

Notice of Violation

City of Osceola

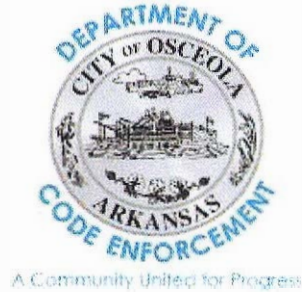
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

AFZAL TRADERS, LLC
720 S ERMAN LANE OSCEOLA AR 72370
Osceola, Arkansas 72370

Subject Property: 0 HWY 140 KEISER AR, Osceola, AR

Dear Property Owner:

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

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:

Boards on windows must be removed within 30 days. Please submit plan of action for vacant properties.

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

FAMILY DOLLAR

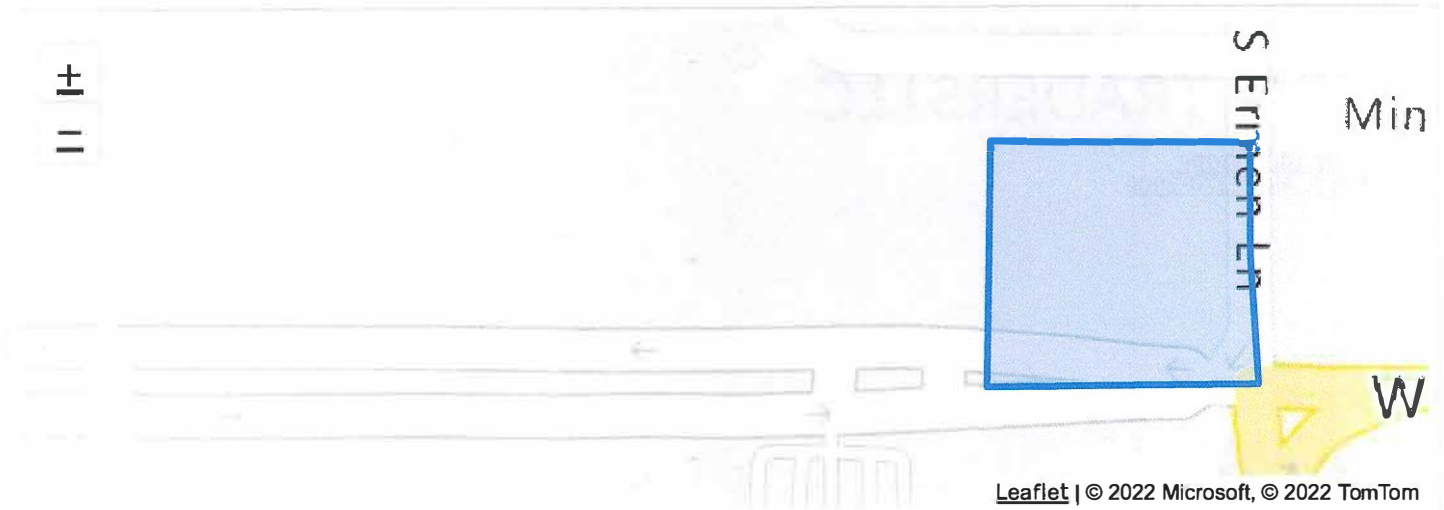
NO PARKING
FIRE DEPT. USE ONLY

AFZAL TRADERS LLC

0 W HWY 140 KEISER
OSCEOLA, AR 72370-2900



Basic Information	
Parcel Number:	301-00188-000
County Name:	Mississippi County
Property Address:	AFZAL TRADERS LLC 0 W HWY 140 KEISER OSCEOLA, AR 72370-2900 Map This Address
Mailing Address:	AFZAL TRADERS, LLC.(OSCEOLA EXXON) 5050 POPLAR AVE MEMPHIS TN 38157-0101
Collector's Mailing Address ?	AFZAL TRADERS, LLC.(OSCEOLA EXXON) 5050 POPLAR AVE MEMPHIS, TN 38157-0101
Total Acres:	2.43
Timber Acres:	0.00
Sec-Twp-Rng:	35-13-10
Lot/Block:	/
Subdivision:	35-13-10
Legal Description:	W351.8' E380.8' N302' S402' SE1/4 GATEWAY SHOPPING CNT GATEWAY SHOPPING CT
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEEVE 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
CS	106,002 sqft	351	302			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	106,000	21,200
Improvements: ?	932,775	186,555
Total Value: ?	1,038,775	207,755
Taxable Value: ?		171,949
Millage:		0.0564
Estimated Taxes: ?		\$9,697.92
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$10,303.09	\$0.00	\$10,303.09
<u>2020</u>	Current	\$9,569.76	-\$9,569.76	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>13591</u>	Current	2020	10/14/2021	\$0.00	\$19,079.54	\$0.00	\$19,079.54

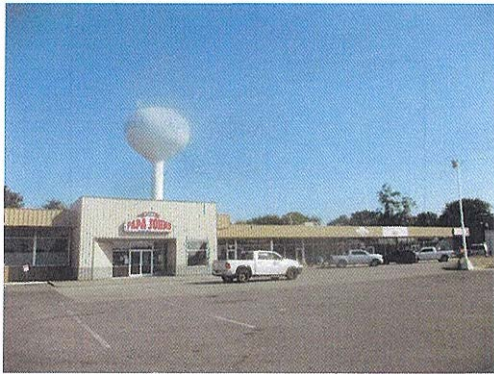
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
11/2/2015	10/20/2015	1,470,000	AZFAL TRADERS, LLC	AZFAL TRADERS, LLC	2015	6408	
11/3/2015	10/19/2015	0	GIBSON PROPERTIES INC	AZFAL TRADERS, LLC	2015	6403	
3/1/2004	3/1/2004	533,333	E D B PROPERTIES INC	GIBSON PROPERTIES INC	291	125-127	WD(WARRANTY DEED)
1/31/1997	1/31/1997	245,000	MID-SOUTH INVESTMENTS	E D B PROPERTIES INC	253	327	WD(WARRANTY DEED)
1/1/1964	1/1/1964	0		MID-SOUTH INVESTMENTS	119	444	

Improvement Information

Commercial Improvements

Commercial Improvement #1

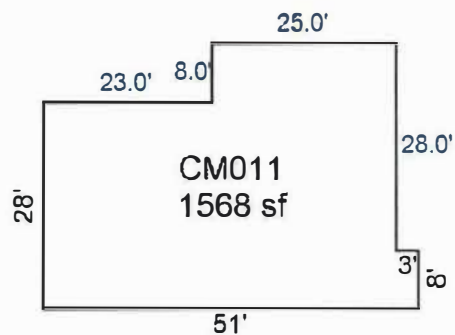
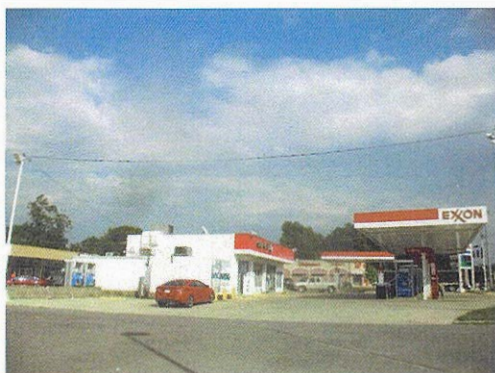


Building Section #:	1			
Business Name:	SHOP CTR-COMMUN			
Location:	W HWY 140 KEISER			
Total SF:	38,384			
Stories:	1			
Year Built:	1975			
Effective Age:	26			
Occupancy:	Code	Description	Class	Percent
	413	COMMUNITY SHOPPING CENTER	C-2	100%

Additive Items:

Description	Qty.
FENCE 11 CHAINLINK	64
LIGHT FLORESCENT/QTZ	3
LIGHT POLES PER FOOT	50
PAVING ASPHALT 2-2	38464
WALLM 6 CONCRETE BLO	160
WARMED AND COOLED AIR	100%

Commercial Improvement #2



Building Section #:	1			
Business Name:	STOP-N-BY			
Location:	W HWY 140 KEISER			
Total SF:	1,568			
Stories:	1			
Year Built:	1960			
Effective Age:	22			
Occupancy:	Code	Description	Class	Percent
	419	CONVENIENCE MARKET	C-1	100%

Additive Items:

Description	Qty.
CANOPIES STEEL	1875
CANOPIES STEEL	750
COLD STORAGE WALK-IN BOXES, 32F - 60F	1
COLD STORAGE WALK-IN BOXES, 32F - 60F	1
FLATL POINT OF PURCHA	1
GASP ADD FOR DOUBLE	2
GASP ELECTRONIC DIS	2
GASP TOTALIZER PER	6
LIGHT INCANDESCENT FI	5
LIGHT POLES PER FOOT	96
PAVING ASPHALT 2-2	14500
SIGNPI ILLUM. PLASTIC	96
SIGNPP 6 DIAMETER	44
TANKUF 3 000 GALLONS	1
TANKUF 6 000 GALLONS	3
WARMED AND COOLED AIR	100%

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



04/04/2022

HARSHMAN RENTALS LLC
202 W JOHNSON OSCEOLA AR 72370

Subject Property: 100 W JOHNSON OSCEOLA AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office. Rubbish on front of building must be removed. Boards over windows must be removed if they have been in place for 12 months or more.

