



CITY OF OSCEOLA
OFFICE OF CODE ENFORCEMENT

303 WEST HALE AVENUE
P. O. BOX 443
OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Juanita Thomas
Address: 411 Elizabeth
Osceola, AR 72370

Subject Property:

411 Elizabeth
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

5.04.01 Property Maintenance

It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

5.04.02 Building Removal

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

ACTION TO BE TAKEN:

This letter is to serve as notice that your property is being considered as being placed on the condemned property list. You are hereby notified that you may appeal this decision at on February 20, 2024 at the regularly scheduled Osceola City Council meeting at 5:00 pm CST at 303 W. Hale Ave. Failure to appear in person or by representative shall constitute that you have no objections to this matter. Or if you wish to have the property torn down and would like to work with us on removing the property please contact the Code Enforcement Office at (870)563-5245.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

THOMAS JUANITA & GERALD

411 ELIZABETH
OSCEOLA, AR 72370-3311



Last Power
3/23

Basic Information

Parcel Number: 301-01898-100

County Name: Mississippi County

Property Address: THOMAS JUANITA & GERALD
411 ELIZABETH
OSCEOLA, AR 72370-3311
Map This Address

Mailing Address: THOMAS JUANITA
411 E ELIZABETH
OSCEOLA AR 72370

Collector's Mailing Address ⓘ: THOMAS JUANITA
411 E ELIZABETH
OSCEOLA, AR 72370

Total Acres: 0.16

Timber Acres: 0.00

Sec-Twp-Rng: 01-12-10

Lot/Block: 3/H

Subdivision: KEISER ADD

Legal Description: E68' S100' LOT 3 BLK H KEISER ADD

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: Yes

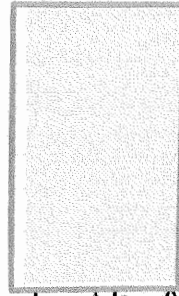
Tax Status: Taxable

Over 65?: No

Parcel Boundary

$$\pm$$

Chestnut St



Elizabeth Ave

Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.16 acres [6,969 sqft]	68	100			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ❷	3,000	600
Improvements: ❷	16,755	3,351
Total Value: ❷	19,755	3,951
Taxable Value: ❷		3,345
Millage:		0.0564
Estimated Taxes: ❷		\$188.66
Homestead Credit:		(\$188.66)
Estimated Taxes w Credit:		\$0.00
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Delinquent	\$21.87	\$0.00	\$21.87
<u>2021</u>	Current	\$20.91	-\$20.91	\$0.00
<u>2020</u>	Current	\$20.85	-\$20.85	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4136</u>	Current	2021	5/2/2022	\$0.00	\$20.91	\$0.00	\$20.91
8264	Current	2020	8/25/2021	\$0.00	\$20.85	\$0.00	\$20.85

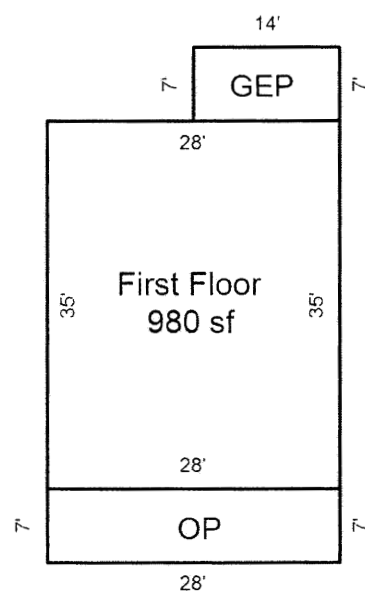
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/17/2004	8/17/2004	0	THOMAS, JUANITA	THOMAS, JUANITA	293	341-342	LE(LIFE ESTATE)
3/27/1996	3/27/1996	0	THOMAS, JUANITA & GERALD	THOMAS, JUANITA	249	379	RD(REDEMPTION DEED)
7/1/1991	7/1/1991	15,000	GROVES,TOMMY	THOMAS, JUANITA & GERALD	229	115	
7/6/1986	7/6/1986	0	GROVES,TOMMY	GROVES,TOMMY	207	376	CD(CORRECTION DEED)
12/7/1984	12/7/1984	0		GROVES,TOMMY	201	515	

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	980	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	980	Basement Total SF	0

Occupancy Type:	Single Family
Grade:	D5+5
Story Height:	1 Story
Year Built:	1981
Effective Age:	40
Construction Type:	Std Frame
Roof Type:	Asphalt
Heat / AC:	Floor/Wall Furnace

Fireplace: 0 0

Bathrooms: 1 full 0 half

Foundation Type: Closed Piers

Floor Type: Wood Subfloor

Floor Covering: linoleum: 980 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	196	7 x 28	OPEN PORCH
	GEP	98	7 x 14	GLASS ENCLOSED









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(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Baratelli Arkansas Properties, LLC
Address: 751 E. Dorchester Dr.
Saint Johns, FL 32259-6289

Subject Property:

424 - 426 E. Semmes
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

5.04.01 Property Maintenance

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5.04.02 Building Removal

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ACTION TO BE TAKEN:

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Thank You,

Office of Code Enforcement

BARATELLI ARKANSAS PROPERTIES LLC

424 426 SEMMES AVE
OSCEOLA, AR 72370-2657



Basic Information

Parcel Number: 301-02553-003

County Name: Mississippi County

Property Address: BARATELLI ARKANSAS PROPERTIES LLC
424 426 SEMMES AVE
OSCEOLA, AR 72370-2657
[Map This Address](#)

Mailing Address: BARATELLI ARKANSAS PROPERTIES LLC
751 E DORCHESTER DR
SAINT JOHNS FL 32259-6289

Collector's Mailing Address: BARATELLI ARKANSAS PROPERTIES LLC
751 E DORCHESTER DR
SAINT JOHNS, FL 32259-6289

Total Acres: 0.29

Timber Acres: 0.00

Sec-Twp-Rng: 31-13-11

Lot/Block: 1/

Subdivision: TOWN LOTS WEST OF LEVEE ADD

Legal Description: E98' W381' N128' LT 1 TOWN LTS WEST 424&426 SEMMES 424-426 WEST SEMMES

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead: No

Parcel?:

Tax Status: Taxable

Over 65?: No

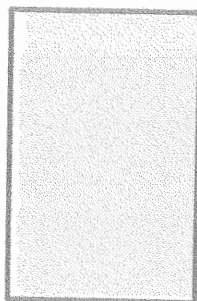
Parcel Boundary

*Last Power
424 - Current
426 - 7/22*



N Pearl St

E Semmes Ave



E Semmes Ave

N Broadway St

Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.29 acres [12,632 sqft]	121	128			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	2,000	400
Improvements: ⓘ	11,345	2,269
Total Value: ⓘ	13,345	2,669
Taxable Value: ⓘ		2,669
Millage:		0.0564
Estimated Taxes: ⓘ		\$150.53
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$166.50	-\$166.50	\$0.00
<u>2021</u>	Current	\$106.10	-\$106.10	\$0.00
<u>2020</u>	Current	\$106.10	-\$106.10	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>11368</u>	Current	2022	10/10/2023	\$0.00	\$16,519.52	\$0.00	\$16,519.52
<u>10583</u>	Current	2021	10/3/2022	\$0.00	\$14,066.98	\$0.00	\$14,066.98
<u>7938</u>	Current	2020	8/17/2021	\$0.00	\$106.10	\$0.00	\$106.10

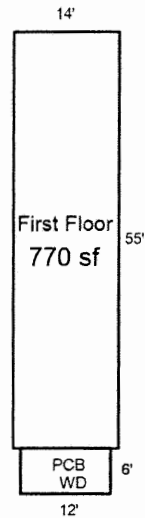
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/17/2021	8/11/2021	10,000	PLEASANT GROVE M B CHURCH	BARATELLI ARKANSAS PROPERTIES LLC	2021	005642	WD(WARRANTY DEED)
8/9/2021	8/6/2021	0	HARSHMAN RENTALS LLC	PLEASANT GROVE M B CHURCH	2021	005351	QCD(QUIT CLAIM DEED)
3/17/2021	12/30/2020	0	HARSHMAN RENTALS LLC	PLEASANT GROVE M B CHURCH	2021	001627	QCD(QUIT CLAIM DEED)
6/1/2001	6/11/2001	0	HARSHMAN , SHIRLEY	HARSHMAN RENTALS	276	26-31	
12/1/1994	12/1/1994	70,000	BAMKS, CHARLES A & NANCY	HARSHMAN , SHIRLEY	24350	4	WD(WARRANTY DEED)
12/1/1985	12/1/1985	0	SORRELES , RONNIE & MICAJAL MCARTY	VANKS, CHARLES A & NANCY	205	646	
1/1/1983	1/1/1983	0	MOORE, FAYE T	SORRELES , RONNIE & MICAJAL MCARTY	194	753	

Improvement Information

Residential Improvements

Residential Improvement #1

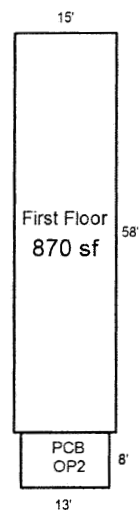


Living Area 1st Floor	770	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	770	Basement Total SF	0

Occupancy Type:	Single Family		
Grade:	D6		
Story Height:	1 Story		
Year Built:	1976		
Effective Age:	35		
Construction Type:	Low Frame		
Roof Type:	Asphalt		
Heat / AC:	Floor/Wall Furnace		
Fireplace:	0 0		
Bathrooms:	1 full 0 half		
Foundation Type:	Open Piers		
Floor Type:	Wood Subfloor		
Floor Covering:	carpet:	116	sq ft
	linoleum:	654	sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	PCB	72	6 x 12	PATIO COVER, BUILTUP
	WD	72	6 x 12	WOOD DECKS

Residential Improvement #2



Living Area 1st Floor

870 Basement Unfinished

0

Living Area 2nd Floor

0 Basement Finished w/Partitions

0

Basement Finished w/o Partitions

0

Living Area Total SF**870 Basement Total SF****0**

Occupancy Type: Single Family

Grade: D6

Story Height: 1 Story

Year Built: 1976

Effective Age: 35

Construction Type: Low Frame

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 0 0

Bathrooms: 1 full 0 half

Foundation Type: Open Piers

Floor Type: Wood Subfloor

Floor Covering: carpet:

870 sq ft

Additive Items:

