

The City of North Little Rock



TOM WADLEY
DIRECTOR

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CODE ENFORCEMENT DEPARTMENT

July 11, 2017

Mayor Smith
City Council Members

Re: 4801 Alpha

PART BLOCKS 525 & 526 RICH ACRES SUBDIVISION MPDA BEG ON THE WEST LINE OF BLOCK 525 7.6' S OF NW COR BLOCK 525 TH SW'LY ALONG THE WEST LINE OF BLOCKS 525 & 526 163.4' TO THE NORTH R/W LINE OF A P & L COMPANY'S PROPERTY LINE TH S16°36'E ALONG THE NORTH R/W LINE OF A P & L COMPANY'S PROPERTY LINE 27.9' TH E'LY PARALLEL TO & 20' N OF SOUTH LINE OF BLOCK 526 48.9' TH IN A NORTHERLY DIRECTION AND PARALLEL TO EAST LINE OF BLOCKS 525 & 526 173' TO THE POB

Parcel 23N0670019600

North Little Rock, AR 72117

Owner: Keith L. Smith
Little Rock, AR

Mortgage Holder: Hunt Property Management LLC
C/o John & Nancy Hunt
North Little Rock, AR

Dear Mayor Smith:

April 2017 Officer C. Williams conducted an exterior inspection of the property after receiving a copy of the fire report from the North Little Rock Fire Department. The structure was red-tagged and Notices were mailed to owner of record.

May 2017 officer McHenry conducted an inspection of the property which showed severe fire damage. Officer McHenry made numerous attempts to contact owners of record, I did receive a call from the Hunt Group stating they will not be foreclosing on the property it wasn't worth the money involved, and they would just take a loss. They also stated that Mr. Keith Smith has been in default for some time with his mortgage payments and has also let the insurance lapse. They have also not been able to make contact with Mr. Smith.

According to NLR Electric Department it shows Utilities have been off since fire occurred March 2017 when the fire occurred. The condemnation proceedings was started due to the condition of the structure, a notice of public nuisance along with a notice of City Council was mailed by certified and regular mail to all interested parties and also posted on the property, and advertised in the newspaper for a City Council hearing date of July 24th, 2017.

The structure is considered to be unsafe for human habitation and is also considered to be a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer



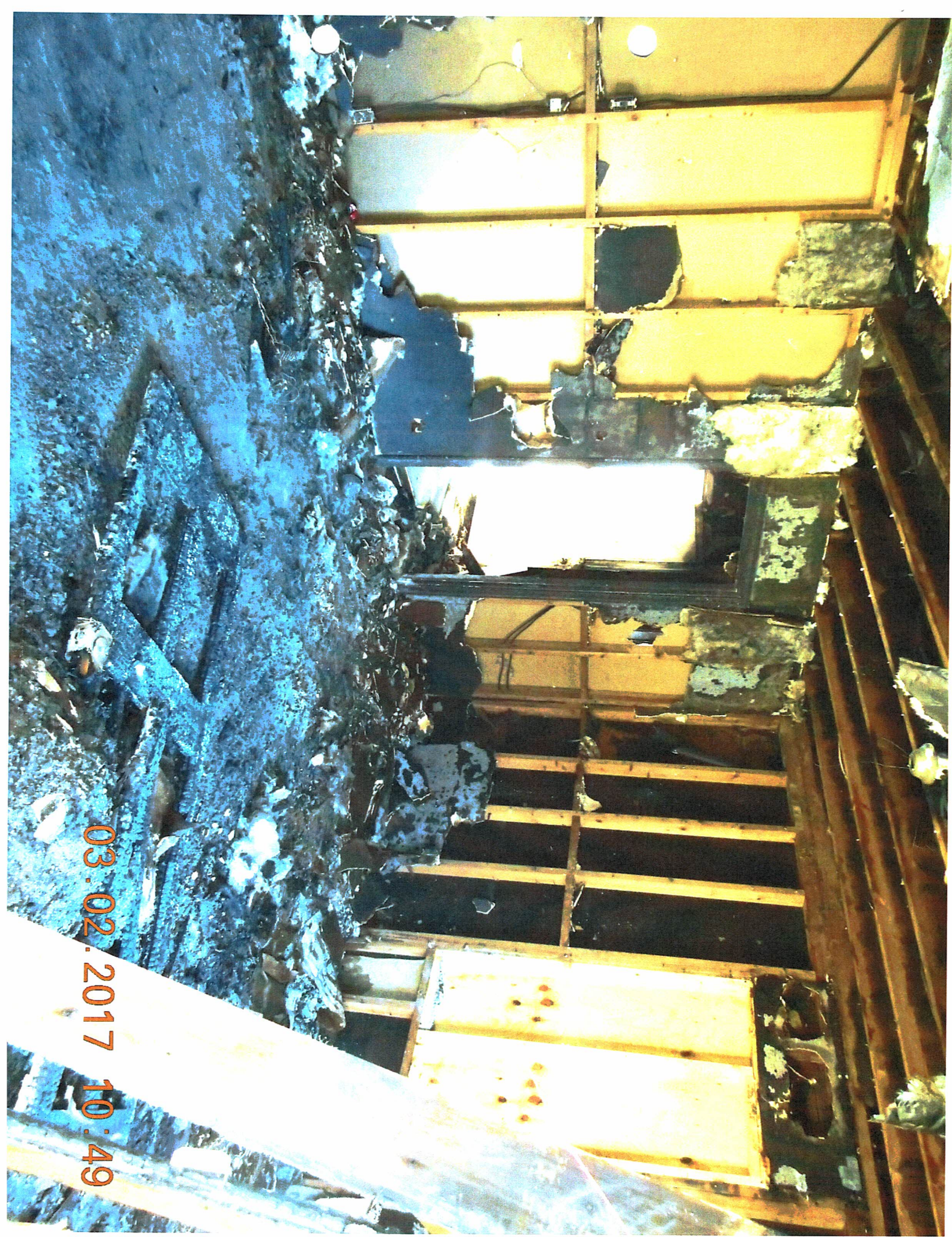
06.08.2017 13:09



95

Small white tag with printed text, likely a label or identification tag.

06.08.2017 13:09



03:02:2017 10:49

03.02.2017 10:50



03.02.2017 10:50





03.02.2017 10:52



03:02:2017 10:53