

Notice of Violation

City of Osceola

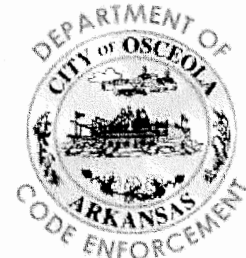
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



05/26/2023

~~PUGH, DONNIE~~

~~109 SHIPPEN OSCEOLA AR 72370~~

, Vollie Harris Sr.

Po Box 746

Subject Property: 209 ALLEY OSCEOLA AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 06/15/2023

4.08.01 Business Licenses (conducting and carrying) - 1. The conducting and carrying on of all trades, businesses, occupations, vocations, callings and professions, except those specifically exempted by the laws of the State of Arkansas, and also excepting public utilities otherwise taxes by the City, within the boundaries of the City of Osceola, is hereby declared to be a privilege, and each and every person, firm or corporation conducting or engaging in any such trade, business, occupation, vocation, calling or profession, shall apply for and pay for a license therefore in the amounts and procedural requirements as set out. Ord. No. 1993-690.

5.08.01 Inoperable Vehicles - It shall be unlawful for the owner, owners, or occupant of any lot or other real property within the City of Osceola, Arkansas to utilize the premises for Commercial and/or open storage of any inoperable motor vehicle. An inoperable motor vehicle for the purpose of this Ordinance, is defined as one that is in a state of disrepair and incapable of being moved under its own power or one that does not have current, valid license plates. Ord. No. 1993-679.

Action to be taken:

All vehicles that are inoperable or do not have current license and registration must be removed from the property. Businesses cannot be run from a residential address with proper licensing and permits.

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

HARRIS VOLLIE SR

209 ALLEY
OSCEOLA, AR 72370-2022



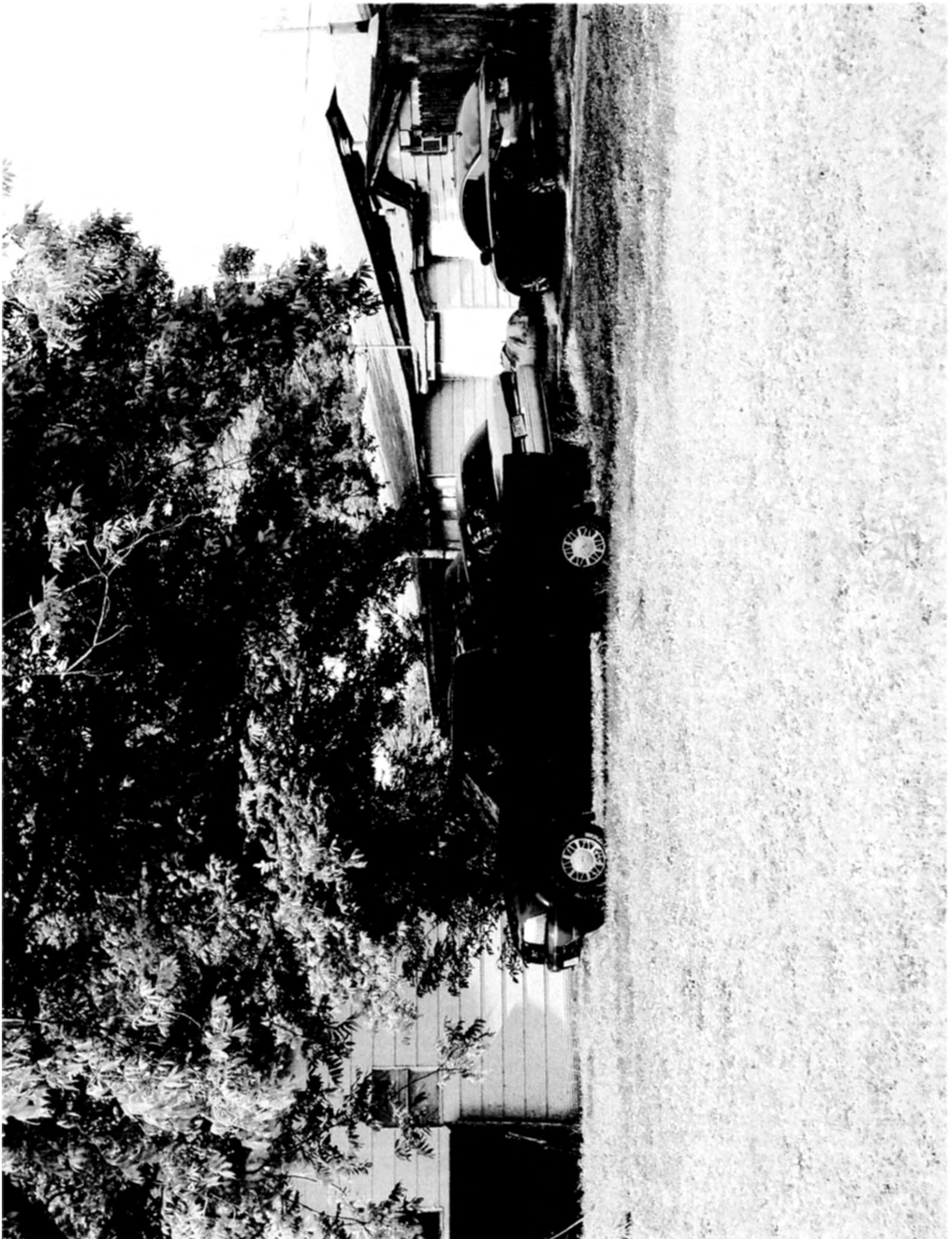
[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number:	301-02498-000
County Name:	Mississippi County
Property Address:	HARRIS VOLLIE SR 209 ALLEY OSCEOLA, AR 72370-2022 <u>Map This Address</u>
Mailing Address:	HARRIS VOLLIE SR PO BOX 746 OSCEOLA AR 72370-0746
Collector's Mailing Address :	HARRIS VOLLIE SR PO BOX 746 OSCEOLA, AR 72370-0746
Total Acres:	0.09
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	6/
Subdivision:	ROWLETT ADD
Legal Description:	S52' N152' LOT 6 ROWLETT ADD
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No