Additive Item

Quantity

Size

Description

PCB

104

8 x 13 PATIO COVER, BUILTUP

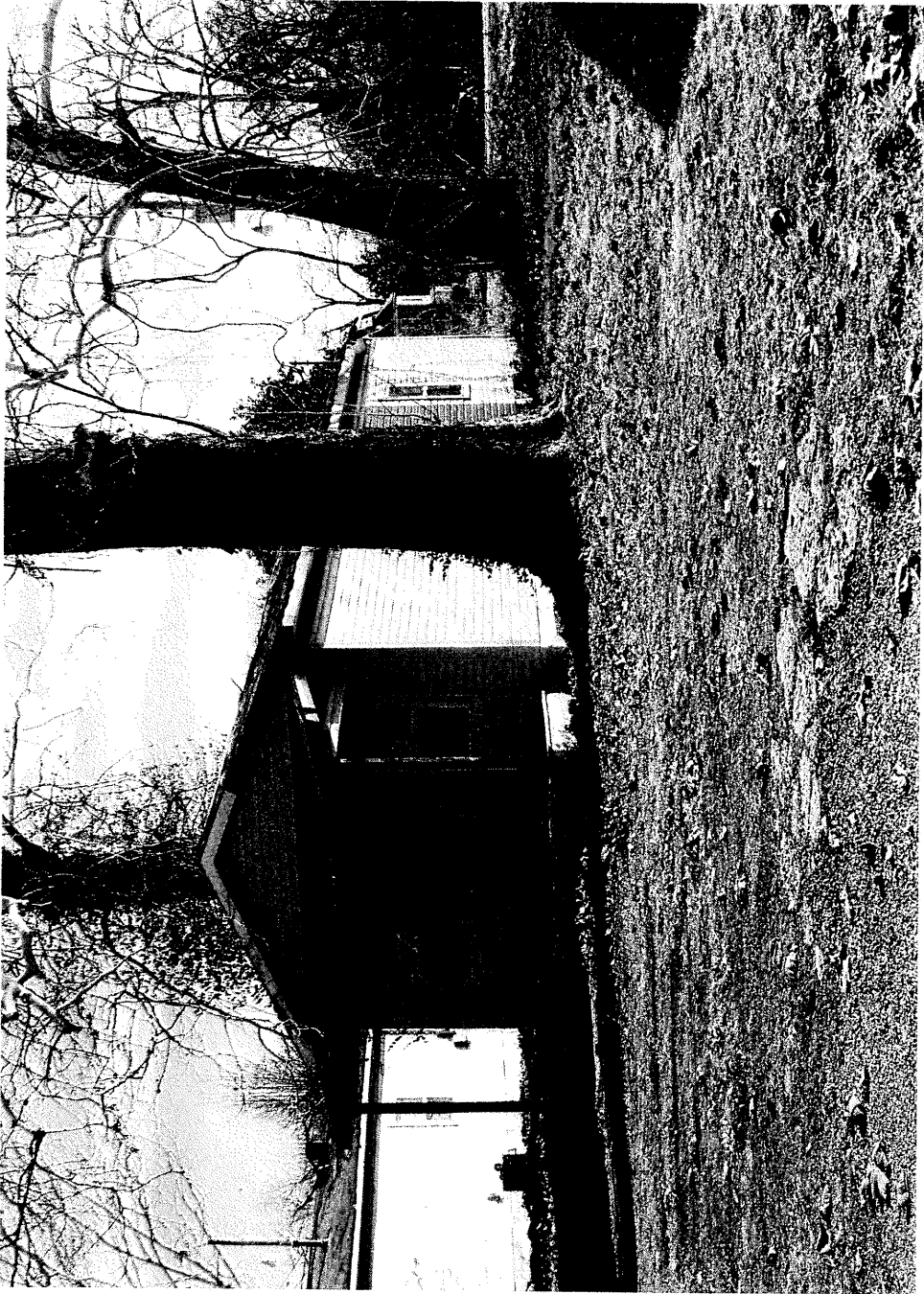
OP2

104

8 x 13 1/2 OPEN









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DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Danso Yaw
Address: 6100 Henry Ave. STE50
Philadelphia, PA 19128-+1502

Subject Property:

324 N. Ash
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

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Thank You,

Office of Code Enforcement

DANSO YAW

324 N ASH
OSCEOLA, AR 72370-2109

9

Last Power
11/13

Basic Information

Parcel Number:301-02489-000

County Name:Mississippi County

Property Address:DANSO YAW
324 N ASH
OSCEOLA, AR 72370-2109
Map This Address

Mailing Address:DANSO YAW
6100 HENRY AVE STE 50
PHILADELPHIA PA 19128-1502

Collector's Mailing Address ⓘ:DANSO YAW
6100 HENRY AVE STE 50
PHILADELPHIA, PA 19128-1502

Total Acres:0.09

Timber Acres:0.00

Sec-Twp-Rng:36-13-10

Lot/Block:10-1/

Subdivision:ROWLETT ADD

Legal Description:LOT 10 & 11 REPLAT LOT 5 ROWLETT ADD 324 N ASH

School District:1N OSCEOLA

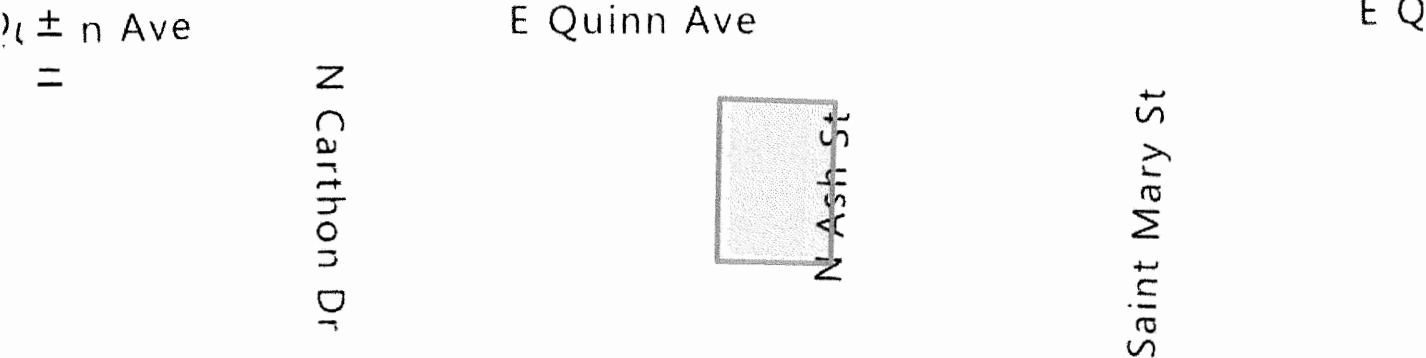
Improvement Districts:D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?:No

Tax Status:Taxable

Over 65?:No

Parcel Boundary



Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.09 acres [3,920 sqft]	92	41			
HOUSELOT2	1 lots [0 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	1,500	300
Improvements: ⓘ	0	0
Total Value: ⓘ	1,500	300
Taxable Value: ⓘ		300
Millage:		0.0564
Estimated Taxes: ⓘ		\$16.92
Assessment Year:		2023

Tax Information

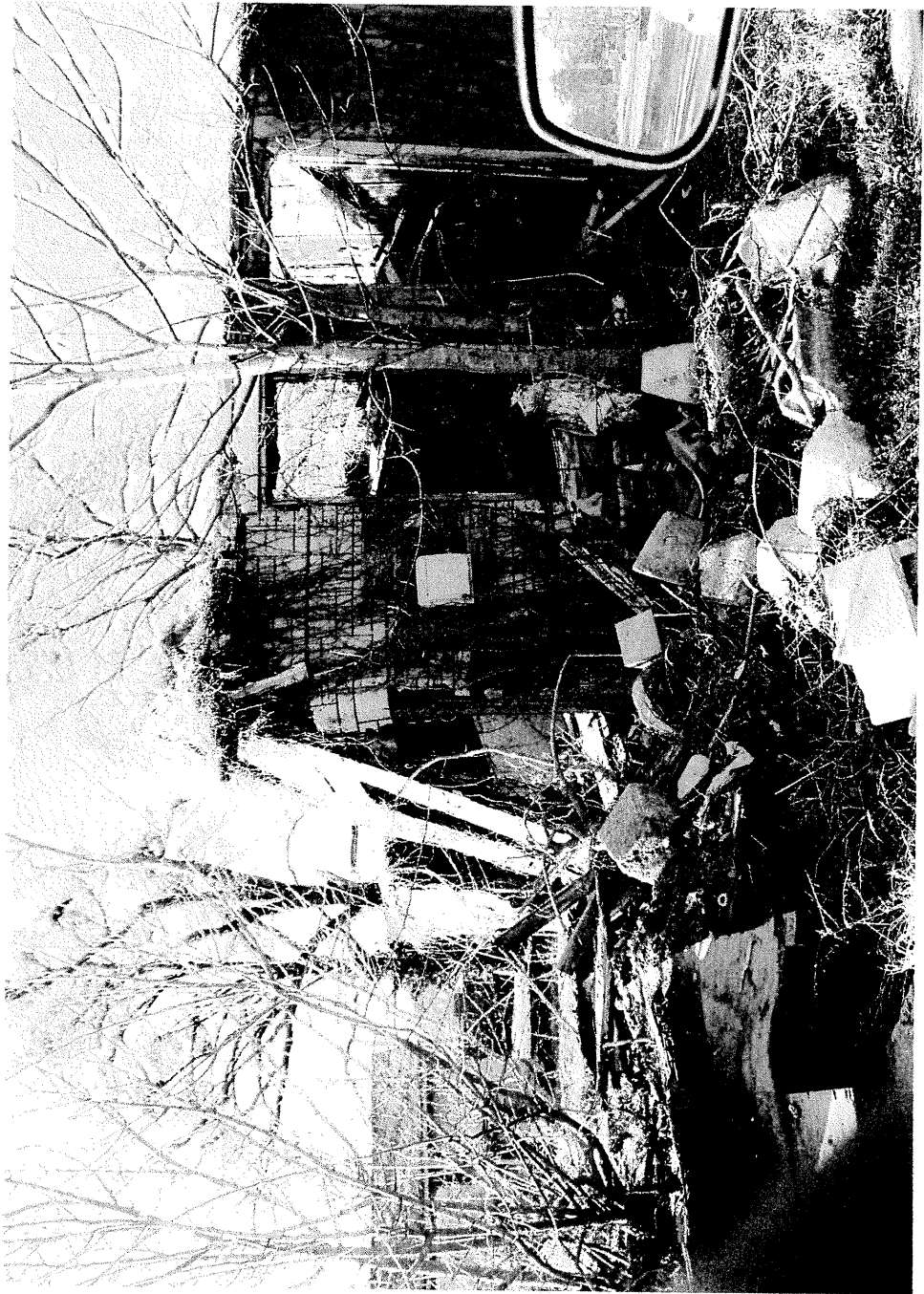
Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$27.90	-\$27.90	\$0.00
<u>2021</u>	Delinquent	\$44.60	-\$44.60	\$0.00
<u>2020</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2019</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2018</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2017</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2016</u>	Delinquent	\$14.91	-\$14.91	\$0.00
<u>2015</u>	Delinquent	\$14.91	-\$14.91	\$0.00
<u>2014</u>	Delinquent	\$14.56	-\$14.56	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3657</u>	Current	2022	4/5/2023	\$0.00	\$0.00	\$27.91	\$27.91
<u>7004993</u>	Delinquent	2021	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2020	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2019	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2018	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2017	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2016	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2015	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2014	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11

Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
10/25/2022	10/12/2022	1,000	ERVINO LLC	DANSO YAW	2022	007632	QCD(QUIT CLAIM DEED)
10/4/2022	9/16/2022	0	ST OF AR/MYLES BYRON	ERVINO LLC	2022	007072	LWD(LIMITED WARRANTY DEED)
12/10/2014	12/10/2014	700	JOHNSON, JOSEPH	MYLES, BYRON	2014	7445	QCD(QUIT CLAIM DEED)
7/10/2014	7/8/2014	500	WATSON, JAMES EDWARD	JOHNSON, JOSEPH	2014	4219	QCD(QUIT CLAIM DEED)
5/30/2006	5/9/2006	1,000	SANDERS, TONY LYDELL SR	WATSON, JAMES EDWARD	2006	4752	WD(WARRANTY DEED)
3/5/2004	3/5/2004	0	SANDERS, TONY LYDELL SR	SANDERS, TONY LYDELL SR	291	167-168	CD(CORRECTION DEED)
2/26/2004	2/26/2004	0	PUGH, DONNIE SR	SANDERS, TONY LYDELL SR	291	111-112	WD(WARRANTY DEED)
3/23/2001	3/23/2001	0	SANDERS, SR., TONY AND FRANCES	PUGH, DONNIE SR	274	585-586	WD(WARRANTY DEED)
3/22/2000	3/22/2000	1,000	COOPER, LULA MAE	SANDERS, SR., TONY AND FRANCES	270	613-614	WD(WARRANTY DEED)
1/1/1994	1/1/1994	0		COOPER, LULA MAE	138	160	









CITY OF OSCEOLA
OFFICE OF CODE ENFORCEMENT

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OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Benjamin & Barbara Phillips
Address: 6402 Stapleton Ct.
Hamilton, OH 45011

Subject Property:

903 S. Carthon
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

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Thank You,

Office of Code Enforcement

PHILLIPS BENJAMIN & BARBARA J

903 S CARTHON ST (PECAN)
OSCEOLA, AR



Last Power
4/18


Basic Information

Parcel Number: 301-01975-000

County Name: Mississippi County

Property Address: PHILLIPS BENJAMIN & BARBARA J
903 S CARTHON ST (PECAN)
OSCEOLA, AR
Map This Address

Mailing Address: PHILLIPS, BENJAMIN & BARBARA J
6402 STAPLETON COURT
HAMILTON OH 45011

Collector's Mailing Address : PHILLIPS, BENJAMIN & BARBARA J
6402 STAPLETON COURT
HAMILTON, OH 45011

Total Acres: 0.22

Timber Acres: 0.00

Sec-Twp-Rng: 01-12-10

Lot/Block: R-5/K

Subdivision: KEISER ADD

Legal Description: LOT R-5 BLOCK K REPLAT LOTS 3 & 4 BLOCK K KEISER ADD

School District: 1N OSCEOLA

Improvement Districts: D112, ST FRANCIS LEVEE DISTRICT

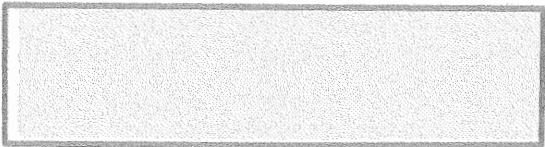
Homestead Parcel?: Yes

Tax Status: Taxable

Over 65?: Yes

Parcel Boundary

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Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.22 acres [9,583 sqft]	53	180			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	3,000	600
Improvements: ⓘ	37,705	7,541
Total Value: ⓘ	40,705	8,141
Taxable Value: ⓘ		6,610
Millage:		0.0564
Estimated Taxes: ⓘ		\$372.80
Homestead Credit:		(\$372.80)
Estimated Taxes w Credit:		\$0.00
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$35.42	-\$35.42	\$0.00
<u>2021</u>	Current	\$35.42	-\$35.42	\$0.00
<u>2020</u>	Current	\$35.43	-\$35.43	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3435</u>	Current	2022	4/3/2023	\$0.00	\$0.00	\$74.34	\$74.34
<u>2614</u>	Current	2021	4/18/2022	\$0.00	\$0.00	\$73.76	\$73.76
<u>1897</u>	Current	2020	5/11/2021	\$0.00	\$0.00	\$72.27	\$72.27

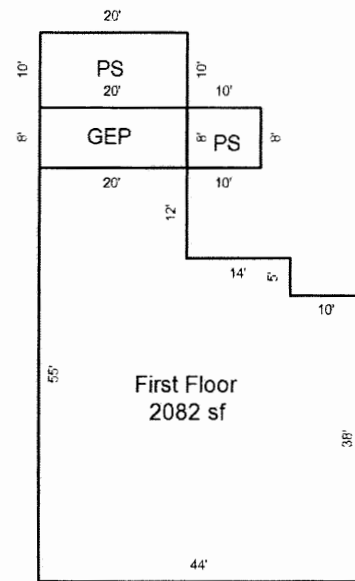
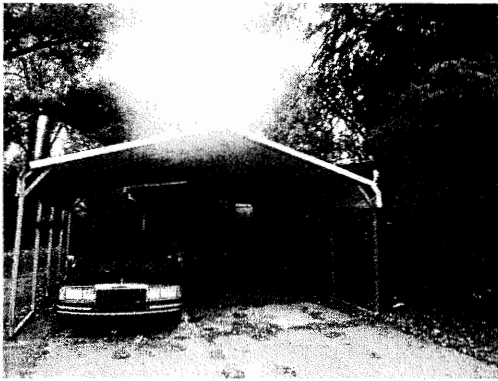
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/1/1976	4/1/1976	0	WILLIS, WILLIE J.	PHILLIPS, BENJAMIN	166	100	
4/1/1976	4/1/1976	0	WILLIS, WILLIE J.	PHILLIPS, BENJAMIN	166	100	WD(WARRANTY DEED)
1/7/1971	1/7/1971	0	ROBBINS BROTHERS	WILLIS, WILLIE J.	146	371	
8/6/1968	8/6/1968	0	AUSTIN, OTIS H.	ROBBINS BROTHERS	137	351	
6/8/1968	6/8/1968	0	PLANTERS BANK	AUSTIN, OTIS H.	136	148	
9/7/1967	9/7/1967	0	ROBBINS BROTHERS	PLANTERS BANK	132	245	
7/6/1967	7/6/1967	0	LANEY, W.H.	ROBBINS BROTHERS	134	19	
1/1/1951	1/1/1951	0		LANEY, W.H.			

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	2,082	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	2,082	Basement Total SF	0

Occupancy Type: Single Family
 Grade: D5+15
 Story Height: 1 Story
 Year Built: 1972
 Effective Age: 40
 Construction Type: Std Frame
 Roof Type: Asphalt
 Heat / AC: Central
 Fireplace: 1 Single 1-Story Good
 Bathrooms: 2 full 0 half
 Foundation Type: Slab
 Floor Type: Elevated Slab
 Floor Covering: carpet:

