



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
05/07/2024

NOTICE OF VIOLATION

Property Owner

Name: McDaniel, Ronnie B
Address: 4436 Richmond Cir S
Memphis, TN 38125

Subject Property:

McDaniel, Ronnie B
500 W. Semmes
Osceola, AR 72370

Dear Property Owner:

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

VIOLATION:

5.12.3 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 not be higher than (12) inches or cause a property to become unsightly. Properties must be well maintained with grass or weeds not measuring more than 12 inches and not be unsightly or overgrown. Overgrown yards is against City Ordinance and creates a breeding ground for insects and rodents which poses a unsafe environment for not only the home owner but surrounding neighbors as well. Properties must be brought up to code by May 15, 2024 or fines may be imposed.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE 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 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 WITH CORRECTING THE CONDITIONS.
A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

MCDANIEL RONNIE B

500 W SEMMES
OSCEOLA, AR 72370-1820



Basic Information

Parcel Number: 301-02417-000

County Name: Mississippi County

Property Address: MCDANIEL RONNIE B
500 W SEMMES
OSCEOLA, AR 72370-1820
[Map This Address](#)

Mailing Address: MCDANIEL RONNIE B
4436 RICHMOND CIR S
MEMPHIS TN 38125-5025

Collector's Mailing Address ⓘ: LERETA LLC ESCROW
901 CORPORATE CENTER DR
POMONA, CA 91768

Total Acres: 1.02

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: 1 &/A

Subdivision: J W QUINN ADD

Legal Description: LOT 1 & E147' LOT 4 BLOCK A J W QUINN ADD

School District: 1N OSCEOLA

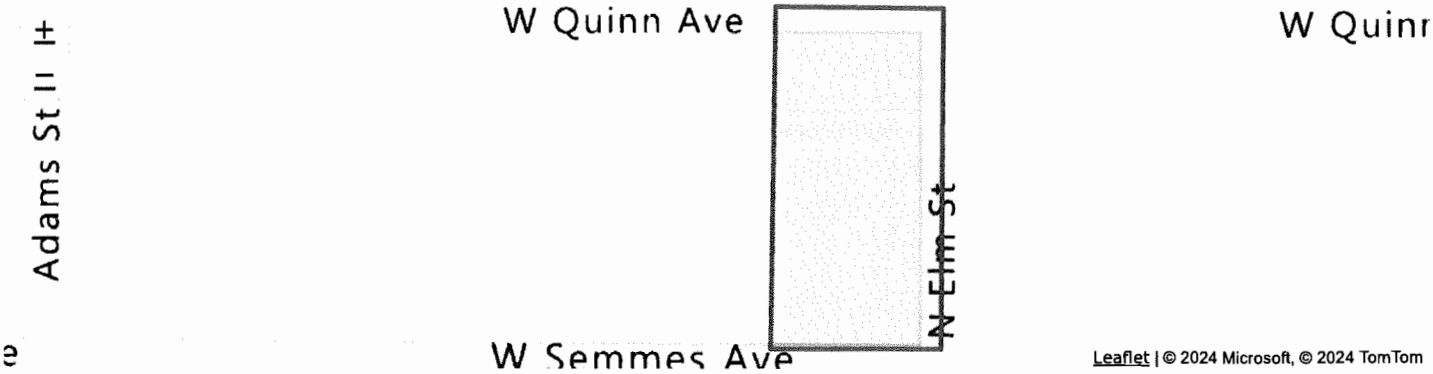
Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Parcel Boundary



Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	1.02 acres [44,431 sqft]	147	303			
HOUSELOT2	1 lots [0 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	22,500	4,500
Improvements: ⓘ	115,855	23,171
Total Value: ⓘ	138,355	27,671
Taxable Value: ⓘ		27,671
Millage:		0.0564
Estimated Taxes: ⓘ		\$1,560.64
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2023</u>	Current	\$1,673.52	-\$1,673.52	\$0.00
<u>2022</u>	Current	\$1,298.52	-\$1,298.52	\$0.00
<u>2021</u>	Current	\$1,912.08	-\$1,912.08	\$0.00
<u>2020</u>	Current	\$1,912.08	-\$1,912.08	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4498</u>	Current	2023	4/26/2024	\$0.00	\$194,396.98	\$0.00	\$194,396.98
<u>4703</u>	Current	2022	5/1/2023	\$0.00	\$136,690.42	\$0.00	\$136,690.42
<u>3939</u>	Current	2021	4/29/2022	\$0.00	\$127,089.29	\$0.00	\$127,089.29
<u>1545</u>	Current	2020	5/3/2021	\$0.00	\$18,444.36	\$0.00	\$18,444.36

