

City of Fayetteville Staff Review Form

2018-0187

Legistar File ID

5/1/2018

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Yolanda Fields

3/29/2018

COMMUNITY RESOURCES (642)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 1946 N College Ave., and to approve a budget adjustment in the amount of \$11,678.00 for the project.

Budget Impact:

1010.642.6420-5315.04		1010	
_____ Account Number		_____ Fund	
50033.1802		Raze and Removal	
_____ Project Number		_____ Project Title	
Budgeted Item?	<u>No</u>	Current Budget	\$ 4,715.00
		Funds Obligated	\$ 4,715.00
		Current Balance	\$ 0.00
Does item have a cost?	<u>Yes</u>	Item Cost	\$ 11,678.00
Budget Adjustment Attached?	<u>Yes</u>	Budget Adjustment	\$ 11,678.00
		Remaining Budget	\$ 0.00

V20180209

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



**CITY OF
FAYETTEVILLE
ARKANSAS**

CITY COUNCIL MEMO

MEETING OF MAY 1ST, 2018

TO: Mayor and City Council
THRU: Yolanda Fields, Community Resources Director
FROM: David Carver, Code Compliance Administrator
DATE: April 9th, 2018
SUBJECT: Raze and Removal of Structures at 1946 N College.

RECOMMENDATION:

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 1946 N College Ave., and to approve a budget adjustment in the amount of \$11,678.00 for the project.

BACKGROUND:

Service Request #177546 Case #23829: Code Compliance responded to a request concerning the structure located at 1946 N College Ave. The structure appeared to be in violation of Subsection 173.09(A), Unsafe Buildings, of the City Code of Ordinances.

On December 18th, 2017, a Notice of Violation was sent to the owner of record.

By Ordinance, the property owner was given until January 30th, 2018 to acquire a building permit or to Raze and Remove the structure.

On March 19th, 2018 a Notice of Public Hearing was sent to the property owner informing them of the May 1st, 2018 Public Hearing.

DISCUSSION:

This address consists of a single story 2,295 square foot single family dwelling and a detached garage. The property has shown obvious signs of vagrant activity including 10 occasions that required the vacant structure to be secured from forced entry. The interior of the structure is highly concerning from a safety standpoint. Vagrant activity could easily lead to an interior fire. With difficult egress from the structure a fire could lead to loss of life. The deterioration of the structure would constitute a cost prohibitive repair. The property owner has been unresponsive as to any intentions for abatement. To date no building permits have been issued or applied for.

BUDGET/STAFF IMPACT:

If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed at the current budget. A lien will be placed on the property for the incurred costs. The current budget balance of \$4,715.00 is obligated to a current raze and removal project, therefore, we are requesting a budget adjustment of \$11,678.00.

Attachments:

Attachments include the Process Summary, the Receipt of Bids, a Budget Adjustment, and a packet including notifications, property records, a map and photos.

Budget Year	Division	Adjustment Number
2018	COMMUNITY RESOURCES (642)	
	Requestor: Yolanda Fields	

Budget Adjustment of \$11,678.00 requested for Raze and Removal of unsafe structure located at 1946 N College Ave.

	COUNCIL DATE:	5/1/2018
	LEGISTAR FILE ID#:	2018-0187
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

OWNER(S): City of Fayetteville – Community Resources Division

ADDRESS: 1946 N College

PROJECT No: Bid# 18-23829

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: February 20th, 2018 at 4:00 pm

CONTRACTOR: REDLINE
CONTRACTORS

BID AMOUNT: 11,678—

CONTRACTOR: DECLINED TO
BID

BID AMOUNT: _____

CONTRACTOR: _____

BID AMOUNT: _____

CONTRACTOR: _____

BID AMOUNT: _____

CONTRACTOR: _____

BID AMOUNT: _____

Certified by: [Signature]

Date: 2.20.18

Witness: [Signature]

Date: 2.20.18



CITY OF
FAYETTEVILLE
ARKANSAS

RAZE & REMOVAL PROJECT
BID#18-23829

ADMINISTRATOR: David Carver [email: dcarver@fayetteville-ar.gov]

PHONE # 479.444.3451 or 479.575.8260 **FAX #** 479.444.3445

PROJECT LOCATION: 1946 N College Ave., Fayetteville, AR 72703

WC Parcel # 765-13516-000

CONTRACTOR'S SCOPE OF WORK

• **RAZE&REMOVAL**

1. Completely tear down the entire dwelling.
2. Haul all contents inside the structure(s), debris from the structure(s), and other debris from the parcel to a legal landfill. All concrete associated with the structure(s) shall be removed from the lot (footings and slabs).
3. Mow and clean up parcel.