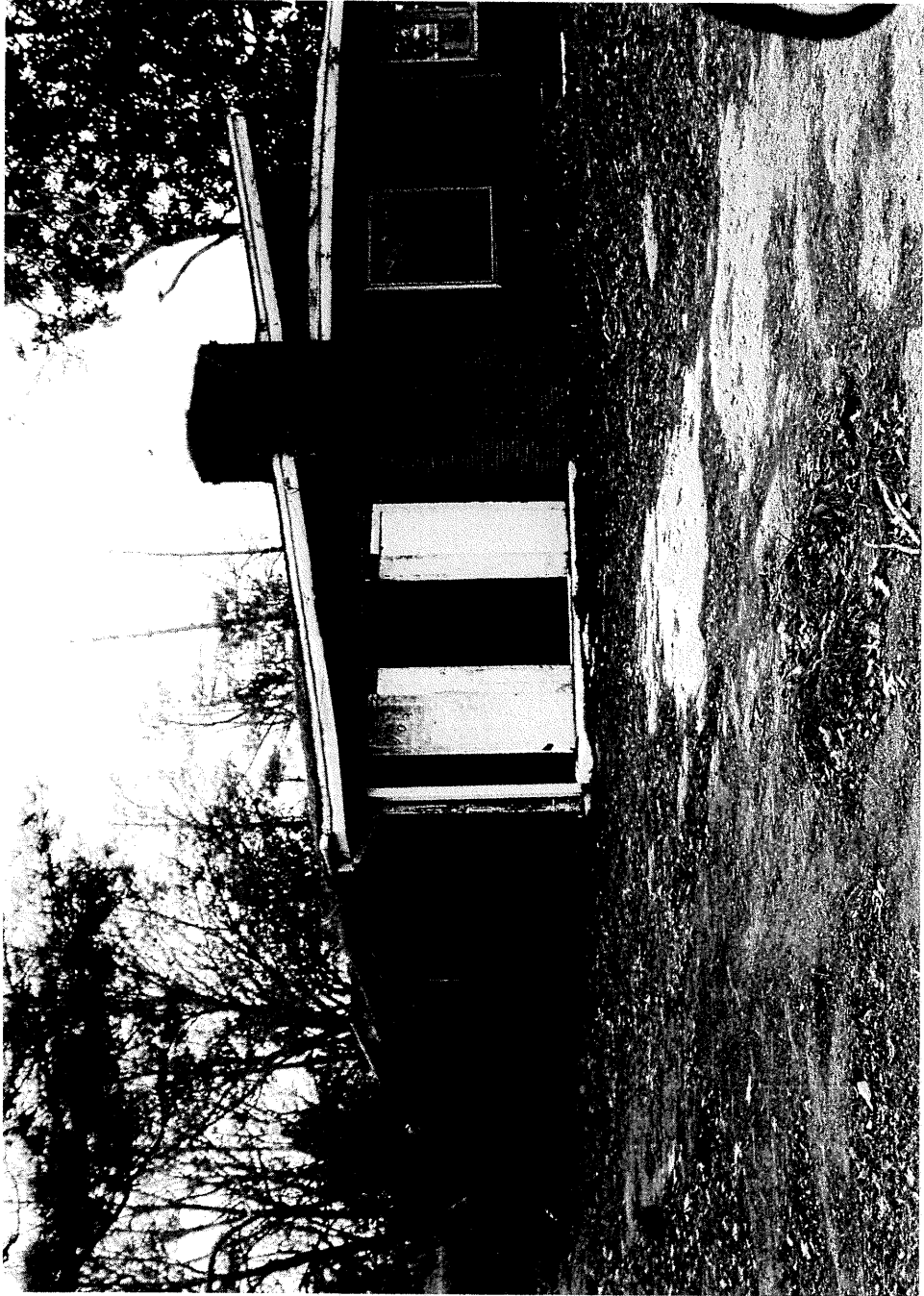
2,082 sq ft

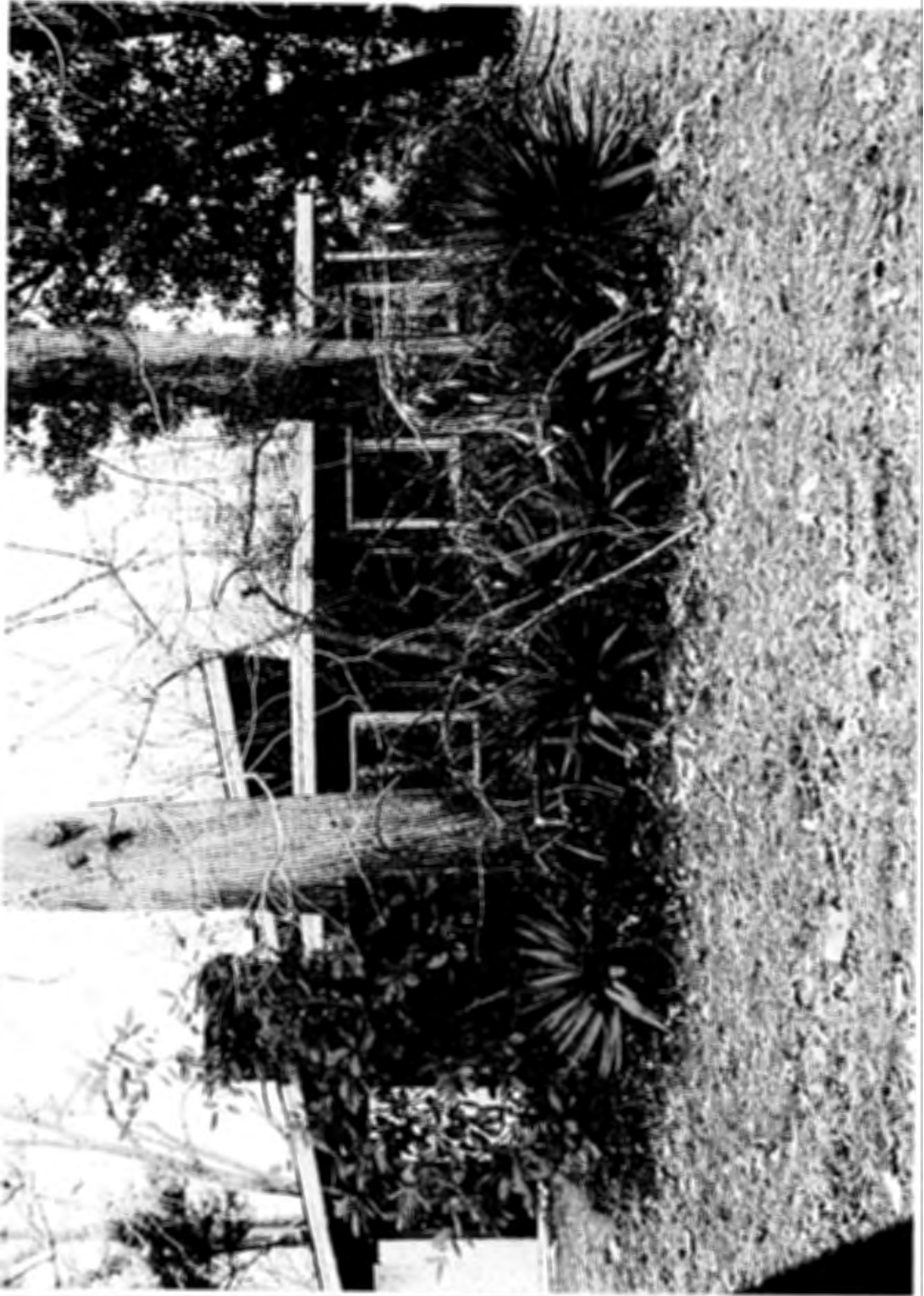
Additive Items:

Additive Item	Quantity	Size	Description
PS	80	8 x 10	PATIO SLAB
PS	200	10 x 20	PATIO SLAB
GEP	160	8 x 20	GLASS ENCLOSED

Outbuildings / Yard
Improvements:

OBYI Item	Quantity	Size	Description
CDW	884	26 x 34	CONCRETE DRIVEWAY
CPA	1		
FRAME UNFIN DETACHED	1		
MOB	1		









CITY OF OSCEOLA
OFFICE OF CODE ENFORCEMENT

303 WEST HALE AVENUE
P. O. BOX 443
OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: JM Brothers, LLC

Address: 518 W. Keiser Ave.
Osceola, AR 72370

Subject Property:

704 S. Broadway
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

5.04.01 Property Maintenance

It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

5.04.02 Building Removal

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

ACTION TO BE TAKEN:

This letter is to serve as notice that your property is being considered as being placed on the condemned property list. You are hereby notified that you may appeal this decision at on February 20, 2024 at the regularly scheduled Osceola City Council meeting at 5:00 pm CST at 303 W. Hale Ave. Failure to appear in person or by representative shall constitute that you have no objections to this matter. Or if you wish to have the property torn down and would like to work with us on removing the property please contact the Code Enforcement Office at (870)563-5245.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

JM BROTHERS LLC

704 S BROADWAY
OSCEOLA, AR 72370-0981



[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number: 301-01904-000

County Name: Mississippi County

Property Address: JM BROTHERS LLC
704 S BROADWAY
OSCEOLA, AR 72370-0981
[Map This Address](#)

Mailing Address: JM BROTHERS LLC
518 W KEISER AVE
OSCEOLA AR 72370-3502

Collector's Mailing Address : JM BROTHERS LLC
518 W KEISER AVE
OSCEOLA, AR 72370-3502

Total Acres: 0.06

Timber Acres: 0.00

Sec-Twp-Rng: 01-12-10

Lot/Block: 1/I

Subdivision: KEISER ADD

Legal Description: S49' E50' LOT 1 BLOCK I KEISER ADD

School District: 1N OSCEOLA

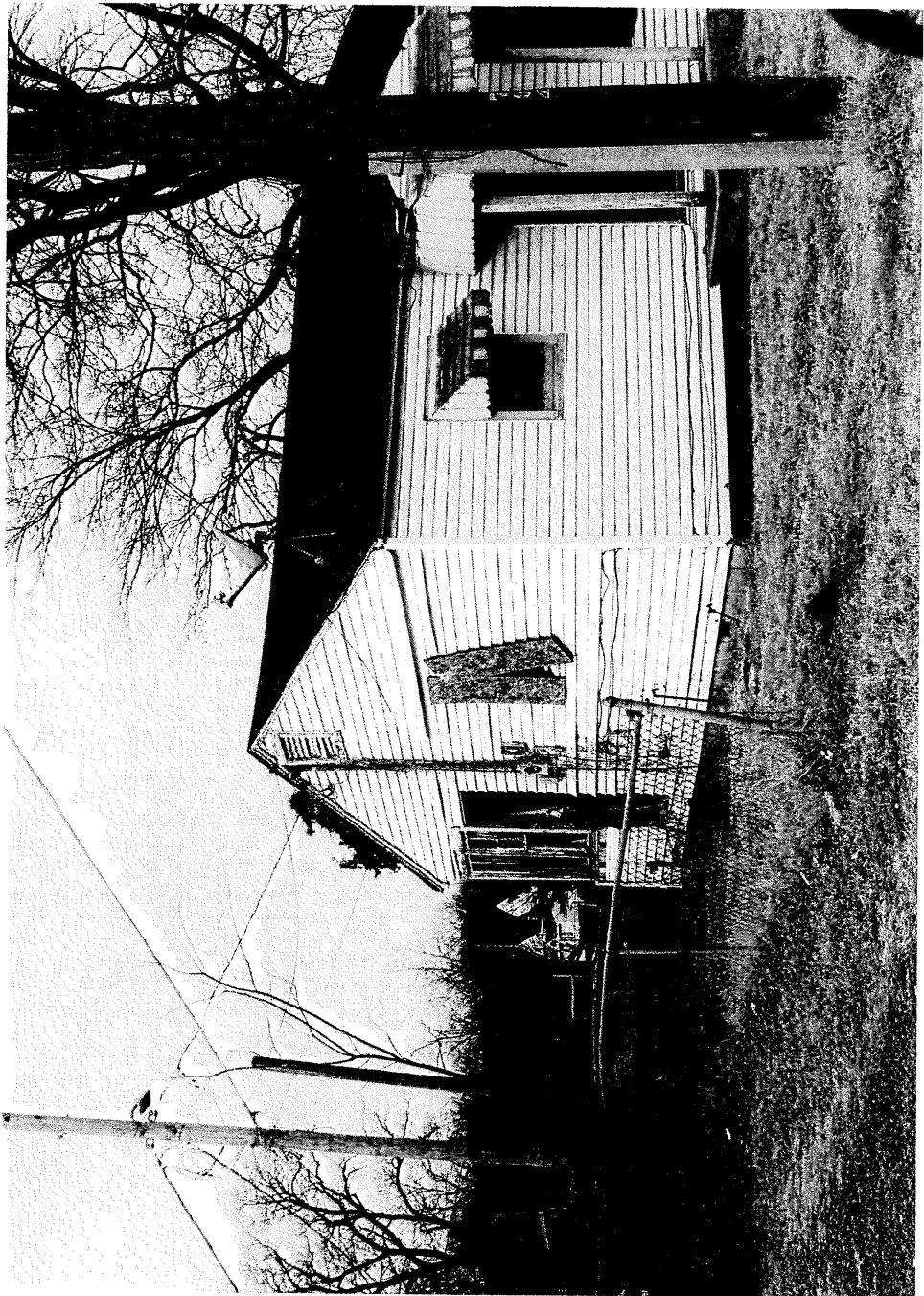
Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