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06/01/2023

Cynthia Shaw England

Subject Property: 918 N GARDEN DR, Osceola, AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 06/12/2023

5.08.01 Inoperable Vehicles - It shall be unlawful for the owner, owners, or occupant of any lot or other real property within the City of Osceola, Arkansas to utilize the premises for Commercial and/or open storage of any inoperable motor vehicle. An inoperable motor vehicle for the purpose of this Ordinance, is defined as one that is in a state of disrepair and incapable of being moved under it's own power or one that does not have current, valid license plates. Ord. No. 1993-679.

Action to be taken:

Inoperable vehicles must be removed by June 12, 2023 or fines may be issued and vehicles removed 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



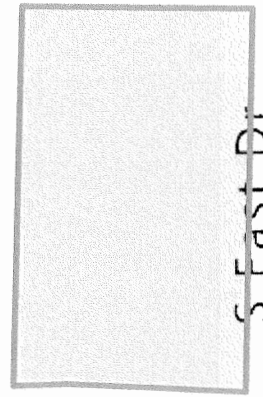
ENGLAND CYNTHIA SHAW

918 N GARDEN
OSCEOLA, AR 72370-2904



Basic Information

Parcel Number:	301-00466-000
County Name:	Mississippi County
Property Address:	ENGLAND CYNTHIA SHAW 918 N GARDEN OSCEOLA, AR 72370-2904 <u>Map This Address</u>
Mailing Address:	ENGLAND, CYNTHIA SHAW 918 N GARDEN DR OSCEOLA AR 72370
Collector's Mailing Address 	CORELOGIC 3001 HACKSBERRY RD IRVING, TX 75063
Total Acres:	0.22
Timber Acres:	0.00
Sec-Twp-Rng:	35-13-10
Lot/Block:	6/
Subdivision:	BARRY LYNN GARDENS ADD
Legal Description:	LOT 6 BARRY LYNN GARDENS
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No
Parcel Boundary	



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

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.22 acres [9,583 sqft]	92	105			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	4,600	920
Improvements: ?	50,560	10,112
Total Value: ?	55,160	11,032
Taxable Value: ?		9,386
Millage:		0.0564
Estimated Taxes: ?		\$529.37
Homestead Credit:		(\$425.00)
Estimated Taxes w Credit:		\$104.37
Assessment Year:		2022