• **CLEANUP & DISPOSAL**

1. Provide proof, such as receipts, that the debris was hauled to a legal landfill.
2. The city encourages the bidder to consider all waste diversion methods for materials collected. Any methods of disposal, excluding a legal landfill, must be deemed acceptable by the city prior to bid submittal.
3. The yard shall be semi-level and mow-able when the demo work is completed and before payment will be made.
4. Contractor shall be responsible for capping wells, utilities and/or any other requirements pertaining to the demolition permit.

• **MISCELLANEOUS**

1. A Demolition Permit from the City of Fayetteville must be obtained before work begins. Demolition Permits are obtained through the Building Safety Division, 479-575-8233.
2. Proof of no less than \$250,000 liability insurance shall be provided by the contractor before work begins.
3. State Contractor License is required. A City Business License is required if your business is located in the city limits of Fayetteville.
4. If the situation is resolved by the property owner during the 30 day notice & comment period bids may be considered null & void.



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 18-23829

DATE ISSUED: February 7th, 2018

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 1946 N College Ave., Fayetteville, AR 72703

DATE OF OPENING: Tuesday February 20th, 2018 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$ 11,678.00

(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 02/20/2018

Complete Business Address

Name of Firm: Redline Contractors Phone # 479-841-3526

Street address or P O Box #
P.O. Box 1893

City / State/ Zip Code
Lowell / AR / 72745

Printed Name:
Kyle Sargent

Signature: [Signature] Title: Vice President

Federal Tax ID # 74-3070281 or SSN _____

State Contractor # 0133140518 City Business License # _____



CITY OF
FAYETTEVILLE
ARKANSAS

March 19th, 2018

ATR Properties LLC
C/O Susan McClendon
1883 Winwood Dr
Fayetteville, AR 72703

RE: Enforcement of Fayetteville Code 173.09
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

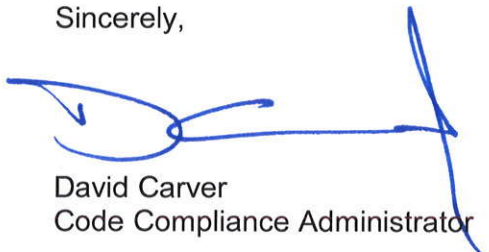
Pursuant to A.C.A 14-56-203 as 173.09 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **1946 N College Ave (WC Parcel # 765-13516-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-8260.

The hearing will be part of a regular City Council meeting on **May 1st, 2018** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

PLEASE DISREGARD THE PREVIOUS NOTICE WITH A MEETING DATE OF APRIL 3RD, 2018. THE ITEM HAS BEEN RESCEDELED FOR MAY 1ST, 2018.

Sincerely,



David Carver
Code Compliance Administrator

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.

ATR PROPERTIES LLC
C/O SUSAN MC CLENDON
1883 WINWOOD DR
FAYETTEVILLE AR 72703



9590 9402 3300 7196 0421 24

2 Article Number (Transfer from service label)

7017 2400 0001 0876 7910

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Susan M. Clendon ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

Address different from item 1? ☐ Yes
delivery address below: ☒ No

RECEIVED

MAR 22 2015

3. Service Type

- | | |
|--|---|
| <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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Registered Mail Restricted Delivery (500) | |

DC / LW

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

- | | |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

3/19/18

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 2400 0001 0876 7910



CITY OF
FAYETTEVILLE
ARKANSAS

February 28th, 2018

ATR Properties LLC
C/O Susan McClendon
1883 Winwood Dr
Fayetteville, AR 72703

RE: Enforcement of Fayetteville Code 173.09
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.09 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **1946 N College Ave (WC Parcel # 765-13516-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-8260.