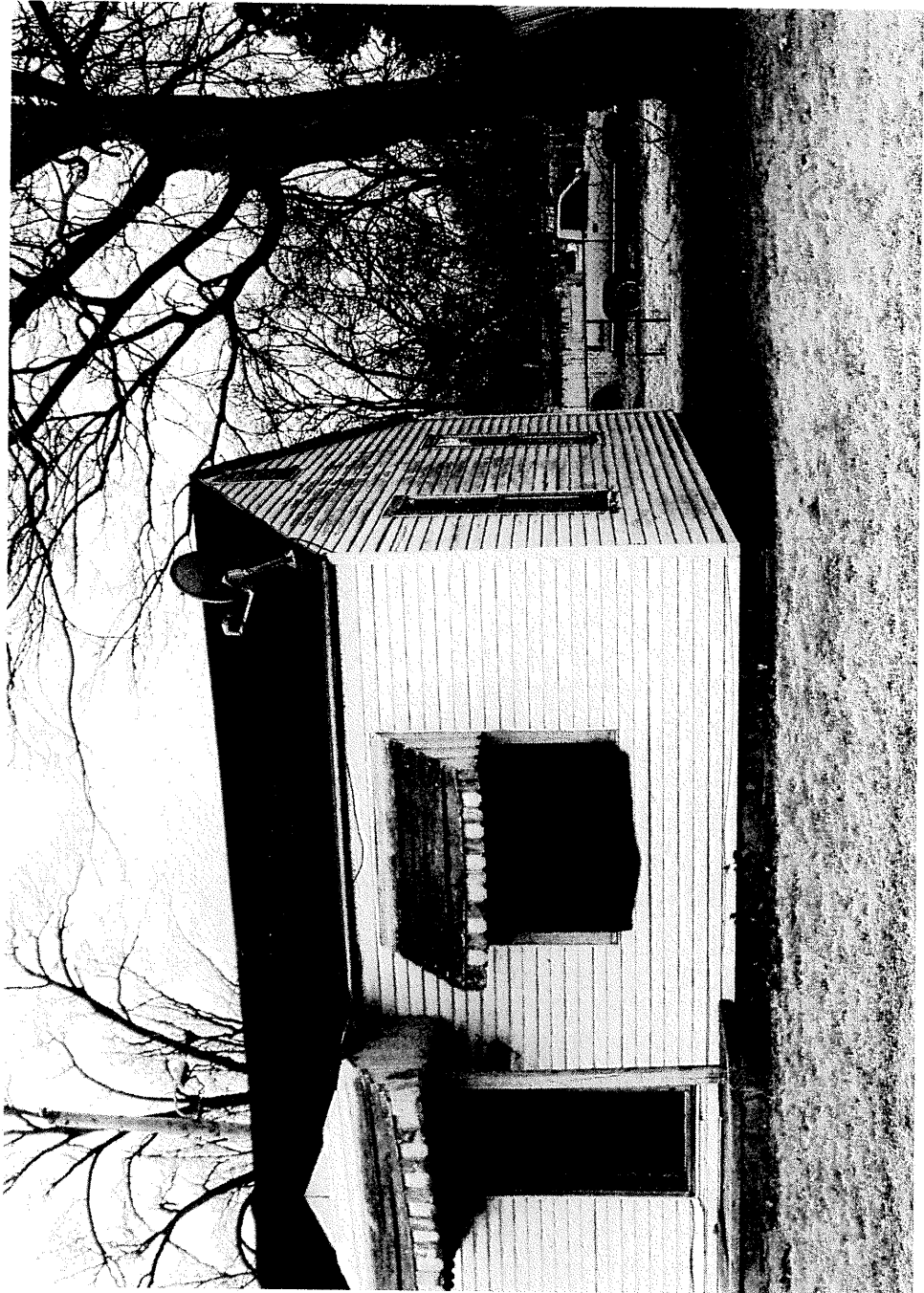
Tax Status: Taxable

Over 65?: No

Last Power
2/21









CITY OF OSCEOLA
OFFICE OF CODE ENFORCEMENT

303 WEST HALE AVENUE
P. O. BOX 443
OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE

01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Jaylon Cannon
Address: 200 Watson Ave.
Osceola, AR 72370

Subject Property:

408-412 Bowen
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

5.04.01 Property Maintenance

It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

5.04.02 Building Removal

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

ACTION TO BE TAKEN:

This letter is to serve as notice that your property is being considered as being placed on the condemned property list. You are hereby notified that you may appeal this decision at on February 20, 2024 at the regularly scheduled Osceola City Council meeting at 5:00 pm CST at 303 W. Hale Ave. Failure to appear in person or by representative shall constitute that you have no objections to this matter. Or if you wish to have the property torn down and would like to work with us on removing the property please contact the Code Enforcement Office at (870)563-5245.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

CANNON JAYLON

408 -412 BOWEN
OSCEOLA, AR 72315-6012

9

Basic Information

Parcel Number: 301-02567-000

County Name: Mississippi County

Property Address: CANNON JAYLON
408 -412 BOWEN
OSCEOLA, AR 72315-6012
Map This Address

Mailing Address: CANNON JAYLON D
200 WATSON AVE
OSCEOLA AR 72370

Collector's Mailing Address ⓘ: CANNON JAYLON D
200 WATSON AVE
OSCEOLA, AR 72370-2029

Total Acres: 0.20

Timber Acres: 0.00

Sec-Twp-Rng: 31-13-11

Lot/Block: 3/

Subdivision: TOWN LOTS WEST OF LEVEE ADD

Legal Description: E100' N85' LOT 3 TOWN LOTS WEST 408-412 BOWEN

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Parcel Boundary

Last Power
408 - 7/17
410 - 8/21
412 - 10/20

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Bowen Ave

140

Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.20 acres [8,712 sqft]	100	85			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	2,000	400
Improvements: ⓘ	29,655	5,931
Total Value: ⓘ	31,655	6,331
Taxable Value: ⓘ		6,331
Millage:		0.0564
Estimated Taxes: ⓘ		\$357.07
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Delinquent	\$384.60	\$0.00	\$384.60
<u>2021</u>	Current	\$183.27	-\$183.27	\$0.00
<u>2020</u>	Current	\$183.27	-\$183.27	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>5625</u>	Current	2021	6/1/2022	\$0.00	\$0.00	\$384.58	\$384.58
<u>6020</u>	Current	2020	6/30/2021	\$0.00	\$19,773.87	\$0.00	\$19,773.87

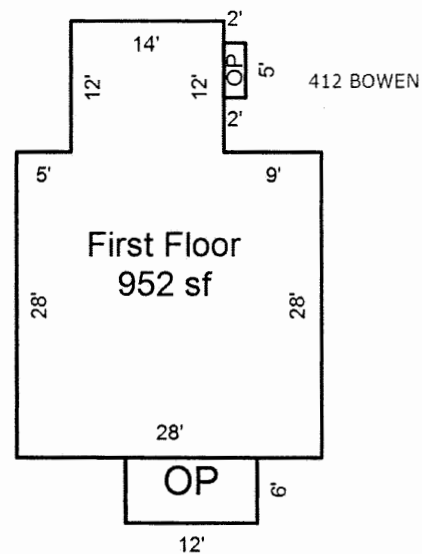
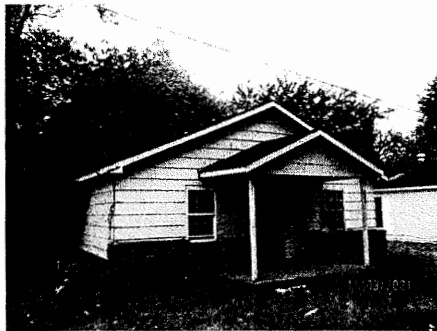
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/27/2021	4/27/2021	0	T L ADAMS PROPERTIES LLC	CANNON JAYLON	2021	002786	QCD(QUIT CLAIM DEED)
3/10/2021	3/10/2021	0	T L ADAMS PROPERTIES LLC	T L ADAMS PROPERTIES LLC	2021	001430	
12/31/2020	12/31/2020	0	ADAMS, LISA JOHN & TRACY ADAMS	T L ADAMS PROPERTIES LLC	2020	08664	QCD(QUIT CLAIM DEED)
10/4/2012	9/27/2012	12,000	STOVALL, WILLIAM WINDELL	ADAMS, LISA JOHN & TRACY ADAMS	2012	5359	WD(WARRANTY DEED)
1/10/2005	1/10/2005	18,000	HARSHMAN RENTALS, LLC	STOVALL, WILLIAM WINDELL	296	272-273	WD(WARRANTY DEED)
6/11/2001	6/11/2001	0	HARSHMAN, SHIRLEY	HARSHMAN RENTALS, LLC	276	26-31	QCD(QUIT CLAIM DEED)
2/1/1991	2/1/1991	0		HARSHMAN, SHIRLEY	227	202	
12/1/1983	12/1/1983	0	HARSHMAN, EDWARD W & SHIRLEY		199	86	
10/1/1983	10/1/1983	0		HARSHMAN, EDWARD W & SHIRLEY	198	564	
11/1/1980	11/1/1980	0			187	726	
2/1/1979	2/1/1979	0	GIBSON, MARSHA ANN		178	81	
7/1/1978	7/1/1978	0	GIBSON, MICHAEL L	GIBSON, MARSHA ANN	174	344	
7/1/1978	7/1/1978	0	GIBSON, MICHAEL L	GIBSON, MARSHA ANN	174	344	
7/2/1977	7/2/1977	0	MOORE, MITCHELL D	GIBSON, MICHAEL L	172	375	
7/1/1977	7/1/1977	0	ALEXANDER REALTY CO	MOORE, MITCHELL D	172	373	
7/1/1975	7/1/1975	0		ALEXANDER REALTY CO	163	169	

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	952	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	952	Basement Total SF	0