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$194.51	-\$194.51	\$0.00
<u>2021</u>	Current	\$167.43	-\$167.43	\$0.00
<u>2020</u>	Current	\$167.43	-\$167.43	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4549</u>	Current	2022	4/25/2023	\$0.00	\$2,390,394.59	\$0.00	\$2,390,394.59
<u>4529</u>	Current	2021	5/5/2022	\$0.00	\$17,367.33	\$0.00	\$17,367.33
<u>2413</u>	Current	2020	5/25/2021	\$0.00	\$22,615.19	\$0.00	\$22,615.19

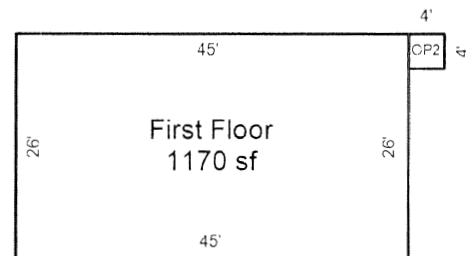
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/7/2003	8/7/2003	0	SHAW, MARTHA A	ENGLAND, CYNTHIA A	286	641-642	
11/16/1999	11/16/1999	0	SHAW, CHARLES D	SHAW, MARTHA A	265	817	
1/1/1964	1/1/1964	0		SHAW, CHARLES D	119	255	

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	1,170	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,170	Basement Total SF	0

Occupancy Type:	Single Family
Grade:	D4
Story Height:	1 Story
Year Built:	1966
Effective Age:	31
Construction Type:	Std Frame
Roof Type:	Asphalt
Heat / AC:	Central
Fireplace:	0 0

Bathrooms:	1 full 0 half
Foundation Type:	Slab
Floor Type:	Elevated Slab
Floor Covering:	carpet: 1,170 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP2		16	4 x 4 1/2 OPEN

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	CDW	280	10 x 28	CONCRETE DRIVEWAY
	MOB	1		
	WFX6	300	300 x 1	6' WOOD PRIVACY

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A Community United for Progress

06/01/2023

LATHAM, LAFONCE & SANDRA
P O BOX 337 OSCEOLA AR 72370

Subject Property: 1096 W HWY 140 W KEISER AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/03/2023

5.08.01 Inoperable Vehicles - It shall be unlawful for the owner, owners, or occupant of any lot or other real property within the City of Osceola, Arkansas to utilize the premises for Commercial and/or open storage of any inoperable motor vehicle. An inoperable motor vehicle for the purpose of this Ordinance, is defined as one that is in a state of disrepair and incapable of being moved under it's own power or one that does not have current, valid license plates. Ord. No. 1993-679.

5.12.04 Weeds and Grass, Etc., Notice to Remove - If the owner and/or occupant of any lot or other real property shall neglect or refuse to remove, abate, or eliminate any condition cited in the "Notice to Remove" as provided under Section 1 hereunder, after having been given seven (7) days' notice in writing to do so, then the Code Enforcement Officer, acting on behalf of the City of Osceola, is authorized to do whatever is necessary to correct the condition and to charge the cost thereof to the owner of the lots or other real property. In particular, the Code Enforcement Officer may:

A. Issue a subsequent Summons in person or by written notice citing the owner and/or occupant for continued violation of the provisions of "Section 1" of this Ordinance. The fine for such violation found by the Osceola District Court shall be not less than One Hundred Dollars (\$100.00) nor greater than Five Hundred Dollars (\$500.00).

B. May proceed with cleanup on behalf of the City of Osceola, in a method he deems

necessary and reasonable. The total cost of the clean-up will be tabulated and collected in a manner described herein. The City shall file a lien for costs incurred in the cleanup process and shall file the lien with the Circuit Clerk no later than one hundred twenty (120) days after the City completes the clean-up work on the property. Ord. No. 2009-867.