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





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Office of Code Enforcement

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Osceola, AR 72370

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



04/04/2022

HARSHMAN RENTALS LLC
202 W JOHNSON OSCEOLA AR 72370

Subject Property: 311 W QUINN AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office.

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Thank You,

Office of Code Enforcement

PLANTERS FURNITURE COMPANY

HOME OF
OSCEOLA
BOXING CLUB

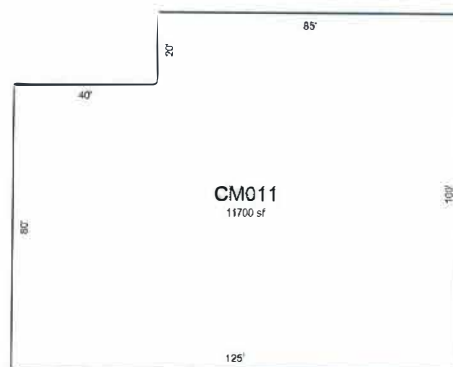


Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
5/15/2002	5/15/2002	0	SULCER, DORIS H	HARSHMAN RENTALS LLC	280	183-187	WD(WARRANTY DEED)
11/8/2001	11/8/2001	0	SULCER, KENNETH	SULCER, DORIS H	278	69-71	
11/8/2001	11/8/2001	0	SULCER INVESTMENT CO	SULCER, KENNETH	278	66-68	
1/1/1968	1/1/1968	0	SULCER, KENNETH	SULCER INVESTMENT CO	136	507	WD(WARRANTY DEED)
1/1/1951	1/1/1951	0		SULCER, KENNETH			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1			
Business Name:	RETAIL STORES			
Location:	311 W QUINN			
Total SF:	11,700			
Stories:	1			
Year Built:	1945			
Effective Age:	42			
Occupancy:				
	Code	Description	Class	Percent
	353	RETAIL STORE	S-2	100%
Additive Items:				
	Description			Qty.
	FLATL MOB			1
	FLATL SIGN N/V			1
	PAVING CONCR PAV N/V			192

HARSHMAN RENTALS LLC

**311 W QUINN
OSCEOLA, AR 72370-2657**

9

Basic Information	
Parcel Number:	301-02675-000
County Name:	Mississippi County
Property Address:	HARSHMAN RENTALS LLC 311 W QUINN OSCEOLA, AR 72370-2657 Map This Address
Mailing Address:	HARSHMAN RENTALS 202 W JOHNSON AVE OSCEOLA AR 72370-2657
Collector's Mailing Address 📍:	HARSHMAN RENTALS 202 W JOHNSON AVE OSCEOLA, AR 72370-2657
Total Acres:	0.41
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	/5
Subdivision:	TOWNSITE ADD
Legal Description:	W111.25' E200' N1/2 BLK 5 TOWNSITE ADD 311 W QUINN 311 W QUINN
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No
Parcel Boundary	



Quinn Ave

N Maple St

W Quinn Ave

Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CL	0.41 acres [17,859 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	10,000	2,000
Improvements: ⓘ	38,965	7,793
Total Value: ⓘ	48,965	9,793
Taxable Value: ⓘ		8,451
Millage:		0.0564
Estimated Taxes: ⓘ		\$476.64
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$524.67	\$0.00	\$524.67
<u>2020</u>	Current	\$487.55	-\$487.55	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	CheckAmt	Credit Amt	Total
<u>209</u>	Current	2020	3/17/2021	\$0.00	\$100,441.01	\$0.00	\$100,441.01

Sales History ⓘ

Notice of Violation

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Office of Code Enforcement

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Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

Baretelli Properties

Subject Property: 401 S WALNUT AR, , AR

Dear Property Owner:

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

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:

Tires and rubbish must be removed within 30 days.

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



BARATELLI ARKANSAS PROPERTIES LLC

401 S WALNUT
OSCEOLA, AR 72370-3125



Basic Information

Parcel Number: 301-00308-000

County Name: Mississippi County

Property Address: BARATELLI ARKANSAS PROPERTIES LLC
401 S WALNUT
OSCEOLA, AR 72370-3125
[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: 0.31

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: 2/

Subdivision: 36-13-10 OSCEOLA IRREG LOTS

Legal Description: W92' LT 1 & W92' N35' LT 2 SE1/4 OF 36-13-10

School District: 1N OSCEOLA

Improvement Districts: D112, ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

Over65?: No

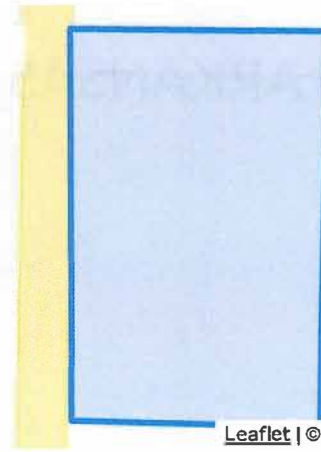
Parcel Boundary

±

W Washington Ave

W Was

=



Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CS	13,432 sqft	146	92			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	13,430	2,686
Improvements: ?	78,545	15,709
Total Value: ?	91,975	18,395
Taxable Value: ?		18,395
Millage:		0.0564
Estimated Taxes: ?		\$1,037.48
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$1,095.57	\$0.00	\$1,095.57
<u>2020</u>	Current	\$1,095.39	-\$1,095.39	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>9106</u>	Current	2020	9/13/2021	\$0.00	\$1,095.39	\$0.00	\$1,095.39

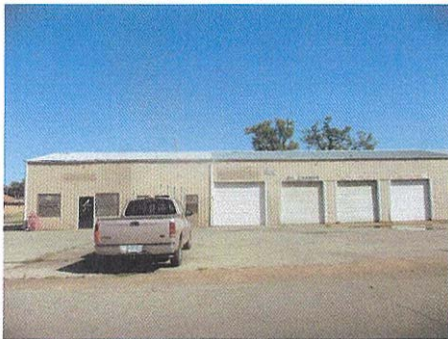
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/17/2021	8/13/2021	180,000	GEARY DOUGLAS	BARATELLI ARKANSAS PROPERTIES LLC	2021	005637	WD(WARRANTY DEED)
3/10/2021	3/10/2021	127,300	HAWKS, ROBERT E	GEARY DOUGLAS	2021	001418	WD(WARRANTY DEED)
4/1/1994	4/1/1994	25,000	CULLOM,SUMMER R.	HAWKS, ROBERT E	241	155	WD(WARRANTY DEED)
4/4/1993	4/4/1993	0	CULLOM,SUMMER R. & JACKIE	CULLOM,SUMMER R.	237	318	
8/8/1989	8/8/1989	0	BUCHANA CHEVROLET & OLDS	CULLOM,SUMMER R. & JACKIE	219	38	
5/7/1976	5/7/1976	0	LANEY,ELIZABETH	BUCHANA CHEVROLET & OLDS	166	262	
6/1/1961	6/1/1961	0		LANEY,ELIZABETH	105	530	

