE CEILING IS MISSING OR IS DAMAGED. NEEDS REPLACED.
Flooring Underlay Type: 1x6 center match OSB Plywood	1					FLOOR IS SAGGING, SOFT, AND FALLING IN. UNDERLAY AND JOISTS NEED REPAIRED AND/OR REPLACED
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		2				MOST OF THE FLOOR SURFACES HAVE DAMAGE AND NEEDS REPLACED.
Electrical	1					NOT TO CODE
Heating	1					NOT TO CODE
Plumbing	1					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						
PROPERTY WAS NOT SECURE AT TIME OF INSPECTION.						
Tim Renshaw, Chief Building Inspector					David Cooley, Code Enforcement	
						
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358						

7020 0090 0000 7685 9768

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	
Jacqueline + Ronnie Stanbeck	
919 W Matthews Ave	
Jonesboro, AR 72401	
PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here
JUL 13 2022