Action to be taken:

Truck and trailer should be removed from property and all grass and weeds cut and property cleaned up by July 3, 2023. Failure to do so could result in fines and city clearing the property 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

LATHAM LAFONCE

1096 W HWY 140 W KEISER
OSCEOLA, AR 72370-0337

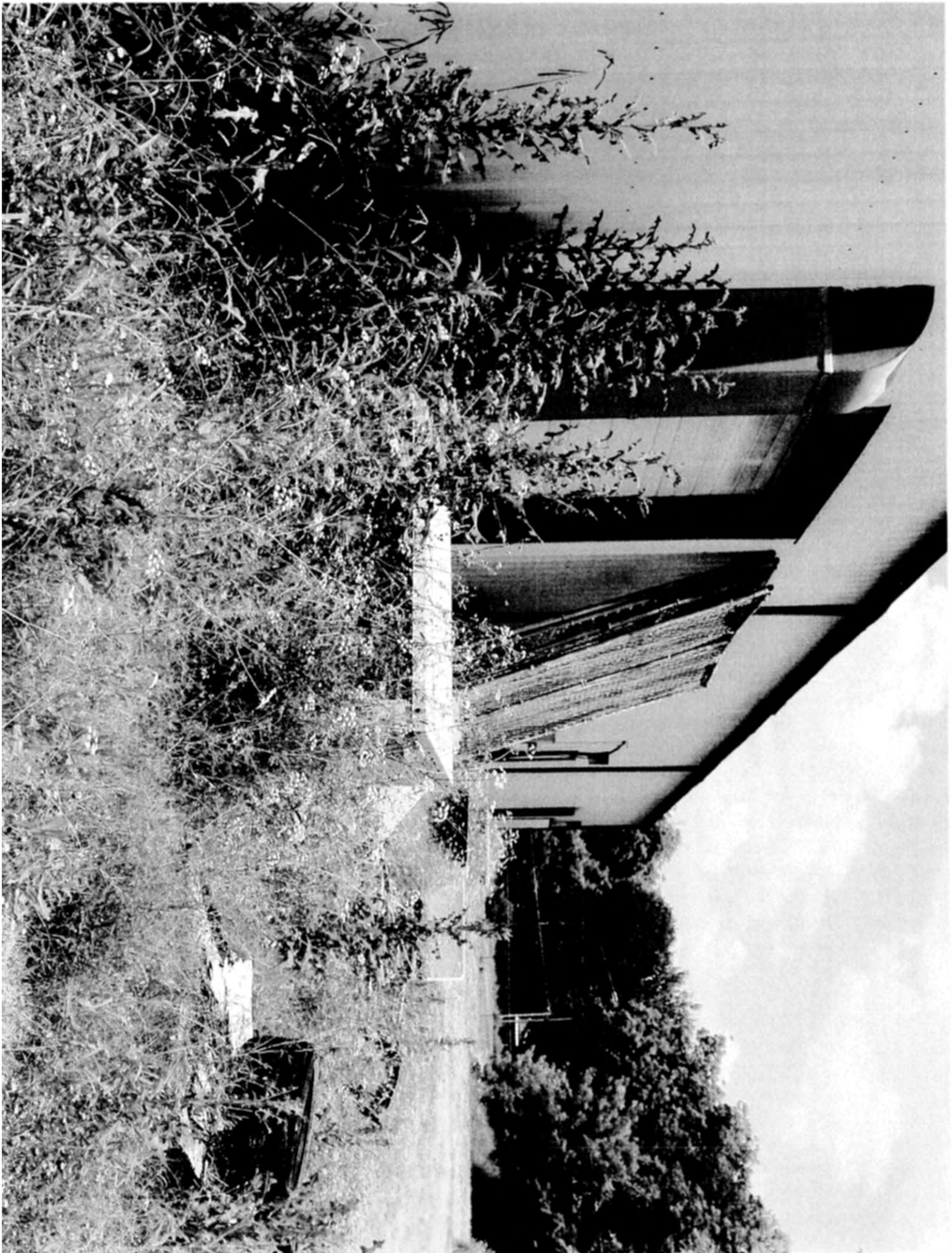


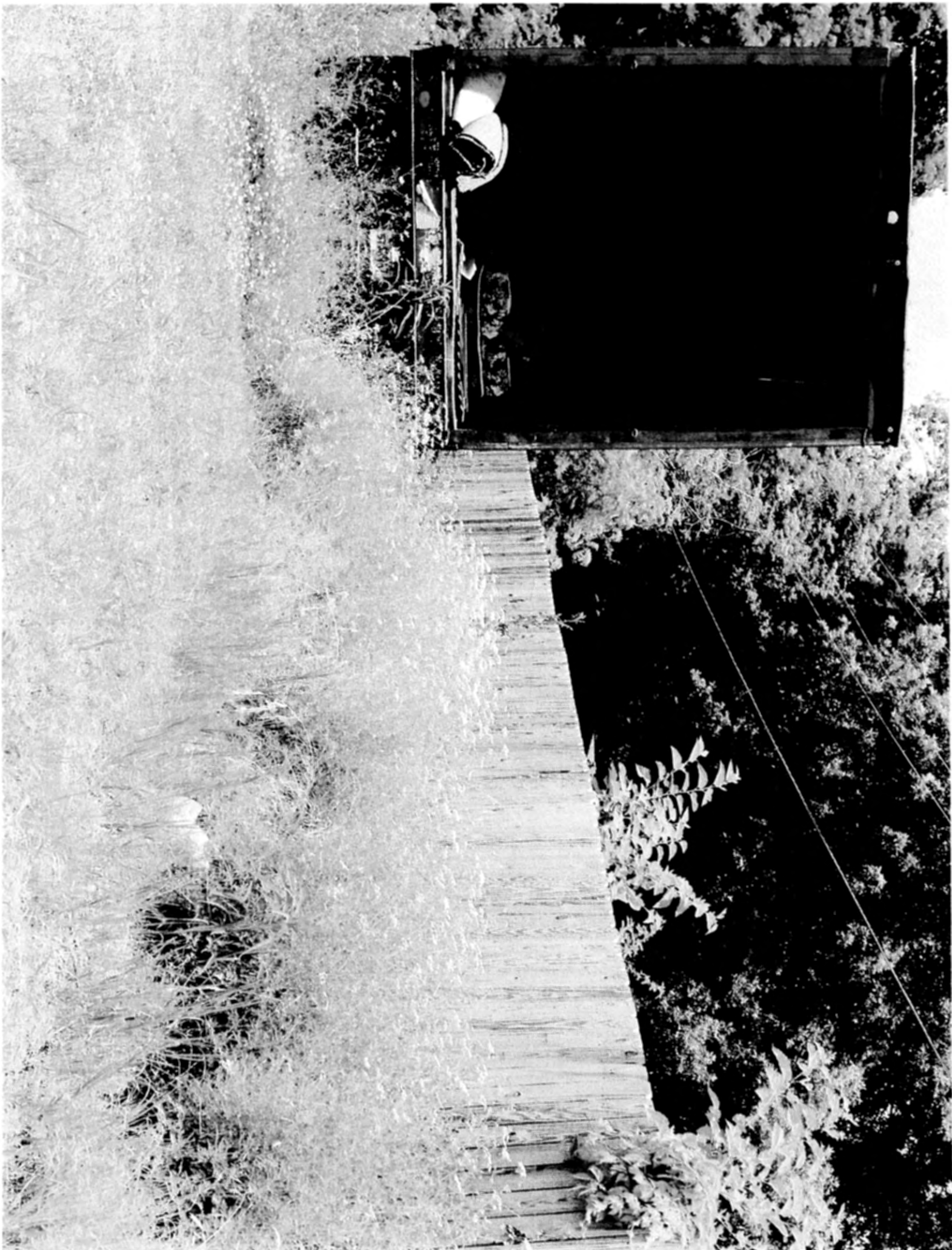
[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number:	301-00185-200
County Name:	Mississippi County
Property Address:	LATHAM LAFONCE 1096 W HWY 140 W KEISER OSCEOLA, AR 72370-0337 <u>Map This Address</u>
Mailing Address:	LATHAM LAFONCE PO BOX 337 OSCEOLA AR 72370-0337
Collector's Mailing Address :	LATHAM LAFONCE PO BOX 337 OSCEOLA, AR 72370-0337
Total Acres:	0.72
Timber Acres:	0.00
Sec-Twp-Rng:	35-13-10
Lot/Block:	/
Subdivision:	35-13-10 OSCEOLA IRREG LOTS
Legal Description:	W75' E1054.8' N150' S490' & W100' E979.8' N200' S540' SE 1/4 OF 35-13-10 301-00185-000
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

