

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**AUGUST 4<sup>TH</sup>, 2026 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: NONE**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to use gravel as parking and drive surface instead of hard surfaced parking at 200 Grider Field Ladd Road.
2. Variance request to establish fencing, sewer, plumbing and electricity on vacant lots at 5106 and 5108 Bullock Street.

**Adjourn to Planning Commission Meeting**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Variance request to use gravel as parking and drive surface instead of hard surfaced parking at 200 Grider Field Ladd Road.

**APPLICANT:** Rodney Curry

**ZONING AND LAND USES:** I-1, Light Industrial

|         |        |                       |              |        |                               |
|---------|--------|-----------------------|--------------|--------|-------------------------------|
| ZONING: | North: | R-1, Residential      | LAND<br>USE: | North: | Vacant / Hallman Construction |
|         | South: | I-1, Light Industrial |              | South: | S.F. Residence / Vacant       |
|         | East:  | R-1, Residential      |              | East:  | Farmland                      |
|         | West:  | R-1, Residential      |              | West:  | Farmland                      |

**History**

2024-1-30 - 6925 Dollarway - Variance - delay parking installation – Approved  
 2024-10-29 - 3420 Hwy 65S – Variance - delay parking installation - Approved  
 2024-11-26 - 1607 S. Main – Variance – delay parking installation - Approved  
 2025-6-24 - 3420 Hwy 65S – Variance - delay parking installation 1 yr - Approved

**REVIEW:**

*Background and request:* The applicant requests approval of a two-part variance related to the required hard-surface paving standards for an under-construction truck wash facility located at 200 Grider Field Ladd Road.

The request consists of the following:

1. A one (1) year temporary waiver to allow the parking area and customer driveways located in front of the truck wash building to remain unpaved. The applicant proposes to complete the required hard-surface improvements within one year of approval.
2. A permanent variance to allow the truck circulation drive, truck turnaround area, and maneuvering area located along the sides and rear of the building to remain gravel rather than being paved with asphalt or concrete.

The applicant states that the gravel areas will primarily accommodate heavy truck traffic and turning movements and that gravel provides an economical surface that can be more easily maintained in these operational areas. The temporary waiver is requested to allow additional time for completion of the improved hard surface parking improvements following construction of the facility.

Site and Surrounding Area: The subject property is located along Grider Field Ladd Road and is zoned I-1 Light Industrial. The site is currently being developed with a truck wash facility intended to serve the applicant's farm operation utilizing the surrounding nearby highway network. Surrounding land uses are predominantly industrial/commercial and farmland in nature.

The property fronts Grider Field Ladd Road (State Highway 980) providing access to U.S. Highway 65 and other major transportation routes. The area experiences a mix of farm vehicles, truck traffic and residential traffic on a path to the airport. Other than the manufactured home that rests adjacent and to the south, no neighborhoods are located in the immediate vicinity of the site.

Zoning and Land Use Considerations: The Pine Bluff Zoning Ordinance requires that:

- Off-street parking spaces, access drives, and maneuvering aisles be constructed of a permanent hard surface such as asphalt or concrete.
- Parking facilities be designed to minimize dust, mud, erosion, and tracking of materials onto public streets.
- Variances may be granted where strict application of ordinance requirements would create practical difficulties or unnecessary hardship, provided that the variance:
  - Is consistent with the intent of the ordinance;
  - Does not adversely affect surrounding properties;
  - Does not impair public safety; and
  - Represents the minimum relief necessary.

Parking and Site Operational Impacts: The truck wash building is currently under development, and the site is generally designed functional for its intended use.

**Front Parking and Customer Access** - The front portion of the site contains the customer parking and primary access drives. These areas are intended for employee and customer vehicles as well as truck entry into the wash facility. Under the ordinance, these areas are required to be improved with asphalt or concrete. The applicant is requesting a one-year waiver before completing these improvements.

From a planning standpoint, permanent paved parking in this location remains appropriate because it:

- Provides a durable all-weather surface;
- Prevents wear on the edge of roadway surfaces

- Controls dust and loose aggregate;
- Reduces mud tracking onto public streets;
- Improves drainage performance;
- Enhances the appearance of the site; and
- Meets the City's long-established parking standards.

A temporary waiver allows the applicant additional time while maintaining the expectation that the site will ultimately comply with ordinance requirements.

**Side and Rear Truck Circulation Areas** - The side and rear portions of the property function primarily as truck maneuvering areas rather than conventional parking. These areas accommodate:

- Truck circulation;
- Queueing;
- Turning movements;
- Access to wash bays; and
- Vehicle staging.