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1															
Business Name:	GARAGES - SERVI															
Location:	401 S WALNUT															
Total SF:	3,540															
Stories:	1															
Year Built:	1994															
Effective Age:	20															
Occupancy:	<table><tr><th>Code</th><th>Description</th><th>Class</th><th>Percent</th></tr><tr><td>528</td><td>SERVICE REPAIR GARAGE</td><td>D-1</td><td>75%</td></tr><tr><td>353</td><td>RETAIL STORE</td><td>D-1</td><td>25%</td></tr></table>	Code	Description	Class	Percent	528	SERVICE REPAIR GARAGE	D-1	75%	353	RETAIL STORE	D-1	25%			
Code	Description	Class	Percent													
528	SERVICE REPAIR GARAGE	D-1	75%													
353	RETAIL STORE	D-1	25%													
Additive Items:	<table><tr><th>Description</th><th>Qty.</th></tr><tr><td>FLA:TL LIFT ON BUS PER</td><td>1</td></tr><tr><td>FLA:TL SIGN NCV</td><td>1</td></tr><tr><td>FLA:TL WF NCV</td><td>1</td></tr><tr><td>PAVING ASPHALT 2 ON 2</td><td>4216</td></tr><tr><td>PAVING CONCRETE 3 RE</td><td>2104</td></tr></table>	Description	Qty.	FLA:TL LIFT ON BUS PER	1	FLA:TL SIGN NCV	1	FLA:TL WF NCV	1	PAVING ASPHALT 2 ON 2	4216	PAVING CONCRETE 3 RE	2104			
Description	Qty.															
FLA:TL LIFT ON BUS PER	1															
FLA:TL SIGN NCV	1															
FLA:TL WF NCV	1															
PAVING ASPHALT 2 ON 2	4216															
PAVING CONCRETE 3 RE	2104															

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Osceola, AR 72370

Phone (870) 563-5245

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04/04/2022

GIBSON PROPERTIES LLC
335 BETTY LYNN OSCEOLA AR 72370

Subject Property: 230 N WALNUT OSCEOLA AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated timeline to bring structure into compliance with various codes. If you have any questions please reach out to my office. Rubbish on exterior must be removed within 7 days.

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



city wash
Hand Wash & Detailing
870-549-1766

Raymun
AUTO, LLC
USED CARS
917-794-7115



SAVE MORE ^{UP TO} 2 CIGARS

Dutch
BY DUTCH MASTER

Leaf

ALL-NATURAL LEAF
PURE TOBACCO

GIBSON PROPERTIES LLC

**230 N WALNUT,
OSCEOLA, AR 72370-1701**



Basic Information

Parcel Number: 301-02697-000

County Name: Mississippi County

Property Address: GIBSON PROPERTIES LLC
230 N WALNUT
OSCEOLA, AR 72370-1701
[Map This Address](#)

Mailing Address: GIBSON PROPERTIES INC
PO BOX431
OSCEOLA AR 72370

Collector's Mailing Address ?: GIBSON PROPERTIES INC
PO BOX 431
OSCEOLA, AR 72370

Total Acres: 0.36

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: 2/7

Subdivision: TOWNSITE ADD

Legal Description: N124 1/2' LT 2 BLK 7 TOWNSITE ADD 230 N WALNUT

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

Tax Status: Taxable

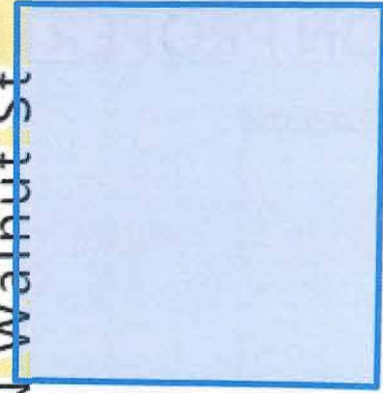
Over65?: No

Parcel Boundary



W Semmes Ave

N Walnut St



Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CS	15,500 sqft	124	124	125		

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	15,500	3,100
Improvements: ?	55,030	11,006
Total Value: ?	70,530	14,106
Taxable Value: ?		14,106
Millage:		0.0564
Estimated Taxes: ?		\$795.58
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$863.35	\$0.00	\$863.35
<u>2020</u>	Current	\$863.35	-\$863.35	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>10973</u>	Current	2020	10/1/2021	\$0.00	\$9,065.84	\$0.00	\$9,065.84

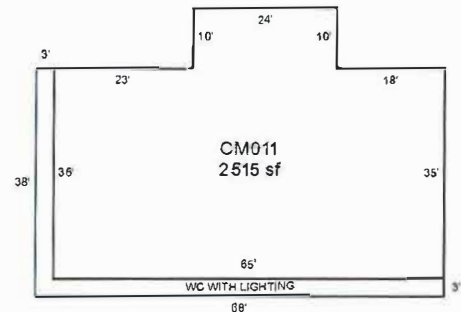
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
10/14/2014	9/29/2014	0	GIBSON, BRUCE	GIBSON PROPERTIES LLC	2014	6127	
9/1/1995	9/1/1995	70,000	BENTON, WILLIAM B & HELEN R	GIBSON, BRUCE	247	186	WD(WARRANTY DEED)
4/1/1984	4/1/1984	0	HOLLAND, DONALD G	BENTON, WILLIAM B & HELEN R	199	621	
11/1/1978	11/1/1978	0	GULF OIL CO	HOLLAND, DONALD G	177	353	
1/1/1951	1/1/1951	0		GULF OIL CO			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1											
Business Name:	RESTAURANTS											
Location:	230 N WALNUT											
Total SF:	2,515											
Stories:	1											
Year Built:	1979											
Effective Age:	30											
Occupancy:	<table><tr><th>Code</th><th>Description</th><th>Class</th><th>Percent</th></tr><tr><td>350</td><td>RESTAURANT</td><td>D-1</td><td>100%</td></tr></table>				Code	Description	Class	Percent	350	RESTAURANT	D-1	100%
Code	Description	Class	Percent									
350	RESTAURANT	D-1	100%									
Additive Items:	<table><tr><th>Description</th><th>Qty.</th></tr><tr><td>CANOPY WOOD N/V</td><td>309</td></tr><tr><td>PAVING CONCRETE 3 RE</td><td>14835</td></tr><tr><td>SIGNPP 4 DIAMETER SIG</td><td>56</td></tr></table>				Description	Qty.	CANOPY WOOD N/V	309	PAVING CONCRETE 3 RE	14835	SIGNPP 4 DIAMETER SIG	56
Description	Qty.											
CANOPY WOOD N/V	309											
PAVING CONCRETE 3 RE	14835											
SIGNPP 4 DIAMETER SIG	56											

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



04/04/2022

GEORGE REAL-ESTATE CO
514 S WALNUT OSCEOLA AR 72370

Subject Property: 509 S WALNUT AR, , AR

Dear Property Owner:

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

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.

5.08.01 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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office. Inoperable vehicles need to be addressed within 30 days.

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







GEORGE REAL-ESTATE CO

509 S WALNUT
OSCEOLA, AR 72370-3128

9

Basic Information

Parcel Number: 301-00345-000

County Name: Mississippi County

Property Address: GEORGE REAL-ESTATE CO
509 S WALNUT
OSCEOLA, AR 72370-3128
[Map This Address](#)

Mailing Address: GEORGE REAL-ESTATE CO
514 S WALNUT
OSCEOLA AR 72370

Collector's Mailing Address 📍: GEORGE REAL-ESTATE CO
514 S WALNUT
OSCEOLA, AR 72370

Total Acres: 0.90

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: 37-3/

Subdivision: 36-13-10 OSCEOLA IRREG LOTS

Legal Description: LTS 37, 38 & 39 SE1/4 OF 36-13-10 509 S WALNUT

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: No

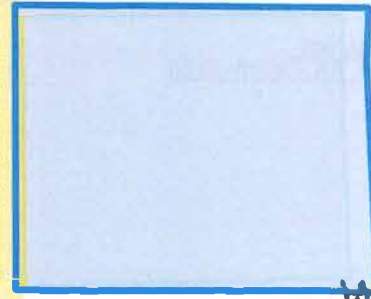
Tax Status: Taxable

Over 65?: No

Parcel Boundary



drington Ave



Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CA	0.90 acres [39,204 sqft]	175	225			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	18,000	3,600
Improvements: ?	16,360	3,272
Total Value: ?	34,360	6,872
Taxable Value: ?		6,872
Millage:		0.0564
Estimated Taxes: ?		\$387.58
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$424.86	\$0.00	\$424.86
<u>2020</u>	Current	\$424.86	-\$424.86	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>13238</u>	Current	2020	10/13/2021	\$0.00	\$1,239.10	\$0.00	\$1,239.10