Occupancy Type: Single Family

Grade: D5

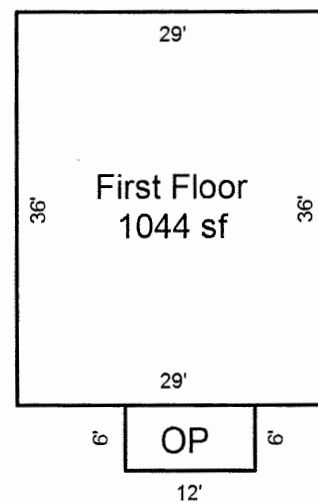
Story Height: 1 Story
 Year Built: 1980
 Effective Age: 37
 Construction Type: Std Frame
 Roof Type: Asphalt
 Heat / AC: Central
 Fireplace: 0 0
 Bathrooms: 1 full 0 half
 Foundation Type: Closed Piers
 Floor Type: Wood Subfloor
 Floor Covering: carpet: 952 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	10	2 x 5	OPEN PORCH
	OP	72	6 x 12	OPEN PORCH
	WC	136	136 x 1	BRICK/STONE WAINSCOT

Residential Improvement #2



410 BOWEN



Living Area 1st Floor	1,044	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,044	Basement Total SF	0

Occupancy Type: Single Family
 Grade: D5
 Story Height: 1 Story
 Year Built: Year Built Not Available
 Effective Age: 40

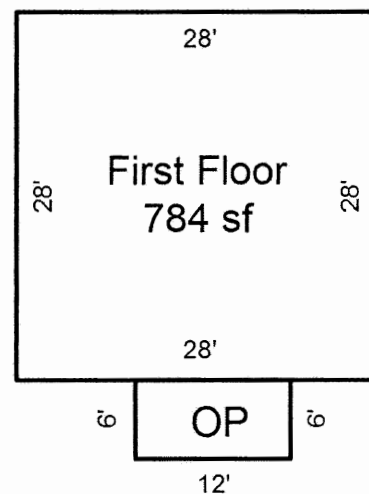
Construction Type: Std Frame
 Roof Type: Fiberglass
 Heat / AC: None
 Fireplace: 0 0
 Bathrooms: 1 full 0 half
 Foundation Type: Open Piers
 Floor Type: Wood Subfloor
 Floor Covering: carpet: 1,044 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	72	6 x 12	OPEN PORCH

Residential Improvement #3



408 BOWEN



Living Area 1st Floor	784	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	784	Basement Total SF	0

Occupancy Type: Single Family
 Grade: D5
 Story Height: 1 Story
 Year Built: 1979
 Effective Age: 40
 Construction Type: Std Frame
 Roof Type: Asphalt
 Heat / AC: None
 Fireplace: 0 0
 Bathrooms: 1 full 0 half

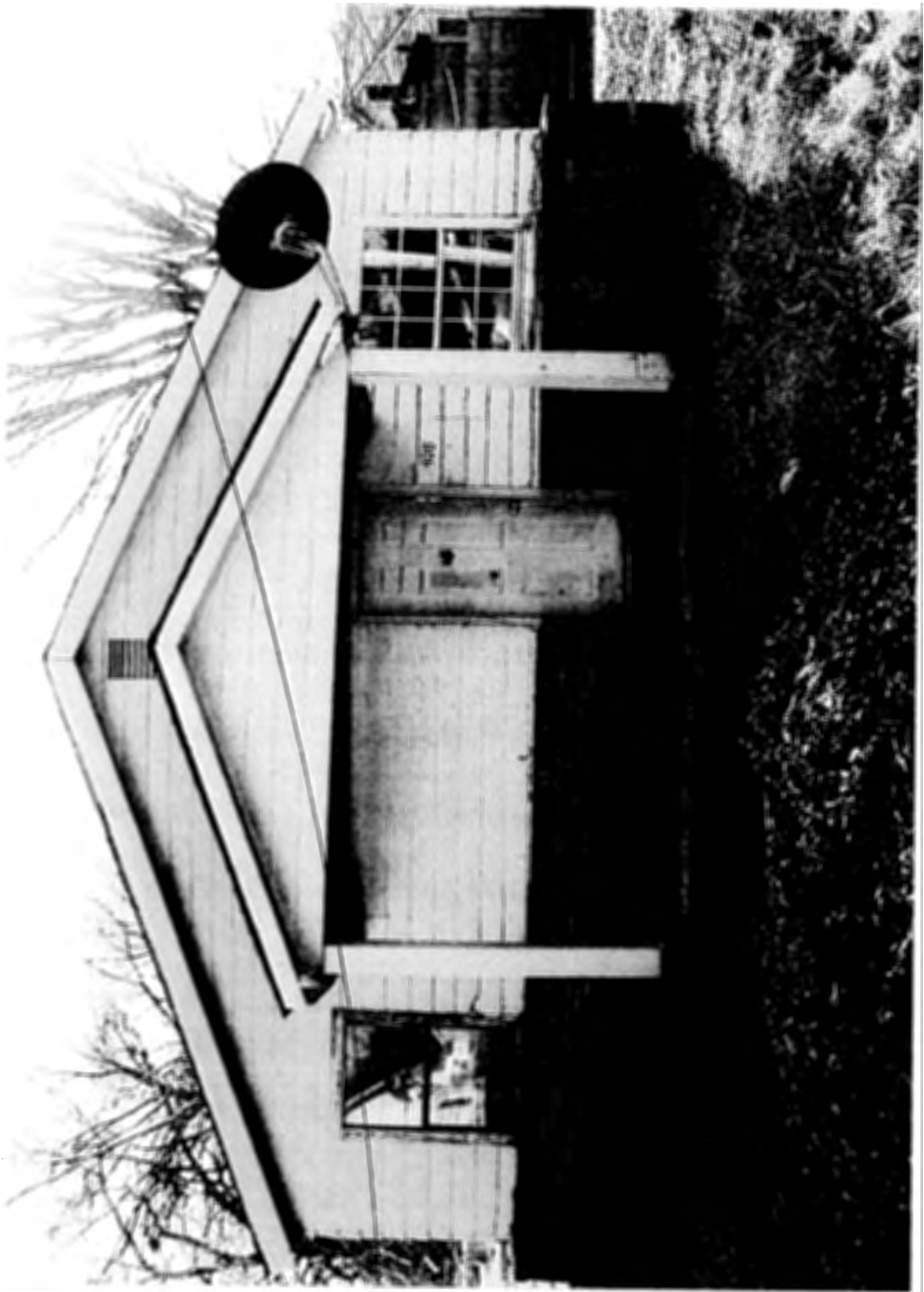
Foundation Type: Closed Piers

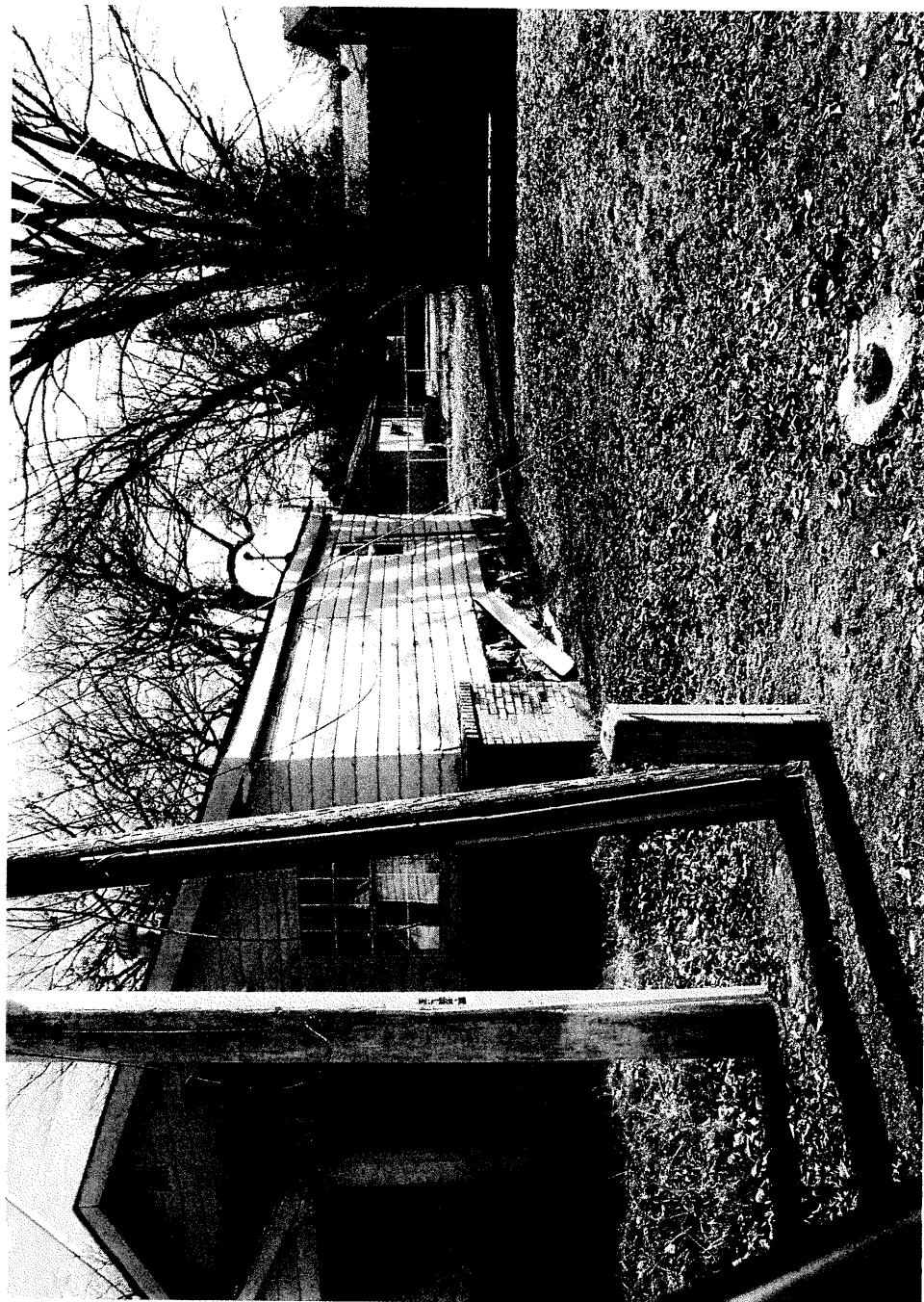
Floor Type: Wood Subfloor

Floor Covering: carpet: 784 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	72	6 x 12	OPEN PORCH
	WC	92	92 x 1	BRICK/STONE WAINSCOT