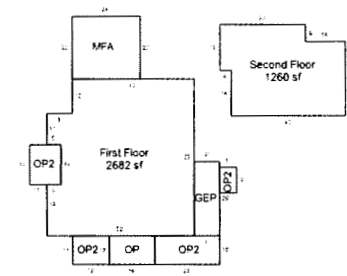
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/12/2024	2/28/2024	154,000	MIDFIRST BANK	MCDANIEL RONNIE B	2024	002212	SWD(SPECIAL WARRANTY DEED)
5/5/2021	4/5/2021	0	RUNKEL BRITNEY LEANN & RYAN	MIDFIRST BANK	2021	003003	MD(MORTGAGEES DEED)
1/7/2019	1/7/2019	123,800	PEARSON, BILL	RUNKEL, BRITNEY LEANN & RYAN	2019	00155	WD(WARRANTY DEED)
3/4/2011	2/23/2011	88,000	REGIONS BANK BDA REGIONS MORTGAGE	PEARSON, BILL	2011	1467	WD(WARRANTY DEED)
11/17/2009	11/16/2009	0	MCADEN, ANDREW HARDY	REGIONS BANK BDA REGIONS MORTGAGE	2009	6643	
7/7/2005	7/7/2005	110,000	AMARSHI, RAHEMAT	MCADEN, ANDREW HARDY	298	375-377	WD(WARRANTY DEED)
8/1/1995	8/1/1995	145,000		AMARSHI, RAHEMAT	247	57	WD(WARRANTY DEED)

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor

2,682 Basement Unfinished

0

Living Area 2nd Floor

1,260 Basement Finished w/Partitions

0

Basement Finished w/o Partitions

0

Living Area Total SF

3,942 Basement Total SF

0

Occupancy Type: Single Family

Grade: D3+10

Story Height: 1 Plus

Year Built: 1984

Effective Age: 45

Construction Type: Masonry

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 1 Single 1-Story Average

Bathrooms: 3 full 0 half

Foundation Type: Closed Piers

Floor Type: Wood Subfloor

Floor Covering: carpet

3,942 sq ft

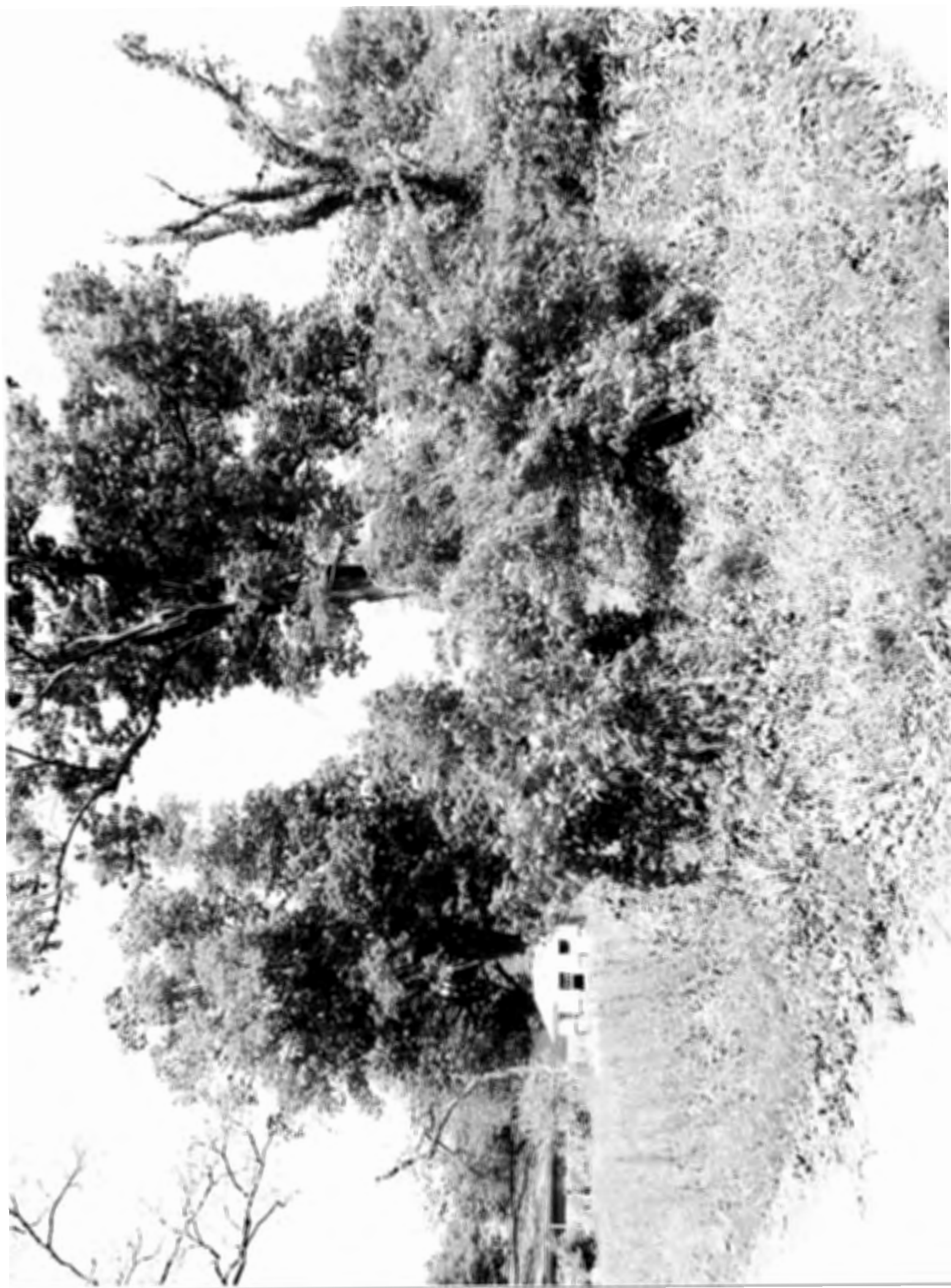
Additive Items:	Additive Item	Quantity	Size	Description
	OP2		230	10 x 23 1/2 OPEN
	OP		160	10 x 16 OPEN PORCH
	PS		416	416 x 1 PATIO SLAB
	OP2		130	10 x 13 1/2 OPEN
	MFA		528	22 x 24 MAS FIN ATTACHED
	OP2		154	11 x 14 1/2 OPEN
	GEP		234	9 x 26 GLASS ENCLOSED
	OP2		54	6 x 9 1/2 OPEN