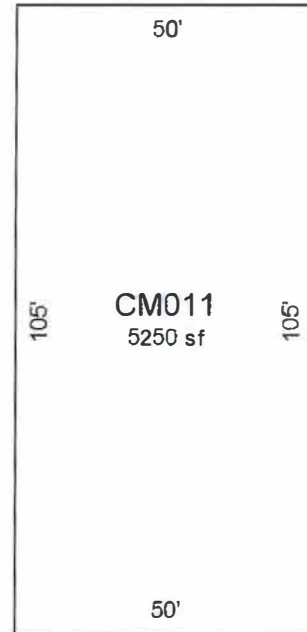
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
11/1/1983	11/1/1983	19,000	GEORGE REAL-ESTATE CO	GEORGE REAL-ESTATE CO	198	812	WD(WARRANTY DEED)
1/1/1965	1/1/1965	0	POLK,ELSIE D.	GEORGE REAL-ESTATE CO	126	408	WD(WARRANTY DEED)
1/1/1951	1/1/1951	0		POLK,ELSIE D.			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1			
Business Name:	VACANT			
Location:	509 S WALNUT			
Total SF:	5,250			
Stories:	1			
Year Built:	1946			
Effective Age:	45			
Occupancy:	Code	Description	Class	Percent
	406	STORAGE WAREHOUSE	C-1	100%
Additive Items:	Description			Qty.
	FLATL AWN/SIGN N/V			1

Notice of Violation

City of Osceola

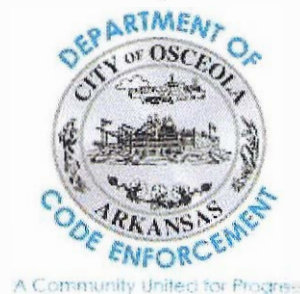
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

Baretelli Properties AR LLC

Subject Property: 409 S WALNUT AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office.

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

L - W - B L D G

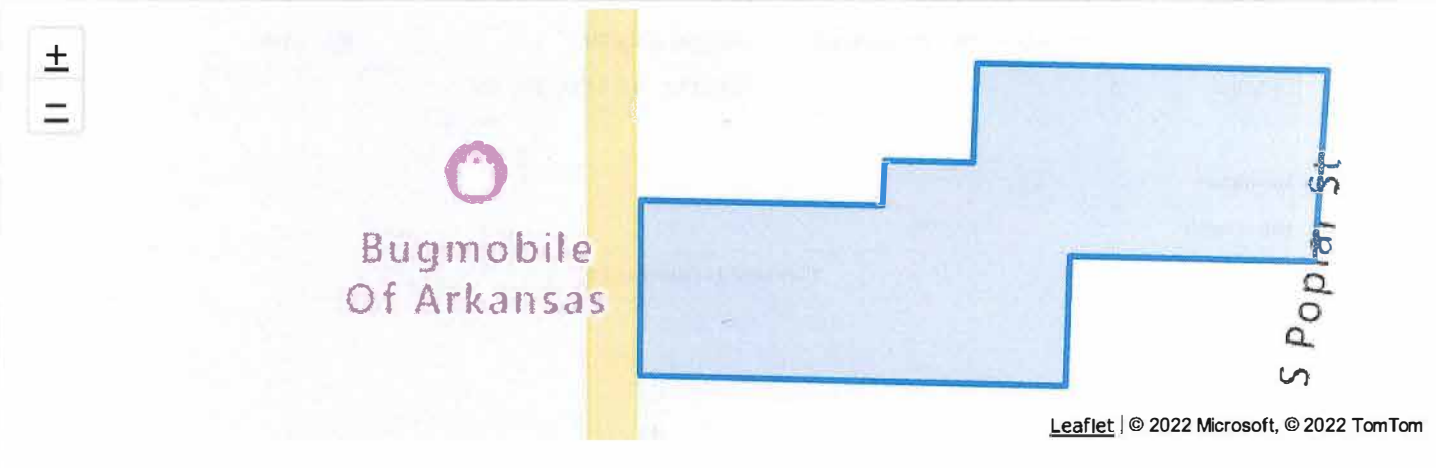


BARATELLI ARKANSAS PROPERTIES LLC

409 -411 S WALNUT
OSCEOLA, AR 72315-6012



Basic Information	
Parcel Number:	301-00332-000
County Name:	Mississippi County
Property Address:	BARATELLI ARKANSAS PROPERTIES LLC 409 -411 S WALNUT OSCEOLA, AR 72315-6012 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:	0.54
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	24/
Subdivision:	36-13-10 OSCEOLA IRREG LOTS
Legal Description:	LT 24 (EX:S23' N28'W105' SE1/4 409-411 WALNUT
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over65?:	No
Parcel Boundary	



Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CONVERSIO	0.54 acres [23,522 sqft]	100	125			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ②	10,525	2,105
Improvements: ②	77,575	15,515
Total Value: ②	88,100	17,620
Taxable Value: ②		7,282
Millage:		0.0564
Estimated Taxes: ②		\$410.70
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$453.51	\$0.00	\$453.51
<u>2020</u>	Current	\$420.89	-\$420.89	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>1027</u>	Current	2020	4/19/2021	\$0.00	\$420.89	\$0.00	\$420.89

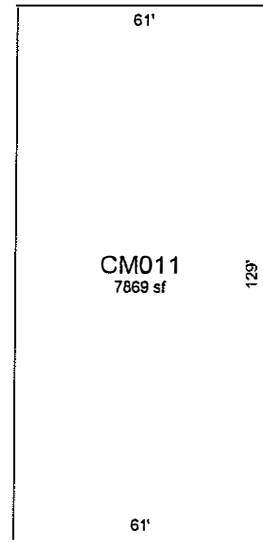
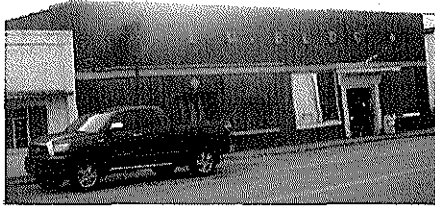
Sales History ②

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
3/10/2021	3/10/2021	0	T L ADAMS PROPERTIES LLC	T L ADAMS PROPERTIES LLC	2021	001430	
3/17/2021	3/9/2021	45,000	T L ADAMS PROPERTIES LLC	BARATELLI ARKANSAS PROPERTIES LLC	2021	001619	WD(WARRANTY DEED)
12/31/2020	12/31/2020	0	ADAMS, LISA JOHN & TRACY	T L ADAMS PROPERTIES LLC	2020	08664	
12/23/2013	12/16/2013	15,000	LANEY, DAVID SWIFT	ADAMS, LISA JOHN & TRACY	2013	7102	WD(WARRANTY DEED)
7/1/1991	7/1/1991	0	LANEY, DAVID SWIFT & ELIZABETH	LANEY, DAVID SWIFT	229	258	WD(WARRANTY DEED)
3/8/1985	3/8/1985	0	LANEY,ELIZABETH	LANEY, DAVID SWIFT & ELIZABETH	203	202	
12/7/1975	12/7/1975	0	OSCEOLA TILE & CULVERT CO.	LANEY,ELIZABETH	165	148	
1/1/1951	1/1/1951	0		OSCEOLA TILE & CULVERT CO.			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:

1

Business Name:

Location:

409-411 S WALNUT

Total SF:

7,869

Stories:

1

Year Built:

1950

Effective Age:

40

Occupancy:

Code	Description	Class	Percent
406	STORAGE WAREHOUSE	C-1	100%

Additive Items:

Description	Qty.
FLATL SIGN NCV	1
PAVING CONCRETE 3 RE	5282

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



04/04/2022

Baratelli AR Properties LLC

Subject Property: 200 E HALE OSCEOLA AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office.

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





PLANTERS BANK BUILDING

This Neo-Classical style 1910 building designed by noted architect Uzzell Braxton, originally housed Citizens Bank, then First State Bank, a mercantile store, and City Hall. A citizens group, including Congressman W. A. Driver, opened Planters Bank in May 1944. The property later was used as a funeral home, then as a church.