The hearing will be part of a regular City Council meeting on **April 3rd, 2018** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,

David Carver
Code Compliance Administrator

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.



ATR PROPERTIES LLC
C/O SUSAN MCCLENDON
1883 WINWOOD DR
FAYETTEVILLE, AR 72703



9590 9402 3300 7196 0423 77

2.

7017 2400 0001 0876 2748

Restricted Delivery

(over 500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

DC

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Susan McClellon* ☐ Agent
☐ Address

B. Received by (Printed Name)

S McClellon

C. Date of Delivery

3-1-18

Is different from item 1? ☐ Yes
Delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 2400 0001 0876 2748

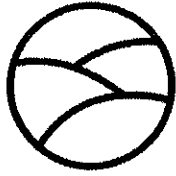
2-28-18

Postmark

Here

DC

1946 N College Rd



CITY OF
FAYETTEVILLE
ARKANSAS

PROCESS SUMMARY
RAZE & REMOVAL

Property Address: 1946 N College Ave

WC Parcel # 765-13516-000

Hansen Case # 23829

City Code: 173.09

- On December 18th, 2017 Code Compliance received a Request for Service regarding the structure located at 1946 N College Ave.
- A Notice of Violation was sent to the Owner of Record on December 18th, 2017
- The certified mail was signed for on December 28th, 2017.
- On January 30th, 2018 the property was re-inspected and was found to still be in violation of City Code 173.09.



CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.09 (A)

Address / Location: 1946 College

WC Parcel # 765-13516-000

UDC 173.09 (A)



I recommend the raze and removal of the structure.



I recommend securing the structure.



I have determined that the structure above is NOT in violation of Subsection 173.09 (A) of the City of Fayetteville's Unified Development Code



I recommend presenting the structure to City Council as a Property Nuisance for Raze & Removal

Code Compliance Admin.

12.18.17 Date

Observations:

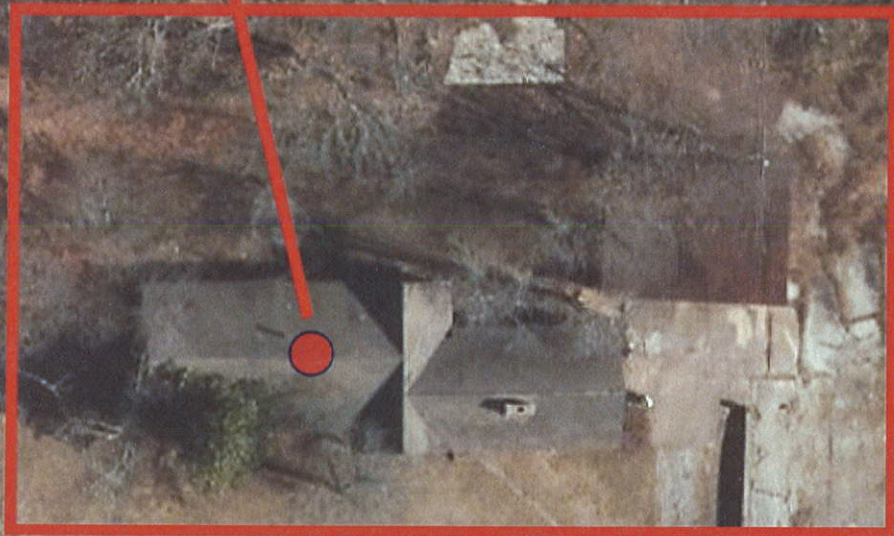
SR # 177506

Case # 23829

Community Resources Division Director



1946 N COLLEGE





18.12.2017 13:55



18.12.2017 14:03



18-12-2017 14:02



18-12-2017 13:54











CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

December 19, 2017

Owner: ATR PROPERTIES, LLC
C/O SUSAN MC CLENDON
1883 WINWOOD DR
FAYETTEVILLE, AR 72703

RE: Property @ 1946 N COLLEGE AVE, Fayetteville, AR

WC Parcel # 765-13516-000

Case # 23829

Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please call our office at (479)444-3428 or (479) 575-8260.