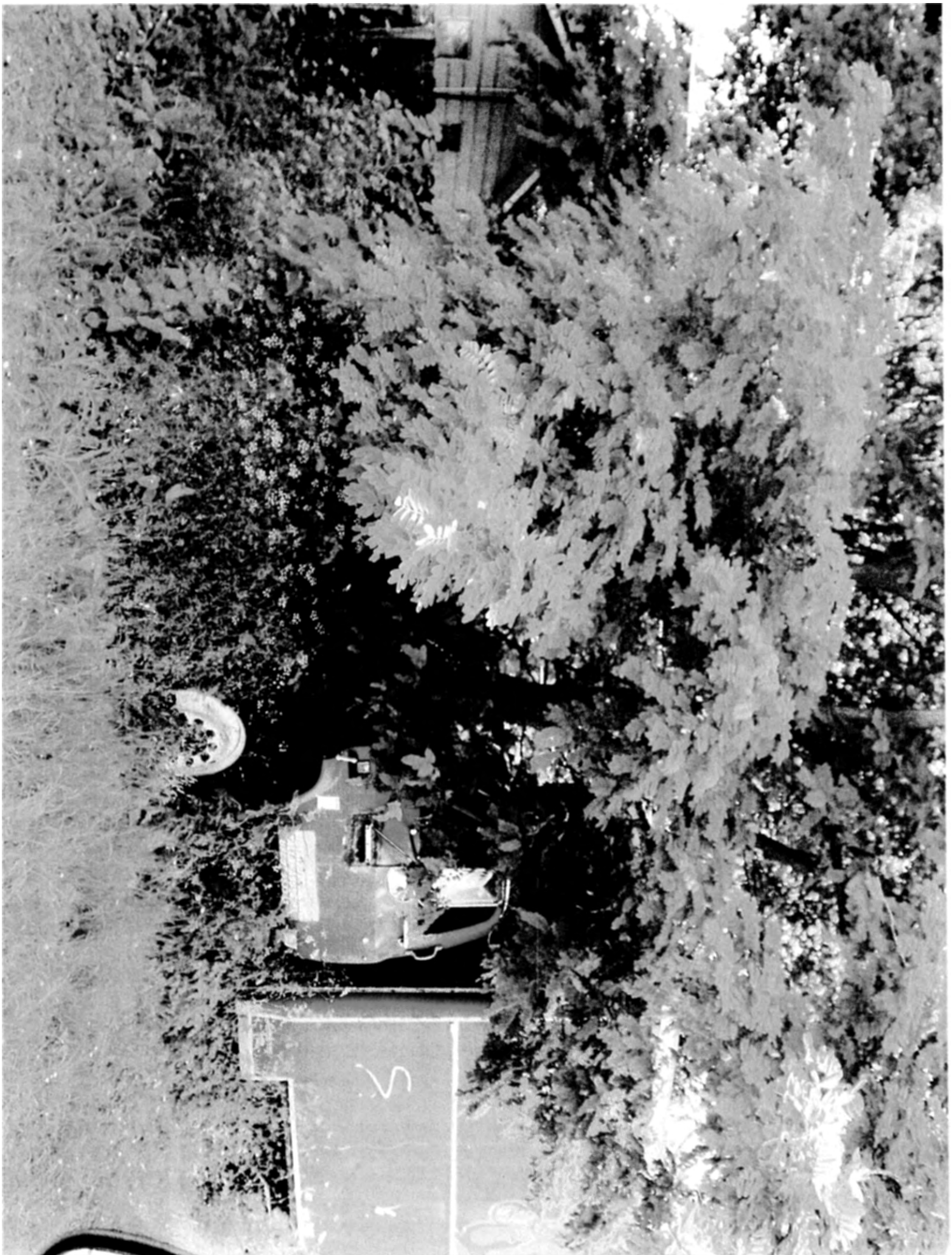














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06/01/2023

MCBEE, GARY W
P O BOX 939 OSCEOLA AR 72370-0939

Subject Property: 106 E WASHINGTON AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/03/2023

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.