BARATELLI ARKANSAS PROPERTIES LLC

200 E HALE
OSCEOLA, AR 72315-6012



Basic Information	
Parcel Number:	301-02770-000
County Name:	Mississippi County
Property Address:	BARATELLI ARKANSAS PROPERTIES LLC 200 E HALE OSCEOLA, AR 72315-6012 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:	0.12
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	2 & /16
Subdivision:	TOWNSITE ADD
Legal Description:	W56' LTS 2 & 3 BLK 16 TOWNSITE ADD 36-13-10 200 E HALE
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Parcel Boundary



[Leaflet](#) | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CS	5,040 sqft	56	90			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	2,520	504
Improvements: ⓘ	24,175	4,835
Total Value: ⓘ	26,695	5,339
Taxable Value: ⓘ		5,339
Millage:		0.0564
Estimated Taxes: ⓘ		\$301.12
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$352.12	\$0.00	\$352.12
<u>2020</u>	Current	\$352.12	-\$352.12	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>1018</u>	Current	2020	4/19/2021	\$0.00	\$352.12	\$0.00	\$352.12

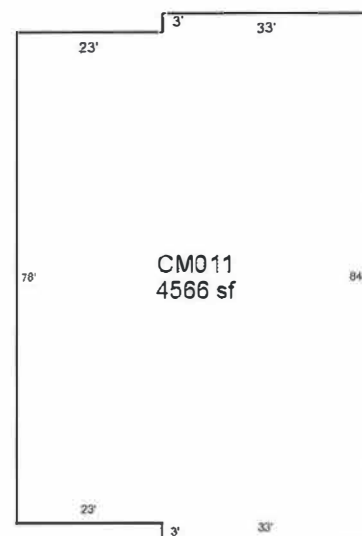
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
3/15/2021	3/15/2021	0	T L ADAMS PROPERTIES LLC	T L ADAMS PROPERTIES LLC	2021	001430	
3/17/2021	3/9/2021	25,000	T L ADAMS PROPERTIES LLC	BARATELLI ARKANSAS PROPERTIES LLC	2021	001620	WD(WARRANTY DEED)
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	
12/23/2013	12/16/2013	5,000	PALACE AYRES LLC	ADAMS, LISA JOHN	2013	7094	WD(WARRANTY DEED)
8/28/2007	8/21/2007	0	COPELAND BILLY B JR & CAROL	PALACE AYRES LLC	2007	6727	WD(WARRANTY DEED)
8/7/2007	8/3/2007	0	COPELAND, BILLY B	PALACE AYRES	2007	6183	WD(WARRANTY DEED)
3/23/2007	3/21/2007	0	COPELAND, BILLY B & CAROL S	COPELAND, BILLY B	2007	2457	WD(WARRANTY DEED)
3/23/2007	3/20/2007	15,000	WOOD, VERNON	COPELAND, BILLY B & CAROL S	2007	2455	WD(WARRANTY DEED)
1/5/2005	1/5/2005	0	WOOD, VERNON	WOOD, VERNON	298	234-236	
1/4/2005	1/4/2005	0	MULLEN, THURSTLE	WOOD, VERNON	296	163-165	
5/5/2004	5/5/2004	13,000	UNION PLANTERS BANK	MULLEN, THURSTLE	291	650-651	
3/22/2004	3/22/2004	0	HARKNESS, WILLIAM	UNION PLANTERS BANK	291	237-245	CD(CORRECTION DEED)
2/18/2003	2/18/2003	0	HARKNESS, WILLIAM	HARKNESS, WILLIAM	284	668-669	
2/4/2003	2/4/2003	30,000	UNION PLANTERS BANK	HARKNESS, WILLIAM	284	592-593	WD(WARRANTY DEED)
10/30/2001	10/30/2001	0	WORD OF TRUTH	UNION PLANTERS BANK	276	890-894	CD(CORRECTION DEED)
3/8/1999	3/8/1999	59,000	LATHAM, LAFONCE	WORD OF TRUTH	263	155	WD(WARRANTY DEED)
2/1/1989	2/1/1989	43,000	PLANTERS BANK	LATHAM, LAFONCE	217	271	WD(WARRANTY DEED)
7/3/1973	7/3/1973	0	NATIONAL BANK OF COMM	PLANTERS BANK	160	94	
5/1/1973	5/1/1973	0	COMMODORE INVESTMENT CO	NATIONAL BANK OF COMM	159	294	
1/1/1951	1/1/1951	0		COMMODORE INVESTMENT CO	142	134	

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1
Business Name:	OFFICE BUILDING
Location:	200 E HALE

Total SF:	4,566											
Stories:	1											
Year Built:	1920											
Effective Age:	50											
Occupancy:	<table><tr><th>Code</th><th>Description</th><th>Class</th><th>Percent</th></tr><tr><td>344</td><td>OFFICE BUILDING</td><td>C-1</td><td>100%</td></tr></table>				Code	Description	Class	Percent	344	OFFICE BUILDING	C-1	100%
Code	Description	Class	Percent									
344	OFFICE BUILDING	C-1	100%									

Notice of Violation

City of Osceola

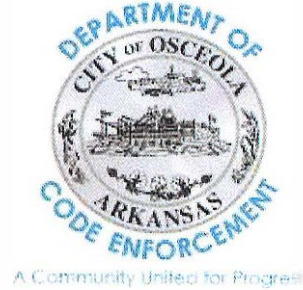
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

Baratelli Properties

Subject Property: 200 N WALNUT AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action within 30 days. plan must include estimated time line to bring structure into compliance with various codes. If you have any questions please reach out to my office.

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



BARATELLI ARKANSAS PROPERTIES LLC

200 N WALNUT
OSCEOLA, AR 72370-2657

9

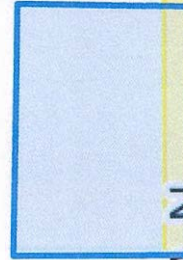
Basic Information	
Parcel Number:	301-02446-000
County Name:	Mississippi County
Property Address:	BARATELLI ARKANSAS PROPERTIES LLC 200 N WALNUT OSCEOLA, AR 72370-2657 Map This Address
Mailing Address:	BARATELLI ARKANSAS PROPERTIES LLC 751 E DORCHESTER DR SAINT JOHNS FL 32259-6289
Collector's Mailing Address ②:	BARATELLI ARKANSAS PROPERTIES LLC 751 E DORCHESTER DR SAINT JOHNS, FL 32259-6289
Total Acres:	0.49
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	5-8/
Subdivision:	R C ROSE ADD
Legal Description:	S45.25' LT 5 & ALL LTS 6,7, 8 R C ROSE ADD 201 N WALNUT 201 N WALNUT
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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Carolyns
Learning Center



NEW

Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CS	21,450 sqft	195	110			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ?	10,725	2,145
Improvements: ?	26,560	5,312
Total Value: ?	37,285	7,457
Taxable Value: ?		7,457
Millage:		0.0564
Estimated Taxes: ?		\$420.57
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$467.71	\$0.00	\$467.71
<u>2020</u>	Current	\$467.71	-\$467.71	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>5370</u>	Current	2020	6/17/2021	\$0.00	\$467.71	\$0.00	\$467.71

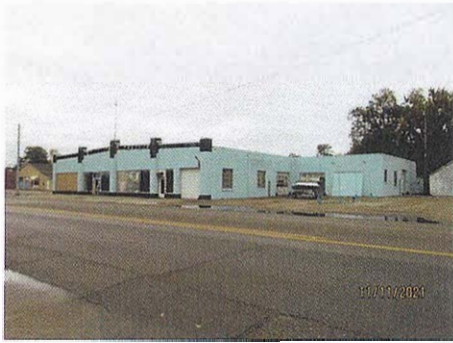
Sales History ?