Suspected Violation That Needs Correction:

§173.09 Unsafe Buildings. No persons, partnership, corporation or association, hereinafter referred to as "owner", shall keep or maintain any house or building within the corporate limits of the City which has become dilapidated, unsafe, unsanitary, or detrimental to the public welfare.

How This Violation Can Be Voluntarily Corrected:

By making repairs as needed or razing the structure and remove all debris from the lot. A building permit may be required, based on review of the Building Safety Director.

Possible Penalties:

If this violation is not corrected within thirty (30) days from the service of this notice, you can be issued a Criminal Citation for the above violation and be summoned to appear in court. Our office can also suggest the structure be razed and removed. The costs shall be charged to the owner(s) of the property and the city shall have a lien against such property for such costs. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to appeal to the appropriate City Board, Commission or City Council. Please see Chapter 155 of the Unified Development Code.

Sincerely,

LAURA WILSON
Code Compliance Officer
code_compliance@fayetteville-ar.gov

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

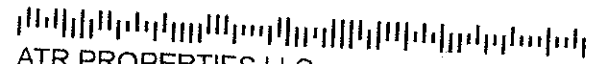
Susan Mc Clendon ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-21

Address different from item 1? ☐ Yes
 Delivery address below: ☒ No



ATR PROPERTIES LLC
 c/o SUSAN MC CLENDON
 1883 WINWOOD DR
 FAYETTEVILLE AR 72703



9590 9402 2335 6225 0412 05

Article Number (Transfer from service label)

7016 3010 0000 9612 3308

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service type

- | | |
|--|---|
| <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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery | |

RECEIVED

DEC 28 2015

OR DIVISION

Domestic Return Receipt

7016 3010 0000 9612 3308

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

23825
23826
Postmark
Here
23829

Postage	
\$	
Total Postage and Fees	
\$	

12-19-17

Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	



Parcel: 765-13516-000
 Previous Parcel: 146678-000-00
 As of: 3/14/2018 9:05:39 PM

ID: 48830

Washington County Report

Property Owner

Name:	ATR PROPERTIES LLC
Mailing Address:	1200 N JOYCE BLVD FAYETTEVILLE, AR 72703
Type:	(CR) Comm./Res.
Tax District:	(011) FAYETTEVILLE SCH, FAY
Millage Rate:	57.45

Property Information

Physical Address:	1946 N COLLEGE AVE
Subdivision:	3-16-30 FAYETTEVILLE OUTLOTS
Block/Lot:	N/A / N/A
S-T-R:	03-16-30
Size (Acres):	0.00
Legal:	See Extended Legal

Extended Legal

PT SW SW 0.91A PT NW SW (100 X 560) & (100 X 540)

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	352,050	70,410	70,410
Building	26,700	5,340	5,340
Totals	378,750	75,750	75,750

Taxes

Estimated Taxes:	\$4,352
Homestead Credit:	\$0
Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

Land

Land Use	Size	Units
	2.370	Acres
	1.000	House Lot
Total	3.37	

Deed Transfers

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

View Image	Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	3/31/2006	2006	13167	Warr. Deed	3217.50	\$975,000	ATR PROPERTIES LLC	Change After Sale	Improv.
	3/14/2005	2005	11670	Warr. Deed	2392.50	\$725,000	HUDDLE CLUB VENTURE LTD	Valid	Improv.
	4/29/1991	1412	367	Warr. Deed	772.20	\$351,000	CATE, LEO & TAWANA	Valid	Improv.
	7/10/1979	1001	169		0.00	\$0	MILLS, CHARLES ALLAN & PATSY		
	2/5/1949	396	581	Warr. Deed			MORROW, SAM E		
	10/17/1935	285	619	Warr. Deed			MORROW, SAM E & CLEO		
	10/12/1935	285	632	Warr. Deed			MORROW, SAM & CLEO		
	5/26/1932	277	584	Warr. Deed			MATHIS, HAYDEN P & JJ;		
	6/23/1922	205	488	Warr. Deed			MINLER, JOHN		