Heavy truck operations place substantially greater stress on paved surfaces than passenger vehicle parking lots. Gravel surfaces are commonly utilized in industrial settings where maneuvering space is extensive and traffic speeds remain low.

Because these areas are located away from the public street and are screened from primary public view by the building and front parking area, the visual impacts are limited. Potential concerns associated with gravel include:

- Dust generation;
- Migration of aggregate;
- Rutting;
- Stormwater erosion;
- Mud tracking during wet conditions.

These impacts can generally be minimized through routine grading, proper drainage, periodic addition of aggregate, and regular maintenance.

Staff notes that allowing gravel in these operational areas would not significantly alter the industrial character of the surrounding area provided the surfaces are maintained in good condition.

*Findings and Analysis:* Staff finds the request may be considered in two separate parts.

### **Temporary Waiver for Front Parking**

The one-year waiver appears reasonable because:

- The truck wash facility is newly constructed.
- The applicant has indicated an intent to complete the required paving.
- The request is temporary rather than permanent.

- Final compliance with ordinance standards would still be achieved.

Staff believes the temporary waiver should include a specific deadline requiring completion of the paving improvements within one year of approval.

**Permanent Waiver for Side and Rear Gravel Areas**

The permanent variance involves operational areas used almost exclusively by large commercial trucks rather than customer parking.

Staff finds that:

- The request is consistent with the industrial nature of the surrounding area.
- No nearby residential properties are expected to be adversely affected.
- The areas are secondary to the primary customer entrance.
- The gravel surface is not expected to create significant compatibility concerns if properly maintained.

However, approval should not eliminate the owner's responsibility to control dust, maintain drainage, repair rutting, and prevent gravel and mud from being deposited onto adjacent streets.

Should maintenance become inadequate, the City retains authority to enforce applicable nuisance, drainage, or property maintenance regulations.