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
6/14/2021	6/10/2021	100,000	HARSHMAN RENTALS LLC	BARATELLI ARKANSAS PROPERTIES LLC	2021	003957	WD(WARRANTY DEED)
5/15/2002	5/15/2002	0	SULCER, KENNETH S	HARSHMAN RENTALS LLC	280	183-187	WD(WARRANTY DEED)
1/1/1982	1/1/1982	0	BUTLER, ANNA WOOD ET AL	SULCER, KENNETH S	192	653-662	WD(WARRANTY DEED)
9/1/1976	9/1/1976	0		BUTLER, ANNA WOOD ET AL	168	139	

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:									
Business Name:									
Location:									
Total SF:	0								
Stories:									
Year Built:									
Effective Age:									
Additive Items:	<table border="1"> <thead> <tr> <th>Description</th> <th>Qty.</th> </tr> </thead> <tbody> <tr> <td>FLATL FLAT COMM BLDG</td> <td>1</td> </tr> <tr> <td>PAVING CONCRETE 3 RE</td> <td>7812</td> </tr> </tbody> </table>		Description	Qty.	FLATL FLAT COMM BLDG	1	PAVING CONCRETE 3 RE	7812	
Description	Qty.								
FLATL FLAT COMM BLDG	1								
PAVING CONCRETE 3 RE	7812								

Notice of Violation

City of Osceola

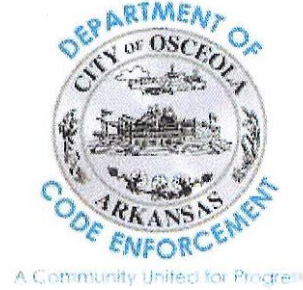
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

GEORGE, LOUIS ET-AL
807 NORTHGATE OSCEOLA AR 72370

Subject Property: 311 S WALNUT AR, , AR

Dear Property Owner:

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

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:

Rubbish including but not limited to tires, barrels, construction debris must be removed from property within 30 days.

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







Notice of Violation

City of Osceola

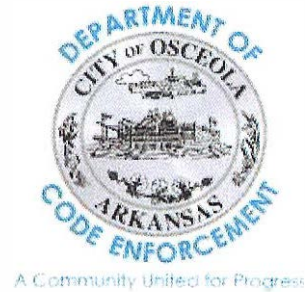
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

JoAnn Williams & Latoya Wilkerson
401 Center Ave
Osceola, AR 72370

Subject Property: 109 S CARTHON ST (PECAN) OSCEOLA AR, , AR

Dear Property Owner:

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

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:

Please submit plan of action. This must include estimated timeline to bring structure into compliance. rear structure currently creates major safety risk. Plan must be submitted within 30 days.

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





WILLIAMS JOANN & WILKERSON LATOYA

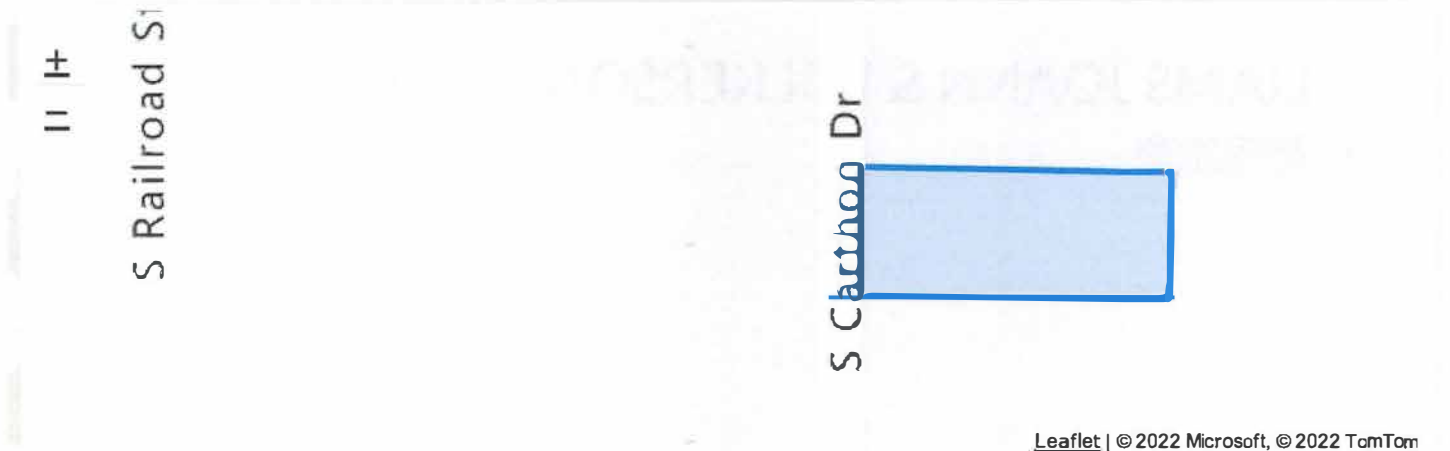
109 S CARTHON ST (PECAN)-
OSCEOLA, AR 72370-1672



Basic Information

Parcel Number:	301-02772-000
County Name:	Mississippi County
Property Address:	WILLIAMS JOANN & WILKERSON LATOYA 109 S CARTHON ST (PECAN) OSCEOLA, AR 72370-1672 Map This Address
Mailing Address:	WILLIAMS JOANN & WILKERSON LATOYA 401 CENTER AVE OSCEOLA AR 72370-3309
Collector's Mailing Address ⓘ:	WILLIAMS JOANN & WILKERSON LATOYA 401 CENTER AVE OSCEOLA, AR 72370-3309
Total Acres:	0.14
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	6/16
Subdivision:	TOWNSITE ADD
Legal Description:	LT 6 BLK 16 TOWNSITE ADD 109 S CARTHON(PECAN)
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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Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CL	0.14 acres [6,098 sqft]	50	120			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ②	10,000	2,000
Improvements: ②	11,950	2,390
Total Value: ②	21,950	4,390
Taxable Value: ②		4,390
Millage:		0.0564
Estimated Taxes: ②		\$247.60
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$276.68	\$0.00	\$276.68
<u>2020</u>	Current	\$276.68	-\$276.68	\$0.00
<u>2019</u>	Delinquent	\$276.68	-\$276.68	\$0.00
<u>2018</u>	Delinquent	\$276.68	-\$276.68	\$0.00
<u>2017</u>	Delinquent	\$29.08	-\$29.08	\$0.00
<u>2016</u>	Delinquent	\$31.19	-\$31.19	\$0.00
<u>2015</u>	Delinquent	\$31.19	-\$31.19	\$0.00
<u>2014</u>	Delinquent	\$31.05	-\$31.05	\$0.00

Receipts

Receipt#	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>7762</u>	Current	2020	8/12/2021	\$0.00	\$541.91	\$0.00	\$541.91
<u>7000859</u>	Delinquent	2019	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91
<u>7000859</u>	Delinquent	2018	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91
<u>7000859</u>	Delinquent	2017	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91
<u>7000859</u>	Delinquent	2016	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91
<u>7000859</u>	Delinquent	2015	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91
<u>7000859</u>	Delinquent	2014	5/18/2021	\$0.00	\$857.91	\$0.00	\$857.91

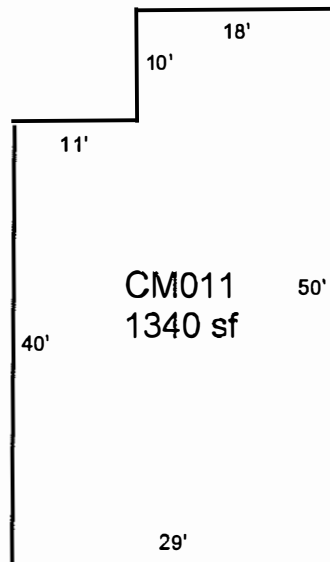
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
6/2/2021	5/18/2021	5,000	LATHAM LAFONCE II & KRISTY	WILLIAMS JOANN & WILKERSON LATOYA	2021	003684	WD(WARRANTY DEED)
4/22/2019	4/22/2019	0	STATE LAND COMM/LATHAM	LATHAM LAFONCE II & KRISTY	2019	02723	
7/30/2008	7/25/2008	40,000	LATHAM, LAFONCE & SANDRA	LATHAM, LAFONCE II & KRISTY LATHAM	2008	5558	WD(WARRANTY DEED)
8/1/1992	8/1/1992	25,000	NATIONAL BANK OF COMM	LATHAM, LAFONCE & SANDRA	233	506	WD(WARRANTY DEED)
10/7/1973	10/7/1973	0	PLANTERS BANK	NATIONAL BANK OF COMM	159	294	
7/3/1973	7/3/1973	0	COMMODORE INVESTMENT INC	PLANTERS BANK	160	94	
6/8/1968	6/8/1968	0		COMMODORE INVESTMENT INC	138	30	

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:

1

Business Name:

OFFICE BUILDING

Location:

