

Resolution No. 2024-17

**City of Osceola, Arkansas**

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 903 S. CARTHON ST. 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 **LOT R-5 BLOCK K REPLAT LOTS 3 & 4 BLOCK K KEISER ADD** within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number **301-01975-000** and more commonly known as **903 S. CARTHON ST.**, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to **6402 STAPLETON COURT, HAMILTON, OH 45011**

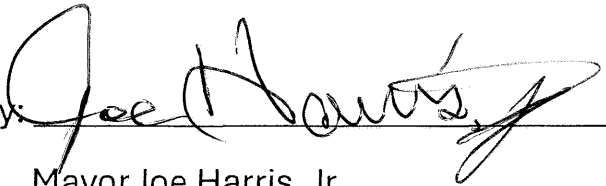
**SECTION 3:** If the aforementioned structures have not been razed and/or removed within (30) days after posting a true copy of this Resolution in a conspicuous place upon the structure constituting the nuisance otherwise abated, the structures shall be torn down and/or removed by the Code Enforcement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

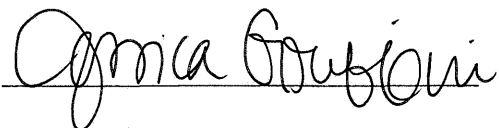
**SECTION 4:** That the provisions of the Resolution are hereby declared to be severable and if any section phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

**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

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

HAMILTON, OH 45011

0770 11

Postmark Here

11/12/2014

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$10.50

Total Postage and Fees \$

Sent To Benjamin Phillips

Street and Apt. No., or PO Box No. 6402 Stapleton Ct.

City, State, ZIP+4<sup>®</sup> Hamilton, OH 45011

PS Form 3811, April 2014 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Benjamin Phillips  
 6402 Stapleton Ct  
 Hamilton, OH 45011



9590 9402 7485 2055 2618 74

2. Article Number (Transfer from service label)

7022 0410 0000 8932 4329

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail<sup>®</sup>
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express<sup>®</sup>
- ☐ Registered Mail<sup>TM</sup>
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation<sup>TM</sup>
- ☐ Signature Confirmation Restricted Delivery





**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: 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:

**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

# 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



Dr

[Leaflet](#) | © 2024 Microsoft, © 2024 TomTom

Land Information

| Land Type | Quantity                   | Front Width | Rear Width | Depth 1 | Depth 2 | Quarter |
|-----------|----------------------------|-------------|------------|---------|---------|---------|
| HOUSELOT  | 0.22 acres<br>[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    | <b>\$74.34</b> |
| <u>2614</u> | Current | 2021     | 4/18/2022   | \$0.00   | \$0.00    | \$73.76    | <b>\$73.76</b> |
| <u>1897</u> | Current | 2020     | 5/11/2021   | \$0.00   | \$0.00    | \$72.27    | <b>\$72.27</b> |

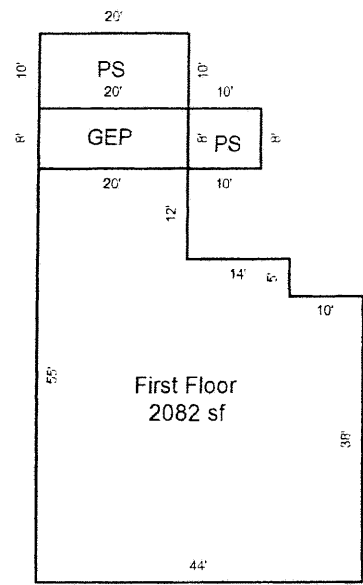
## Sales History ⓘ

| 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:

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

