

Resolution No. 2024- 15

**City of Osceola, Arkansas**

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 411 ELIZABETH IN THE CITY OF OSCEOLA TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES, AND FOR OTHER PURPOSES.**

**WHEREAS** the building and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, and not fit for human habitation and detrimental to the public welfare of Osceola citizens and residents; and

**WHEREAS**, the condition of such property constitutes a serious fire and health hazard to the City of Osceola, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures and a breeding place for rats, rodents, and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of Osceola and they should be removed or razed for the purpose of eliminating such hazards.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, ARKANSAS:**

**SECTION 1:** That the City Council hereby declares the buildings, houses, and other structures located at the property identified in section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current

condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

**SECTION 2:** That the owner of record of the following described property has been give adequate notice thereof and is hereby directed to raze the same of otherwise abate the said nuisance within (30) days after the posting of a true copy of this resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

The E 68' S100' LOT 3 BLK H KEISER ADD within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number 301-01898-100 and more commonly known as 411 ELIZABETH, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to 411 ELIZABETH, OSCEOLA, ARKANSAS, 72370.

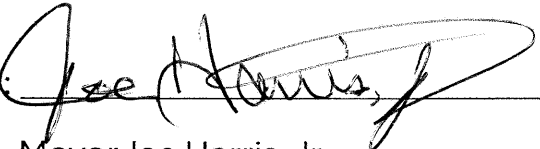
**SECTION 3:** If the aforementioned structures have not been razed and/or removed within (30) days after posting a true copy of this Resolution in a conspicuous place upon the structure constituting the nuisance otherwise abated, the structures shall be torn down and/or removed by the Code Enforcement Officer or his duly designated representative or agent.

**SECTION 4:** That the provisions of the Resolution are hereby declared to be severable and if any section phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of February 2024.

CITY OF OSCEOLA, ARKANSAS

By:   
Mayor Joe Harris, Jr

ATTEST:   
City Clerk



7022 0410 0000 8932 4312

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 For delivery information, visit our Website at [www.usps.com](http://www.usps.com)  
 OSCOLA, AR 72370

Certified Mail Fee	\$4.35	0770 11  Postmark Here  01-12-2024
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.90	
Total Postage and Fees	\$8.20	
Sent To <b>Juanita Thomas</b>		
Street and Apt. No., or PO Box No. <b>411 Elizabeth</b>		
City, State, ZIP+4® <b>Oscola, AR 72370</b>		

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <b>Albert Brown</b> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <b>Albert Brown</b></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p><b>Juanita Thomas</b>  <b>411 Elizabeth</b>  <b>Oscola, AR 72370</b></p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)</p> <p><b>7022 0410 0000 8932 4312</b></p>																	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



CITY OF OSCEOLA  
OFFICE OF CODE ENFORCEMENT  
303 WEST HALE AVENUE  
P.O. BOX 443  
OSCEOLA, AR 72370

DATE OF NOTICE  
01/12/2024

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

## 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 <a href="#">Map This Address</a>
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	

**phosphorus**  
**phosphorus**

Chestnut St

ve

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: ②	3,000	600
Improvements: ②	16,755	3,351
Total Value: ②	19,755	3,951
Taxable Value: ②		3,345
Millage:		0.0564
Estimated Taxes: ②		\$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	<b>\$20.91</b>
<u>8264</u>	Current	2020	8/25/2021	\$0.00	\$20.85	\$0.00	<b>\$20.85</b>



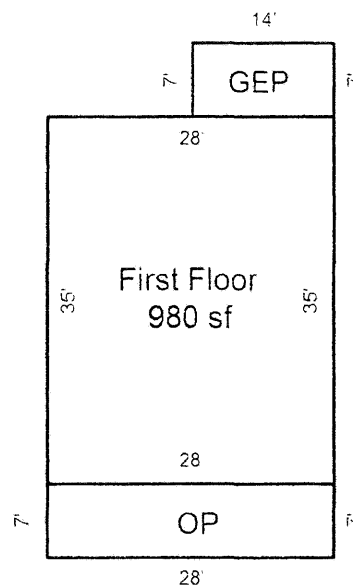
## Sales History ⓘ

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
<b>Living Area Total SF</b>	<b>980</b>	<b>Basement Total SF</b>	<b>0</b>

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