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Masonry Veneer	2292	4	75	1938	Average	N/A
		Exterior Wall:	MASONVEN			Plumbing:	Full: 1	Half: 1
		Foundation:	Closed Piers			Fireplace:	Type: 1s Sgl.	Qty: 1
		Floor Struct:	Wood with subfloor			Heat/Cool:	HotAir/F	
		Floor Cover:	Carpet & Tile			Basement:	N/A	
		Insulation:	Ceilings Walls			Basement Area:	N/A	
		Roof Cover:	Asphalt Shingle			Year Remodeled:	N/A	
		Roof type:	Gable			Style:	N/A	

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2292
B	OP	Porch, open	608
C	OP2	Porch, half open	36

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Driveway, concrete		26x38			
Asphalt Driveway		10x86			
Asphalt Driveway		57x70			
Fence, chain link 4'		160			
Garage - masonry unfinished, d		28x38			
Garage - masonry unfinished, d		26x26			

Details for Commercial Card 2

Business Name(s): NATE'S FUN LAND	
Number of Units: N/A	Total Floor Area: 0
Site Work: N/A	Floor Cover: N/A
Foundation: N/A	Ceilings: N/A
Floor Structure: N/A	Interior Finish: N/A
Structure Frame: N/A	Insulation: N/A
Exterior Walls: N/A	Appliances: N/A
Ext. Wall Load: N/A	Plumbing: N/A
Roof Structure: N/A	Electrical: N/A
Roof Cover: N/A	Misc: N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2017	378,750.00	75,750.00
2016	378,750.00	75,750.00
2015	378,750.00	75,750.00

Map





Search Incorporations, Cooperatives, Banks and Insurance Companies

[Printer Friendly Version](#)

LLC Member information is now confidential per Act 865 of 2007

Use your browser's back button to return to the Search Results

[Begin New Search](#)For service of process contact the [Secretary of State's office](#).

Corporation Name	ATR PROPERTIES, LLC
Fictitious Names	
Filing #	800081547
Filing Type	Limited Liability Company
Filed under Act	Domestic LLC; 1003 of 1993
Status	Good Standing
Principal Address	
Reg. Agent	SUSAN MCCLENDON
Agent Address	1883 N WINWOOD DR FAYETTEVILLE, AR 72703
Date Filed	03/31/2006
Officers	PATRICK J HARRIS , Manager TRAVIS D. GILMORE , Incorporator/Organizer KENDAL PO , Tax Preparer
Foreign Name	N/A
Foreign Address	
State of Origin	N/A

[Purchase a Certificate of Good Standing for this Entity](#)[Pay Franchise Tax for this corporation](#)

EXHIBIT "A"

A part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Three (3) in Township Sixteen (16) North, Range Thirty (30) West, in Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at the Southeast corner of the NW 1/4 of the SW 1/4 of said Section 3, and running thence South 130.00 feet, thence West 310.98 feet; thence North 6 degrees 45' 0" East 99.27 feet; thence North 68 degrees 07' 30" West 69.01 feet, thence South 89 degrees 35' 36" West 75.63 feet, thence North 75 degrees 04' 51" West 112.10 feet, thence North 10 degrees 03' 40" East 180.15 feet, thence East 515.84 feet, thence South 200.00 feet to the point of beginning, and containing 3.37 acres, more or less. ALSO, a part of the West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Sixteen (16) North, Range Thirty (30) West, and being more particularly described as follows, to-wit: Beginning at the Southeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Three (3), and running thence South 130 feet, thence West 310.98 feet to the true point of beginning, and running thence North 06 degrees 45' 00" East 99.27 feet, thence North 68 degrees 07' 30" West 69.01 feet, thence South 89 degrees 35' 36" West 75.63 feet, thence North 75 degrees 04' 51" West 112.10 feet, thence South 10 degrees 03' 40" West 155.00 feet, thence East 263.41 feet to the true point of beginning, and containing 0.76 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any