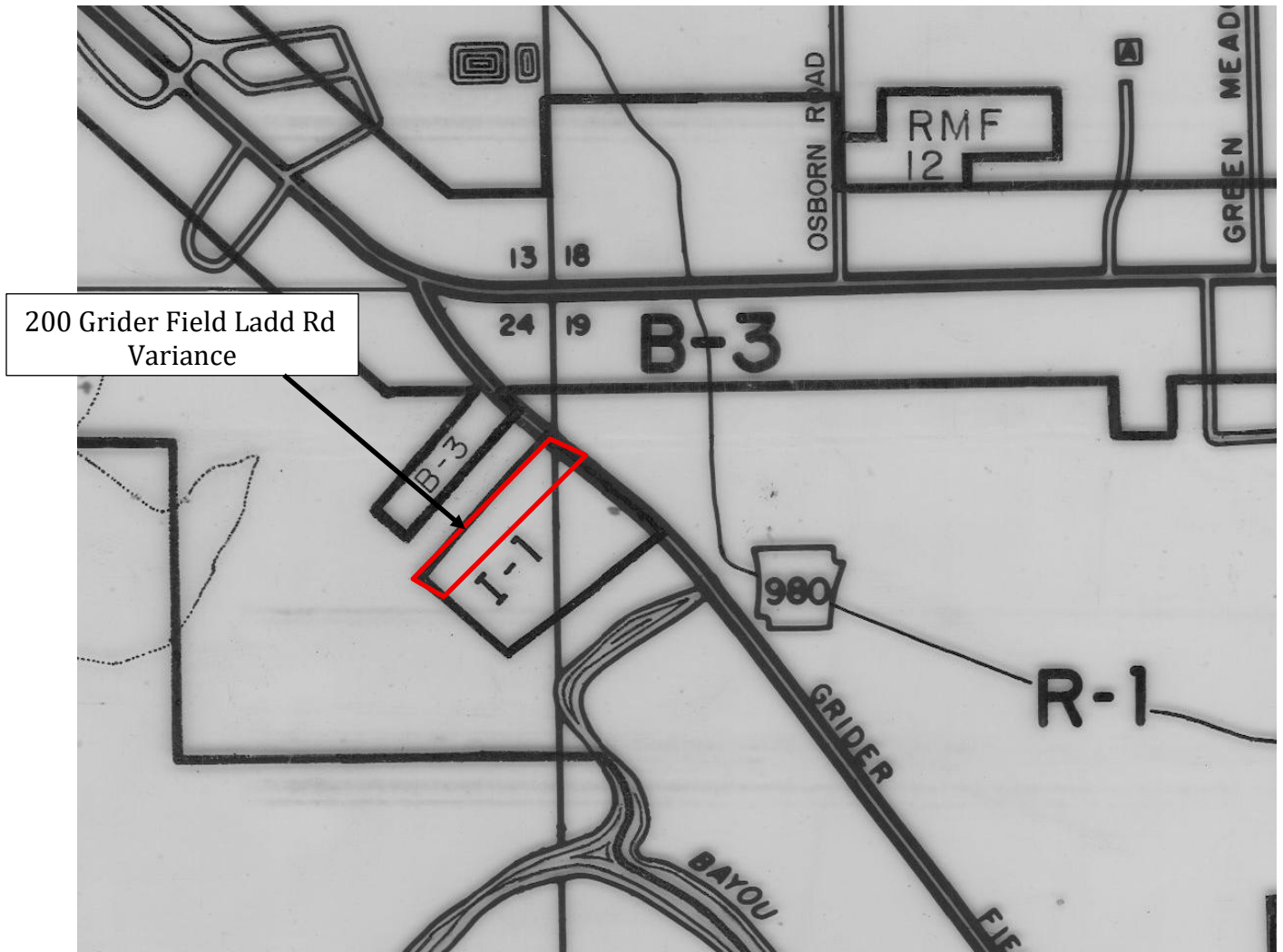
**Recommendation**

Staff recommends approval of the requested variance, subject to the following conditions:

1. The applicant shall complete installation of asphalt or concrete parking and drive improvements serving the front parking area and primary customer access drives within one (1) year of the issuance of a certificate of occupancy.
2. Failure to complete the required paving within one year shall constitute a violation of the conditions of approval unless an extension is granted by the appropriate reviewing authority.
3. The side and rear truck circulation, maneuvering, and turnaround areas may remain gravel on a permanent basis.
4. The gravel areas shall be maintained in a stable condition to minimize dust, erosion, rutting, potholes, and the tracking of gravel or mud onto public streets.
5. Adequate drainage shall be maintained at all times to prevent erosion or adverse impacts to adjoining properties and public rights-of-way.
6. All other applicable requirements of the Pine Bluff Zoning Ordinance, building codes, and development regulations shall remain in effect.

Conclusion

Staff finds that the requested relief is compatible with the industrial character of the Grider Field area and represents a reasonable accommodation for a heavy truck-oriented use. The temporary waiver preserves the City's long-term paving standards for customer-facing portions of the site, while the permanent gravel allowance for truck maneuvering areas recognizes the operational needs of an industrial facility without creating significant adverse impacts on surrounding properties or the public interest.



Zoning Map



Ownership map



**200 Grider Field Ladd Road – site under construction**



**200 Grider Field Ladd Road – site under construction**



**West view of construction site**



**Adjoining property (manufactured home and accessory building to south**



Construction Company located north of site



Construction Company located north of site



**Area directly east and across Grider Field Ladd Road from site**

Case No. 2024-0893



# CITY OF PINE BLUFF, ARKANSAS

## Board of Zoning Adjustment Variance

### Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
**Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.**

Address/Location of Property: 200 Griden Field Lake Rd  
 Legal Description: Parcel # 931-77449-000  
 Size of Property (acres): \_\_\_\_\_ Current Zoning: T-1 Ward: 2  
 Variance Requested: HARD Surface

Reason for Request: Deity front for fence have spent all loan need time to create cash. Back needs not to be hard due to trailer coming.

**Applicant / Agent**

Name: Rodney Lury  
 Address: 4160 Hwy 63  
Rison AR 71665  
 Telephone: 870 718 1906  
 Email: [REDACTED]  
 Fax: \_\_\_\_\_

**Property Owner (Must be filled out if different)**

Name: [Signature]  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Fax: \_\_\_\_\_

Additional information/comments: \_\_\_\_\_

[Signature]

7-1-26

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

[Signature] 7-1-26  
 Signature Date  
Rodney Lury  
 Printed Name  
 Owner ☒ or Authorized Agent \_\_\_\_\_  
 (Check one)

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Printed Name  
 Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
 (Check one)

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 telephone: (870) 730-2020 fax: (870) 730-2170.*

1. What is the current or former use of the property?

Over grown

2. What is the proposed use you are requesting?

Personal trailer wash

Write a narrative below explaining the reason for your request and describing the proposed use.

to convert a trailer wash  
for my trailers. Need to request  
a permit for Haul surface on front  
of building Due to I have  
run low of cash due to the  
increase of all things. Dirt work,  
Building.

Also would like to request  
a permit decision on back surface  
need it to be SB2 so ground can  
move as trailers make turns.  
Turning trailers on Haul surface will  
increase the axle scrap and brush.  
The Haul surface causes too much  
of a grip on tires this will cause  
damage to trailers.

2nd not for both time needs to  
take place so all the dirt work  
from can settle. over a year or so  
this can prevent concrete to crack &  
have to be replaced.