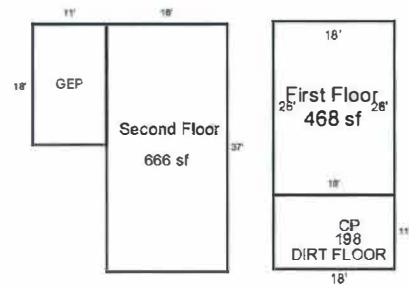
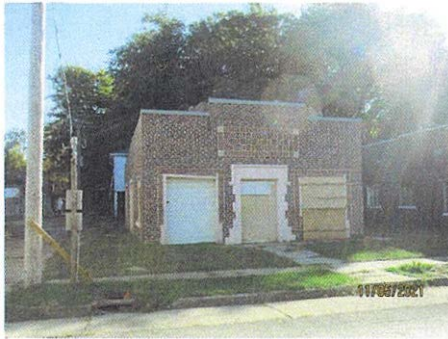
Total SF:

1,340

Stories:	1			
Year Built:	1972			
Effective Age:	50			
Occupancy:	Code	Description	Class	Percent
	344	OFFICE BUILDING	C-1	100%

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	468	Basement Unfinished	0
Living Area 2nd Floor	666	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,134	Basement Total SF	0

Occupancy Type:	Single Family		
Grade:	D5		
Story Height:	2 Story		
Year Built:	1977		
Effective Age:	40		
Construction Type:	Std Frame		
Roof Type:	Asphalt		
Heat / AC:	None		
Fireplace:	0 0		
Bathrooms:	0 full 0 half		
Foundation Type:	Closed Piers		
Floor Type:	Wood Subfloor		
Floor Covering:	<table> <tr> <td>carpet:</td><td>1,134 sq ft</td></tr> </table>	carpet:	1,134 sq ft
carpet:	1,134 sq ft		

Additive Items:	Additive Item	Quantity	Size	Description
	GEP	198	11 x 18	GLASS ENCLOSED
	CP	198	11 x 18	CARPORTS
	CPDFD	198	11 x 18	DIRT FLOOR DEDUCT

Outbuildings / Yard Improvements:

OBYI Item	Quantity	Size	Description
FLAT DWG	1		

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



04/04/2022

Chester Jackson
117 Myron Kelly Dr
Osceola, AR 72370

Subject Property: 808 W KEISER AR, , AR

Dear Property Owner:

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

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:

Rubbish in picture must be removed. Fence is falling down posing a safety risk and needs to be maintained. Please complete both actions within 30 days.

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





Notice of Violation

City of Osceola

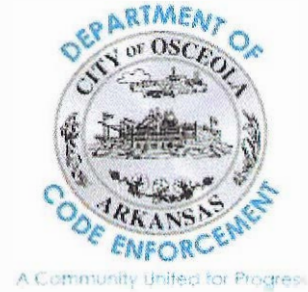
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

Baratelli AR properties LLC
751 E Dorchester Dr
Saint Johns, FL 32259-6289

Subject Property: 419 N WALNUT AR, , AR

Dear Property Owner:

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

Action to be taken:

Please submit plan of action for vacant property. Plan should include timeline and plan to bring building into code. Plan must be submitted within 30 days.

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







BARATELLI ARKANSAS PROPERTIES LLC

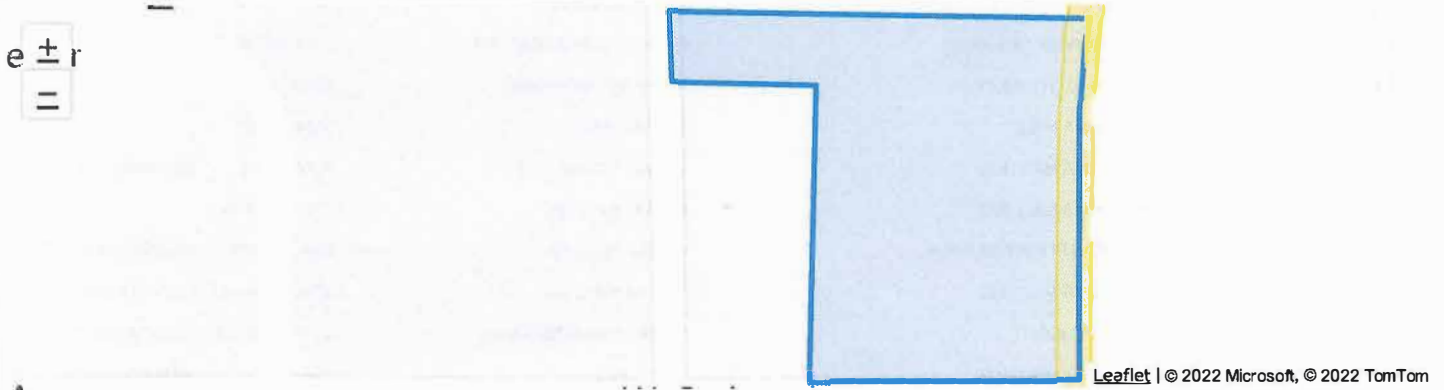
419 N WALNUT
OSCEOLA, AR 72315-1562



Basic Information

Parcel Number:	301-02661-000
County Name:	Mississippi County
Property Address:	BARATELLI ARKANSAS PROPERTIES LLC 419 N WALNUT OSCEOLA, AR 72315-1562 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:	2.40
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	/2
Subdivision:	TOWNSITE ADD
Legal Description:	N50' S314' W100' & ALL E249' BLK 2 TOWNSITE 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
CL	2.40 acres [104,544 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ❷	30,000	6,000
Improvements: ❷	60,945	12,189
Total Value: ❷	90,945	18,189
Taxable Value: ❷		18,189
Millage:		0.0564
Estimated Taxes: ❷		\$1,025.86
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$1,132.63	\$0.00	\$1,132.63
<u>2020</u>	Current	\$1,132.63	\$1,132.63	\$0.00
<u>2019</u>	Delinquent	\$106.77	-\$106.77	\$0.00
<u>2018</u>	Delinquent	\$106.77	-\$106.77	\$0.00
<u>2017</u>	Delinquent	\$106.77	-\$106.77	\$0.00

Receipts

Receipt #	Book	Tax Year	Receipt Date	Cash Amt	Check Amt	Credit Amt	Total
<u>10504</u>	Current	2020	9/28/2021	\$0.00	\$1,167.78	\$0.00	\$1,167.78
<u>7001412</u>	Delinquent	2019	9/28/2021	\$0.00	\$440.49	\$0.00	\$440.49
<u>7001412</u>	Delinquent	2018	9/28/2021	\$0.00	\$440.49	\$0.00	\$440.49
<u>7001412</u>	Delinquent	2017	9/28/2021	\$0.00	\$440.49	\$0.00	\$440.49

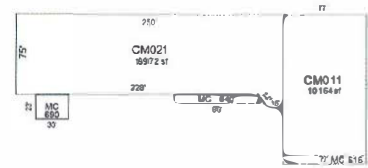
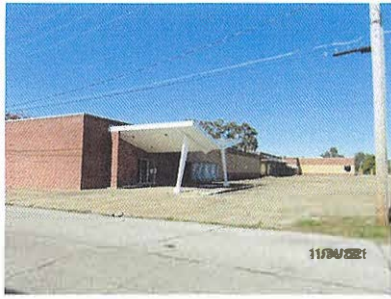
Sales History ❷