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	CDW	1102	19 x 58	CONCRETE DRIVEWAY
	UB4-S	143	11 x 13	UTILITY BUILDING 4-S
	WFX6	120	120 x 1	6' WOOD PRIVACY

















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
05/09/2024

NOTICE OF VIOLATION

Property Owner

Name: Sandra Brand
Address: 2823 W. Semmes
Osceola, Ar 72370

Subject Property:

Sandra Brand
2823 W. Semmes
Osceola, Ar 72370

Dear Property Owner:

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

VIOLATION:

5.12.3 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:

Properties must be well maintained with grass or weeds not measuring more than 12 inches and not be unsightly or overgrown. Weeds of this nature could serve as a breeding ground for insects and rodents which can become a nuisance for not only the property owner but neighbors as well. Properties must be brought up to code by May 20, 2024 or fines may be imposed.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE 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 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 WITH CORRECTING THE CONDITIONS.
A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

BRAND SANDRA

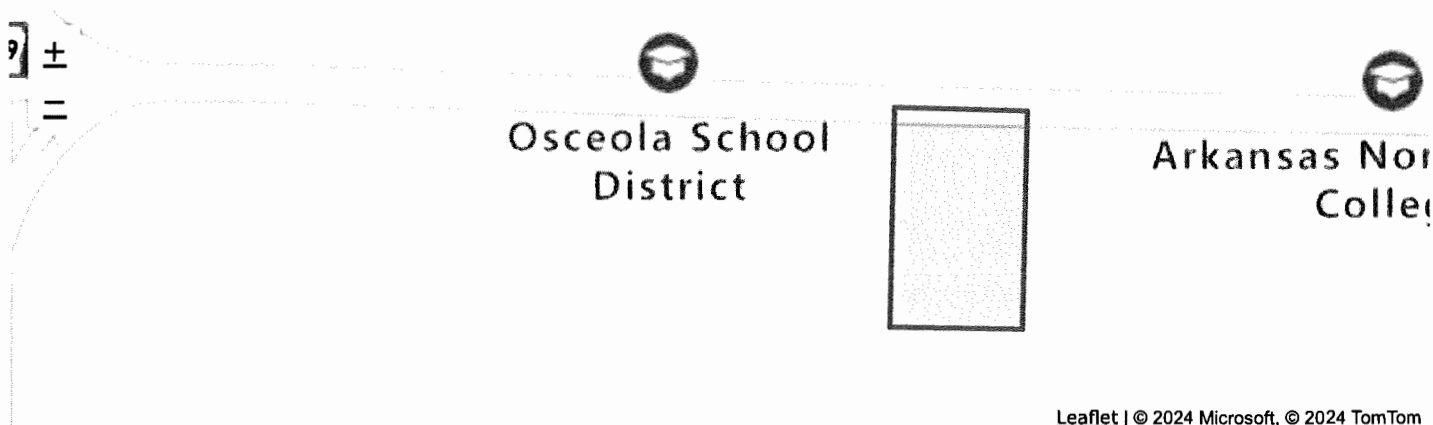
2823 W SEMMES
OSCEOLA, AR 72370-3851



Basic Information

Parcel Number:	301-01693-320
County Name:	Mississippi County
Property Address:	BRAND SANDRA 2823 W SEMMES OSCEOLA, AR 72370-3851 Map This Address
Mailing Address:	BRAND SANDRA 2823 W SEMMES AVE OSCEOLA AR 72370
Collector's Mailing Address ⓘ:	CORELOGIC P.O. BOX 9202 COPPELL, TX 75019
Total Acres:	0.38
Timber Acres:	0.00
Sec-Twp-Rng:	34-13-10
Lot/Block:	20/C
Subdivision:	JACKSON MEADOWS 1ST ADD
Legal Description:	LT 20 BLK C OF 34-13-10 JACKSON MEADOW
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	Yes
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	0.38 acres [16,552 sqft]	110	150			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ❶	12,000	2,400
Improvements: ❷	126,445	25,289
Total Value: ❸	138,445	27,689
Taxable Value: ❹		27,689
Millage:		0.0564
Estimated Taxes: ❺		\$1,561.66
Homestead Credit:		(\$425.00)