Action to be taken:

Weeds and grass must be cut and rubbish/debris cleaned up by July 3, 2023. Failure to do so will result in fines and property being mowed and cleaned up 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

MCBEE GARY W

106 E WASHINGTON
OSCEOLA, AR 72370-3238



Basic Information


Parcel Number: 301-00837-000

County Name: Mississippi County

Property Address: MCBEE GARY W
106 E WASHINGTON
OSCEOLA, AR 72370-3238

Map This Address

Mailing Address: MCBEE GARY
106 E WASHINGTON AVE
OSCEOLA AR 72370

Collector's Mailing
Address : MCBEE GARY
106 E WASHINGTON AVE
OSCEOLA, AR 72370

Total Acres: 0.11

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: R-3/F

Subdivision: J D DRIVER ADD

Legal Description: LOT R-3 BLOCK F (REPLAT N 1/2 LOTS 1 & 2 & ALL LOTS 3 & 4 BLOCK F)

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

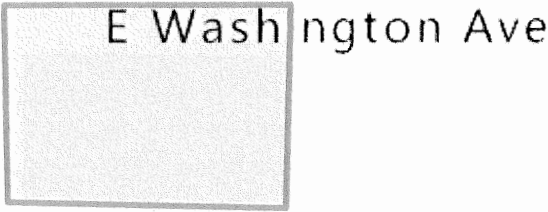
Homestead Parcel?: Yes

Tax Status: Taxable

Over 65?: No

Parcel Boundary

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hington Ave



Leaflet | © 2023 Microsoft, © 2023 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.11 acres [4,791 sqft]	74	67			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	3,000	600
Improvements: ⓘ	9,250	1,850
Total Value: ⓘ	12,250	2,450
Taxable Value: ⓘ		1,700
Millage:		0.0564
Estimated Taxes: ⓘ		\$95.88
Homestead Credit:		(\$95.88)
Estimated Taxes w Credit:		\$0.00
Assessment Year:		2022

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$17.20	\$0.00	\$17.20
<u>2021</u>	Current	\$16.80	-\$16.80	\$0.00
<u>2020</u>	Current	\$16.68	-\$16.68	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>7256</u>	Current	2021	8/1/2022	\$253.65	\$0.00	\$0.00	\$253.65
<u>7186</u>	Current	2020	7/28/2021	\$218.25	\$0.00	\$0.00	\$218.25

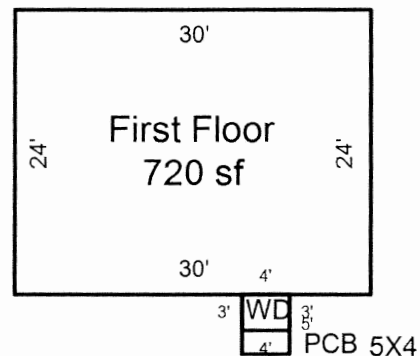
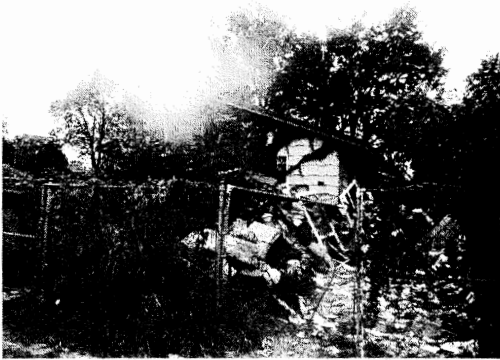
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/15/1999	4/15/1999	0	MCBEE, GARY W	MCBEE, GARY W	263	469	
11/1/1983	11/1/1983	6,000	HODGE, CLOVIS & LINDA	MCBEE, GARY W	199	76	WD(WARRANTY DEED)
7/3/1973	7/3/1973	0	FERGUS, PEARL	HODGE, CLOVIS & LINDA	148	56	
1/1/1951	1/1/1951	0		FERGUS, PEARL			

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	720	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	720	Basement Total SF	0

Occupancy Type:	Single Family
Grade:	D5
Story Height:	1 Story
Year Built:	1988
Effective Age:	40
Construction Type:	Std Frame
Roof Type:	Galvalume
Heat / AC:	Central
Fireplace:	0 0

Bathrooms: 1 full 0 half

Foundation Type: Closed Piers

Floor Type: Wood Subfloor

Floor Covering: carpet: 720 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	PCB	20	4 x 5	PATIO COVER, BUILTUP
	WD	12	3 x 4	WOOD DECKS

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	CLFX6	292	292 x 1	6' CHAIN LINK
	FOB	1		
	MOB	1		