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
6/11/2021	6/4/2021	0	ST OF AR/BARATELLI ARKANSAS PROPERTIES LLC	BARATELLI ARKANSAS PROPERTIES LLC	2021	003933	RD(REDEMPTION DEED)
6/17/2021	4/29/2021	50,000	BATTLES JOHN W	BARATELLI ARKANSAS PROPERTIES LLC	2021	003255	WD(WARRANTY DEED)
10/16/2017	10/6/2017	0	ST OF ARK REDEMPTION/BATTLES, JOHN W	BATTLES, JOHN W	2017	5725	
9/27/2017	8/18/2017	25,000	SAYED, MANSOOR	BATTLES, JOHN W	2017	5393	CD(CORRECTION DEED)
12/8/2015	12/8/2015	0	OMAN, THIKERA ZEED ALI	SAYED, MANSOOR	2015	7266	
9/30/2015	9/23/2015	0	ALKAYFEE, MOHAMED	OMAN, THIKERA ZEED ALI	2015	5769	
2/5/2015	2/5/2015	0	OBUAD, YOUNECE R	ALKAYFEE, MOHAMED	2015	0505	
4/8/2014	2/14/2014	0	GAMMA MALL	GAMMA MALL	2014	2292	
2/21/2014	2/11/2014	110,000	GAMMA MALL INC	OBUAD, YOUNECE R	2014	1136	WD(WARRANTY DEED)
7/2/2001	7/2/2001	0	GAMMA MALL INC	GAMMA MALL INC	276	146-148	
6/26/2001	6/26/2001	120,000	UNION PLANTERS BANK	GAMMA MALL INC	276	84-86	WD(WARRANTY DEED)
6/26/2001	6/26/2001	0	GAMMA MALL INC	GAMMA MALL INC	276	144-145	LE(LIFE ESTATE)
3/15/2001	3/15/2001	0	N D I B INC	UNION PLANTERS BANK	274	506-508	CD(CORRECTION DEED)
6/25/1999	6/25/1999	170,000	GAMMA MALL INC	N D I B INC	265	17	WD(WARRANTY DEED)
8/1/1994	8/1/1994	72,000	CRAIN CO	GAMMA MALL INC	241	670	WD(WARRANTY DEED)
1/1/1951	1/1/1951	0		CRAIN CO			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1																							
Business Name:	MARKETS																							
Location:	419 N WALNUT																							
Total SF:	10,164																							
Stories:	1																							
Year Built:	1950																							
Effective Age:	42																							
Occupancy:	<table><tr><td>Code</td><td>Description</td><td>Class</td><td>Percent</td></tr><tr><td>340</td><td>MARKET</td><td>C-1</td><td>100%</td></tr></table>				Code	Description	Class	Percent	340	MARKET	C-1	100%												
Code	Description	Class	Percent																					
340	MARKET	C-1	100%																					
Additive Items:	<table><tr><td>Description</td><td>Qty.</td></tr><tr><td>CANOPY STEEL N/V</td><td>1</td></tr><tr><td>CANOPY STEEL N/V</td><td>640</td></tr><tr><td>CANOPY STEEL N/V</td><td>640</td></tr><tr><td>COLDST WALK-IN BOXES</td><td>1</td></tr><tr><td>FLA.TL SIGN POLE N/V</td><td>1</td></tr><tr><td>LIGHT INCANDESCENT FI</td><td>4</td></tr><tr><td>LIGHT POLES PER FOOT</td><td>40</td></tr><tr><td>PAVING ASPHALT 2-2</td><td>8000</td></tr><tr><td>PAVING CONCRETE 3 RE</td><td>37500</td></tr></table>				Description	Qty.	CANOPY STEEL N/V	1	CANOPY STEEL N/V	640	CANOPY STEEL N/V	640	COLDST WALK-IN BOXES	1	FLA.TL SIGN POLE N/V	1	LIGHT INCANDESCENT FI	4	LIGHT POLES PER FOOT	40	PAVING ASPHALT 2-2	8000	PAVING CONCRETE 3 RE	37500
Description	Qty.																							
CANOPY STEEL N/V	1																							
CANOPY STEEL N/V	640																							
CANOPY STEEL N/V	640																							
COLDST WALK-IN BOXES	1																							
FLA.TL SIGN POLE N/V	1																							
LIGHT INCANDESCENT FI	4																							
LIGHT POLES PER FOOT	40																							
PAVING ASPHALT 2-2	8000																							
PAVING CONCRETE 3 RE	37500																							
Building Section #:	2																							
Business Name:	SHOP CTR NEIGHB																							
Location:	419N WALNUT																							
Total SF:	18,972																							
Stories:	1																							
Year Built:	1982																							
Effective Age:	42																							
Occupancy:	<table><tr><td>Code</td><td>Description</td><td>Class</td><td>Percent</td></tr><tr><td>412</td><td>NEIGHBORHOOD SHOPPING CTR</td><td>C-1</td><td>100%</td></tr></table>				Code	Description	Class	Percent	412	NEIGHBORHOOD SHOPPING CTR	C-1	100%												
Code	Description	Class	Percent																					
412	NEIGHBORHOOD SHOPPING CTR	C-1	100%																					

Notice of Violation

City of Osceola

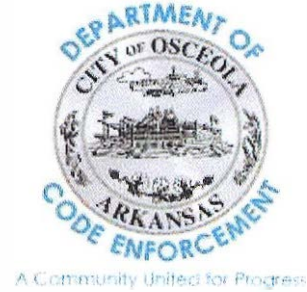
Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

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



04/04/2022

HARSHMAN RENTALS LLC
202 W JOHNSON OSCEOLA AR 72370

Subject Property: 302 N WALNUT AR, , AR

Dear Property Owner:

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

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:

rubbish and inoperable cars must be removed within 30 days. See attached photos.

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

HARSHMAN RENTALS LLC

302 N WALNUT
OSCEOLA, AR 72370-2657



Basic Information

Parcel Number: 301-02681-000

County Name: Mississippi County

Property Address: HARSHMAN RENTALS LLC
302 N WALNUT
OSCEOLA, AR 72370-2657
[Map This Address](#)

Mailing Address: HARSHMAN RENTALS
202 W JOHNSON AVE
OSCEOLA AR 72370-2657

Collector's Mailing Address ⓘ: HARSHMAN RENTALS
202 W JOHNSON AVE
OSCEOLA, AR 72370-2657

Total Acres: 0.38

Timber Acres: 0.00

Sec-Twp-Rng: 36-13-10

Lot/Block: /6

Subdivision: TOWNSITE ADD

Legal Description: W109' S150' BLK 6 TOWNSITE ADD 302 N WALNUT 302 N WALNUT

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

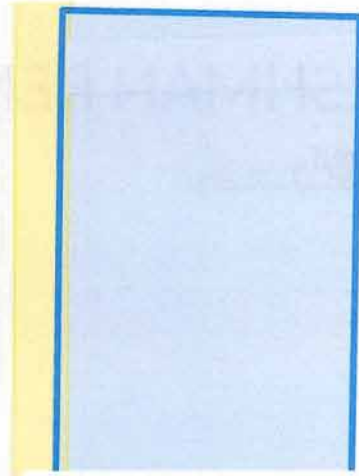
Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Parcel Boundary

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Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CL	0.38 acres [16,552 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	10,000	2,000
Improvements: ⓘ	11,520	2,304
Total Value: ⓘ	21,520	4,304
Taxable Value: ⓘ		2,615
Millage:		0.0564
Estimated Taxes: ⓘ		\$147.49
Assessment Year:		2021

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2021</u>	Current	\$168.93	\$0.00	\$168.93
<u>2020</u>	Current	\$154.19	-\$154.19	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>12220</u>	Current	2020	10/7/2021	\$0.00	\$0.00	\$35,280.92	\$35,280.92

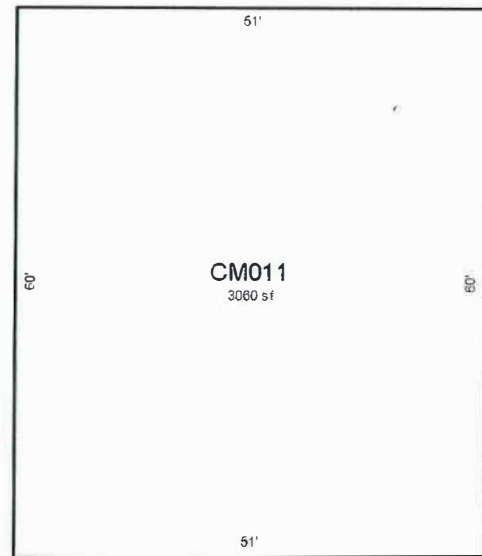
Sales History ⓘ

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
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	OSCEOLA REALTY CO	HARSHMAN, SHIRLEY	227	202	
1/1/1951	1/1/1951	0		OSCEOLA REALTY CO			

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #:	1			
Business Name:	WAREHOUSES STO			
Location:	302 N WALNUT			
Total SF:	3,060			
Stories:	1			
Year Built:	1939			
Effective Age:	40			
Occupancy:	Code	Description	Class	Percent
	406	STORAGE WAREHOUSE	C-1	100%
Additive Items:	Description			Qty.
	PAVING ASPHALT 2-2			7560