Estimated Taxes w Credit:		\$1,136.66
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2023</u>	Current	\$1,237.58	-\$1,237.58	\$0.00
<u>2022</u>	Current	\$1,239.17	-\$1,239.17	\$0.00
<u>2021</u>	Current	\$1,163.78	-\$1,163.78	\$0.00
<u>2020</u>	Current	\$1,149.43	-\$1,149.43	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4080</u>	Current	2023	4/17/2024	\$0.00	\$2,811,553.61	\$0.00	\$2,811,553.61
<u>4549</u>	Current	2022	4/25/2023	\$0.00	\$2,390,394.59	\$0.00	\$2,390,394.59
<u>3805</u>	Current	2021	4/28/2022	\$0.00	\$4,016.11	\$0.00	\$4,016.11
<u>2415</u>	Current	2020	5/25/2021	\$0.00	\$136,786.00	\$0.00	\$136,786.00

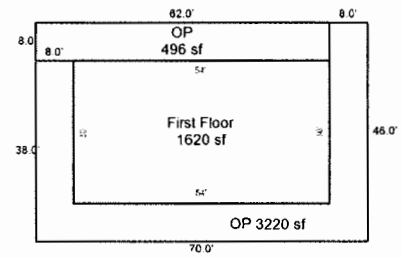
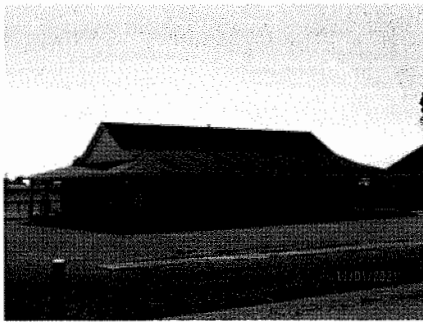
Sales History ❶

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
5/28/2008	5/1/2008	80,000	LASALLE BANK NATIONAL ASSOCIATION	BRAND, SANDRA	2008	3681	WD(WARRANTY DEED)
2/11/2008	2/11/2008	0	GRIMES, KIMBRA & HARLEY D JR	LASALLE BANK NATIONAL ASSOCIATION	2008	882	MD(MORTGAGEES DEED)
4/23/2007	4/17/2007	113,000	STEWART, RONALD RAY	GRIMES, KIMBRA & HARLEY D JR	2007	3501	WD(WARRANTY DEED)
2/1/1995	2/1/1995	13,000	LORREN, LARRY & REBECCA	STEWART, RONALD RAY	243	817	WD(WARRANTY DEED)
2/1/1995	2/1/1995	0	STEWART, RONALD RAY	WELBORN, JUNE R ET AL	243	702	
10/1/1993	10/1/1993	0		LORREN, LARRY & REBECCA	239	55	

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor

1,620 Basement Unfinished

0

Living Area 2nd Floor

0 Basement Finished w/Partitions

0

Basement Finished w/o Partitions

0

Living Area Total SF

1,620 Basement Total SF

0

Occupancy Type: Single Family

Grade: D4+10

Story Height: 1 Story

Year Built: 2001

Effective Age: 15

Construction Type: Std Frame

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 0 0

Bathrooms: 2 full 1 half

Foundation Type: Slab

Floor Type: Elevated Slab

Floor Covering: carpet: 1,620 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP	496		OPEN PORCH
	WC	342		BRICK/STONE WAINSCT
	OP	3220		OPEN PORCH

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	CDW	1458	18 x 81	CONCRETE DRIVEWAY
	MOB	1		
	WOOD AND WIRE FENCE N/V	1		