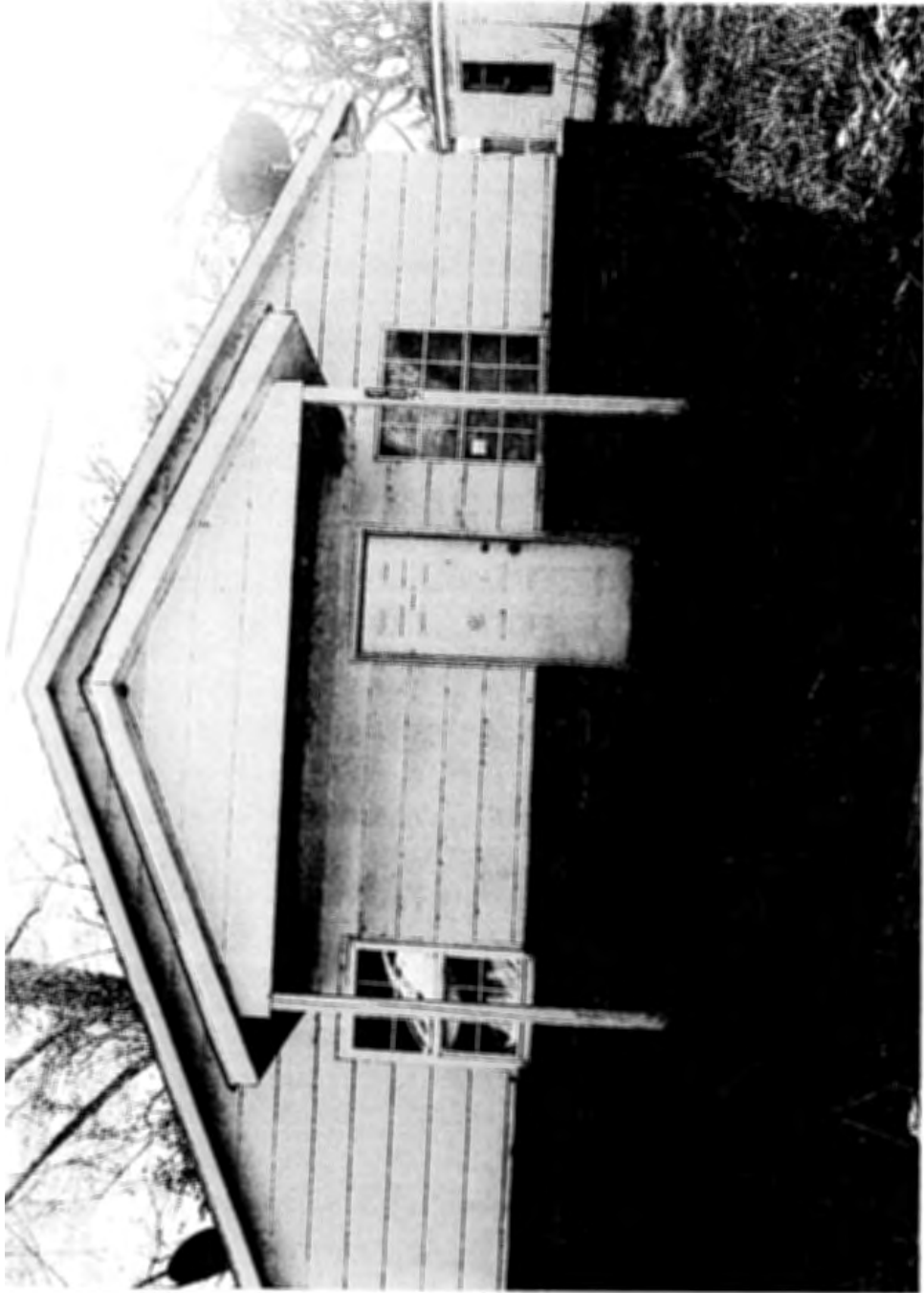
















CITY OF OSCEOLA
OFFICE OF CODE ENFORCEMENT

303 WEST HALE AVENUE
P. O. BOX 443
OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE
01/12/2024

NOTICE OF VIOLATION

Property Owner

Name: Jaylon Cannon
Address: 200 Watson Ave.
Osceola, AR 72370

Subject Property:

415 & 419 Bowen
Osceola, AR 72370

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION

5.04.01 Property Maintenance

It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

5.04.02 Building Removal

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

ACTION TO BE TAKEN:

This letter is to serve as notice that your property is being considered as being placed on the condemned property list. You are hereby notified that you may appeal this decision at on February 20, 2024 at the regularly scheduled Osceola City Council meeting at 5:00 pm CST at 303 W. Hale Ave. Failure to appear in person or by representative shall constitute that you have no objections to this matter. Or if you wish to have the property torn down and would like to work with us on removing the property please contact the Code Enforcement Office at (870)563-5245.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

CANNON JAYLON

415 419 E BOWEN
OSCEOLA, AR 72315-6012

9

Basic Information

Parcel Number: 301-02553-000

County Name: Mississippi County

Property Address: CANNON JAYLON
415 419 E BOWEN
OSCEOLA, AR 72315-6012
Map This Address

Mailing Address: CANNON JAYLON D
200 WATSON AVE
OSCEOLA AR 72370

Collector's Mailing Address: CANNON JAYLON D
200 WATSON AVE
OSCEOLA, AR 72370-2029

Total Acres: 0.21

Timber Acres: 0.00

Sec-Twp-Rng: 31-13-11

Lot/Block: 1/

Subdivision: TOWN LOTS WEST OF LEVEE ADD

Legal Description: E137' W265' S68' LT 1 415 & 419 E BOWEN TOWN LOTS WEST 415-419 WEST BOWEN

School District: 1N OSCEOLA

Improvement Districts: D112, ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Parcel Boundary

Last Power
415 - 12/20
419 - 11/19

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N P e



Bowen Ave

Bowen Ave

Leaflet | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.21 acres [9,147 sqft]	137	68			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	2,000	400
Improvements: ⓘ	26,860	5,372
Total Value: ⓘ	28,860	5,772
Taxable Value: ⓘ		5,772
Millage:		0.0564
Estimated Taxes: ⓘ		\$325.54
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Delinquent	\$379.89	\$0.00	\$379.89
<u>2021</u>	Current	\$201.31	-\$201.31	\$0.00
<u>2020</u>	Current	\$201.31	-\$201.31	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>5625</u>	Current	2021	6/1/2022	\$0.00	\$0.00	\$384.58	\$384.58
<u>6020</u>	Current	2020	6/30/2021	\$0.00	\$19,773.87	\$0.00	\$19,773.87

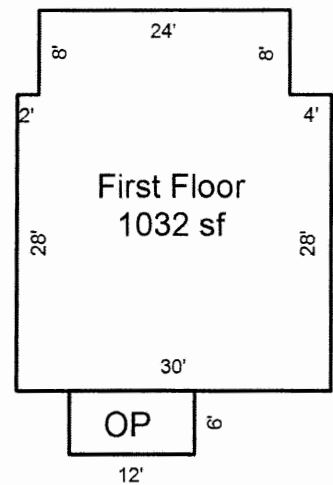
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/27/2021	4/27/2021	0	T L ADAMS PROPERTIES LLC	CANNON JAYLON	2021	002784	QCD(QUIT CLAIM DEED)
3/10/2021	3/10/2021	0	T L ADAMS PROPERTIES LLC	T L ADAMS PROPERTIES LLC	2021	001430	
12/31/2020	12/31/2020	0	ADAMS, TRACY & LISA JOHN ADAMS	T L ADAMS PROPERTIES LLC	2020	08664	
5/17/2017	5/12/2017	0	ADAMS, LISA JOHN	ADAMS, TRACY & LISA JOHN ADAMS	2017	3008	
6/28/2012	6/27/2012	0	CHURCH TABERNACLE OF PRAISE	ADAMS, LISA JOHN	2012	3524	QCD(QUIT CLAIM DEED)
4/12/2012	4/11/2012	0	HARSHMAN RENTALS LLC	CHURCH TABERNACLE OF PRAISE	2012	2128	
10/12/2011	10/6/2011	0	HARSHMAN RENTALS LLC	HARSHMAN RENTALS LLC	2011	6214	
9/9/2011	9/22/2011	0	OSCEOLA, CITY OF	HARSHMAN RENTALS LLC	2011	5693	
4/8/2011	4/8/2011	0	HARSHMAN RENTALS, LLC SALES CONTRACT	OSCEOLA, CITY OF	2011	2260	
6/11/2001	6/11/2001	0	HARSHMAN, SHIRLEY	HARSHMAN RENTALS, LLC SALES CONTRACT	276	26-31	
1/1/1992	1/1/1992	0	HARSHMAN, SHIRLEY	HARSHMAN, SHIRLEY	231	393	
2/1/1991	2/1/1991	0	HARSHMAN, EDWARD & SHIRLEY	HARSHMAN, SHIRLEY	227	202	
2/1/1991	2/1/1991	0	HARSHMAN, EDWARD & SHIRLEY	HARSHMAN, SHIRLEY	227	202	
12/1/1983	12/1/1983	0	HARSHMAN, EDWARD & SHIRLEY	HARSHMAN, EDWARD & SHIRLEY	199	86	
10/1/1983	10/1/1983	0	MOORE, FAYE T	HARSHMAN, EDWARD & SHIRLEY	198	564	
1/1/1951	1/1/1951	0		MOORE, FAYE T			

Improvement Information

Residential Improvements

Residential Improvement #1



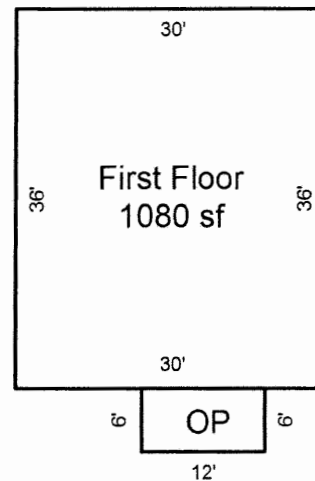
Living Area 1st Floor	1,032	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,032	Basement Total SF	0

Occupancy Type:	Single Family
Grade:	D5+5
Story Height:	1 Story
Year Built:	1983
Effective Age:	32
Construction Type:	Std Frame
Roof Type:	Asphalt
Heat / AC:	Floor/Wall Furnace
Fireplace:	0 0
Bathrooms:	1 full 0 half
Foundation Type:	Closed Piers
Floor Type:	Wood Subfloor
Floor Covering:	carpet:

1,032 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	72	6 x 12	OPEN PORCH

Residential Improvement #2



Living Area 1st Floor	1,080	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,080	Basement Total SF	0

Occupancy Type: Single Family

Grade: D5-10

Story Height: 1 Story

Year Built: 1979

Effective Age: 35

Construction Type: Std Frame

Roof Type: Asphalt

Heat / AC: Floor/Wall Furnace

Fireplace: 0 0

Bathrooms: 1 full 0 half

Foundation Type: Open Piers

Floor Type: Wood Subfloor

Floor Covering: carpet: 1,080 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	72	6 x 12	OPEN PORCH













Notice of Violation

City of Osceola

Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

Fax (870) 563-5195 or (870) 497-2228



12/08/2023

Tenant:

Keesha Lomax

Subject Property: 111 Watson St., Osceola, AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 12/08/2023

5.08.02 Inoperable Vehicles Removal - Any inoperable vehicle located on a vacant lot or unoccupied real property within the City of Osceola shall, after and attempt to locate the owner, shall be ordered removed by the Chief of Police and disposed of by the means provided by law. Ord. No. 1993-679.

5.12.03 Weeds and Grass, Etc., Removal - Weeds and grass, removal of rubbish, open storage, stagnant water. It shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow weeds to grow thereon to a greater height of more than twelve (12) inches or to become unsightly or unsanitary, or to allow grass, garbage, rubbish, rotting or dead limbs or trees to become unsafe, unsightly and unsanitary or allow any icebox, refrigerator, stove, tires, building material, paper, building rubbish to be openly stored, or allow similar unsafe, unsightly and unsanitary. Ord. No. 2009-867.

Action to be taken:

Yard should be cleaned up and vehicle licensed and/or moved by December 20, 2023. Failure to do so may result in fines and property being cleaned by the city at owners expense.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00 EACH DAY IS A SEPARATE OFFENSE. THE CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (10%) OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement





FOWLKES LARRY

111 WATSON
OSCEOLA, AR 72370-2144



Basic Information

Parcel Number: 301-01535-000
County Name: Mississippi County
Property Address: FOWLKES LARRY
111 WATSON
OSCEOLA, AR 72370-2144
[Map This Address](#)

Mailing Address: FOWLKES LARRY
217 N QUINN AVE
OSCEOLA AR 72370-2144

Collector's Mailing Address ⓘ: FOWLKES LARRY
217 N QUINN AVE
OSCEOLA, AR 72370-2144

Total Acres: 0.09

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: 6/G

Subdivision: HIGHLAND ADD

Legal Description: S80' LT 6 BLK G HIGHLAND ADD

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

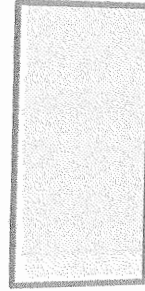
Over 65?: No

Parcel Boundary

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Watson Ave


[Leaflet](#) | © 2023 Microsoft, © 2023 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.09 acres [3,920 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	2,000	400
Improvements: ?	16,255	3,251
Total Value: ?	18,255	3,651
Taxable Value: ?		2,140
Millage:		0.0564
Estimated Taxes: ?		\$120.70
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$125.04	-\$125.04	\$0.00
<u>2021</u>	Current	\$113.99	-\$113.99	\$0.00
<u>2020</u>	Delinquent	\$113.94	-\$113.94	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>9641</u>	Current	2022	10/2/2023	\$215.56	\$0.00	\$0.00	\$215.56
<u>11934</u>	Current	2021	10/7/2022	\$773.55	\$0.00	\$0.00	\$773.55
<u>7001632</u>	Delinquent	2020	10/28/2021	\$258.52	\$0.00	\$0.00	\$258.52

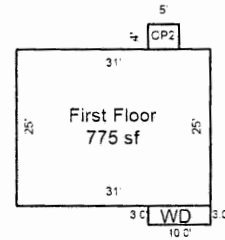
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
5/17/1997	5/17/1997	1,000	PHILLIPS, LILLIAN	FOWLKES, LARRY	255	127	WD(WARRANTY DEED)
3/1/1997	3/1/1997	0		PHILLIPS, LILLIAN	SE95	45	

Improvement Information

Residential Improvements

Residential Improvement #1



3

Living Area 1st Floor	775	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	775	Basement Total SF	0

Occupancy Type: Single Family

Grade: D5

Story Height: 1 Story

Year Built: 1999

Effective Age: 24

Construction Type: Std Frame

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 0 0

Bathrooms: 1 full 0 half

Foundation Type: Closed Piers

Floor Type: Wood Subfloor

Floor Covering: carpet: 775 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP2		20	4 x 5 1/2 OPEN
	WD		30	3 x 10 WOOD DECKS

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	CDW	160	8 x 20	CONCRETE DRIVEWAY

Notice of Violation

City of Osceola

Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

Fax (870) 563-5195 or (870) 497-2228



11/10/2023

TURNER, LARRY
9513 SOUTHBORO DR LITTLE ROCK AR 72209

Subject Property: 213 SHIPPEN AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 11/10/2023

5.12.03 Weeds and Grass, Etc., Removal - Weeds and grass, removal of rubbish, open storage, stagnant water. It shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow weeds to grow thereon to a greater height of more than twelve (12) inches or to become unsightly or unsanitary, or to allow grass, garbage, rubbish, rotting or dead limbs or trees to become unsafe, unsightly and unsanitary or allow any icebox, refrigerator, stove, tires, building material, paper, building rubbish to be openly stored, or allow similar unsafe, unsightly and unsanitary. Ord. No. 2009-867.

Property Maintenance - 5.4.1 It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

Action to be taken:

Yard should be cut and property cleaned up by November 24, 2023. House must be brought up to code or it may be condemned. Failure to do so will result in fines and property being cleaned by the city at owners expense.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00 EACH DAY IS A SEPARATE OFFENSE. THE CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (10%) OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

TURNER LARRY

213 SHIPPEN
OSCEOLA, AR

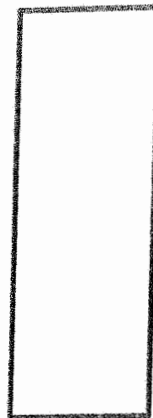
📍

Basic Information	
Parcel Number:	301-01499-000
County Name:	Mississippi County
Property Address:	TURNER LARRY 213 SHIPPEN OSCEOLA, AR <u>Map This Address</u>
Mailing Address:	TURNER, LARRY 9513 SOUTHBORO DR LITTLE ROCK AR 72209
Collector's Mailing Address 📍:	TURNER, LARRY 9513 SOUTHBORO DR LITTLE ROCK, AR 72209
Total Acres:	0.15
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	9/F
Subdivision:	HIGHLAND ADD
Legal Description:	E1/2 LT 9 BLK F HIGHLAND ADD
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No
Parcel Boundary	

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N Carthon D

Shippen Ave



Leaflet | © 2023 Microsoft, © 2023 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.15 acres [6,534 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	2,000	400
Improvements: ?	1,000	200
Total Value: ?	3,000	600
Taxable Value: ?		600
Millage:		0.0564
Estimated Taxes: ?		\$33.84
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$43.72	-\$43.72	\$0.00
<u>2021</u>	Current	\$80.16	-\$80.16	\$0.00
<u>2020</u>	Current	\$80.17	-\$80.17	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>1181</u>	Current	2022	3/8/2023	\$0.00	\$43.72	\$0.00	\$43.72
<u>3349</u>	Current	2021	4/25/2022	\$0.00	\$80.16	\$0.00	\$80.16
<u>4564</u>	Current	2020	6/8/2021	\$0.00	\$80.17	\$0.00	\$80.17

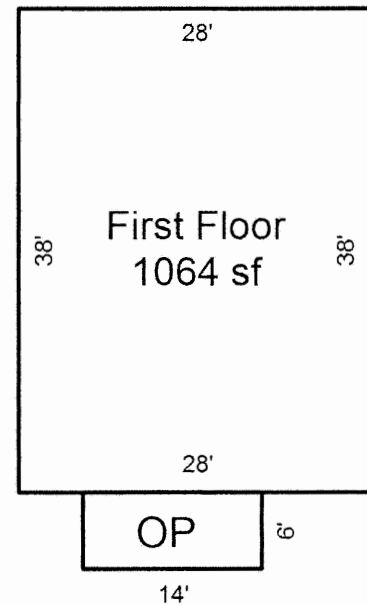
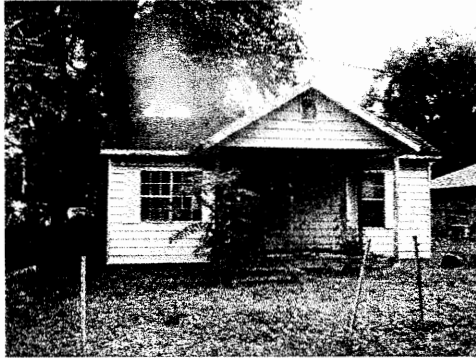
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/3/2016	7/11/2016	0	WATKINS, VANESSA FORD	TURNER, LARRY	2016	4699	
9/1/2015	9/1/2015	0	CHURCH, TABERNACLE BAPTIST	WATKINS, VANESSA FORD	2015	5163	
1/2/2015	12/29/2014	0	WATKINS, VANESSA FORD	CHURCH, TABERNACLE BAPTIST	2015	21	GD(GUARDIANS DEED)
5/30/2013	5/14/2013	0	STATE OF ARKANSAS	WATKINS, VANESSA FORD	2013	3449	
8/9/2004	8/9/2004	0		WATKINS, VANESSA FORD			

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	1,064	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,064	Basement Total SF	0

Occupancy Type: Single Family
 Grade: D5+5
 Story Height: 1 Story
 Year Built: 1971
 Effective Age: 40
 Construction Type: Std Frame
 Roof Type: Asphalt
 Heat / AC: Floor/Wall Furnace
 Fireplace: 0 0
 Bathrooms: 1 full 0 half

Foundation Type: Open Piers

Floor Type: Wood Subfloor

Floor Covering: linoleum: 1,064 sq ft

Additive Items:

Additive Item	Quantity	Size	Description
OP	84	6 x 14	OPEN PORCH

Outbuildings / Yard
Improvements:

OBYI Item	Quantity	Size	Description
CDW N/V	340	10 x 34	
CLFX4	1		4' CHAIN LINK
FLAT DWG	1		



Sep 18, 2023 10:21:03 AM
213 Shippen Avenue
Osceola
Mississippi County
Arkansas