**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Variance request to establish fencing, sewer, plumbing and electricity on vacant lots at 5106 and 5108 Bullock Street.

**APPLICANT:** Willie Thornton

**ZONING AND LAND USES:** R-4

|         |        |                        |              |        |                    |
|---------|--------|------------------------|--------------|--------|--------------------|
| ZONING: | North: | B-1, Neighborhood Bus. | LAND<br>USE: | North: | Residence          |
|         | South: | R-4, Residential       |              | South: | Residence          |
|         | East:  | R-4, Residential       |              | East:  | Vacant - Overgrown |
|         | West:  | R-4, Residential       |              | West:  | Vacant - Overgrown |

**History**

2026-6-30 – Multiple vacant lots – Water service on vacant lots - Variance – Approved  
Fencing variance have been for height and location on lots with approved uses

**REVIEW:**

*Background and request:* The applicants request approval to install fencing and obtain separate water and electrical utility services for the vacant lots located at 5106 and 5108 Bullock Street. The two lots are adjacent to one another and are under separate ownership; however, the owners indicate that the properties are intended to function together for a common purpose.

Historically, the City has discouraged or declined requests to install utility services on vacant lots unless a principal structure was proposed. Likewise, requests to enclose vacant property with fencing have generally been denied. Staff has reviewed the City Code and has not identified any zoning ordinance or other municipal ordinance that expressly prohibits fencing a vacant lot or installing water and electrical service to a vacant parcel. As a result, this request is presented to the Planning Commission primarily for consideration of long-standing City policy and the potential impacts on surrounding properties rather than because of an identified ordinance prohibition.

Site and Surrounding Area: The subject properties consist of two adjacent vacant residential lots located along Bullock Street within an established residential neighborhood.

The surrounding area is characterized primarily by:

- Single-family residential development.
- Scattered vacant residential lots.
- Residential accessory structures and typical neighborhood fencing.
- Local residential streets with municipal utilities available.

The lots appear capable of accommodating fencing without encroaching upon public rights-of-way, utility easements or visibility at intersection restrictions, subject to compliance with applicable construction standards.

Zoning and Land Use Considerations: Staff reviewed the Pine Bluff Code of Ordinances for provisions regulating:

- Installation of fences on vacant residential property;
- Installation of municipal water service to vacant property;
- Installation of electrical service to vacant property; and
- Ownership of adjoining lots intended for related use.

Staff did not identify ordinance language expressly prohibiting these activities.

Utility installations remain subject to:

- Applicable building and electrical permitting requirements;
- Utility provider regulations;
- Easement restrictions; and
- Visibility requirements at street intersections.

Because no ordinance specifically prohibits the requested improvements, the Commission's consideration is based primarily upon historical City policy and whether the request is compatible with the surrounding neighborhood and the intent of the zoning regulations.

Parking and Site Operational Impacts: Because no building or active commercial use is proposed, the request does not generate additional off-street parking requirements.

The proposed improvements consist only of:

- Installation of perimeter fencing;
- Water service;
- Electrical service.

No structures are proposed. No increase in traffic generation is anticipated.

Provided the fencing complies with applicable height limitations and visibility requirements at street intersections, the proposed improvements are not expected to interfere with traffic circulation or neighboring properties.

Utility installations should be completed in accordance with applicable utility provider specifications and City construction standards.

*Findings and Analysis:* Staff offers the following observations:

### **1. Ordinance Compliance**

The request does not appear to conflict with any identified provision of the Pine Bluff Zoning Ordinance or other City ordinance. The request is therefore unlike a traditional variance involving relief from a specific dimensional or development standard.

### **2. Historical Policy**

Historically, the City has required Planning Commission review before permitting utility service to vacant lots.

While this practice has provided administrative consistency, staff could not identify an adopted ordinance establishing such a requirement.

As a result, the Commission's action should be viewed as consideration of a policy exception rather than relief from a specific zoning regulation.

### **3. Compatibility**

The proposed fencing is a common residential improvement and is generally compatible with surrounding residential development.

The addition of utility services alone does not substantially alter the residential character of the neighborhood.

### **4. Future Development**

Approval of utility service should not be interpreted as authorization for future buildings or land uses that otherwise require zoning, permitting, or Planning Commission approval.

Any future construction must independently comply with all applicable City ordinances.

### **5. Public Interest**

Because the request involves only site improvements and utility availability, no significant adverse impacts upon surrounding property owners are anticipated, provided all required permits are obtained and construction complies with City standards.

## **RECOMMENDATION**

Staff finds no provision within the Pine Bluff Code of Ordinances that expressly prohibits installation of fencing, water service, or electrical service on the subject

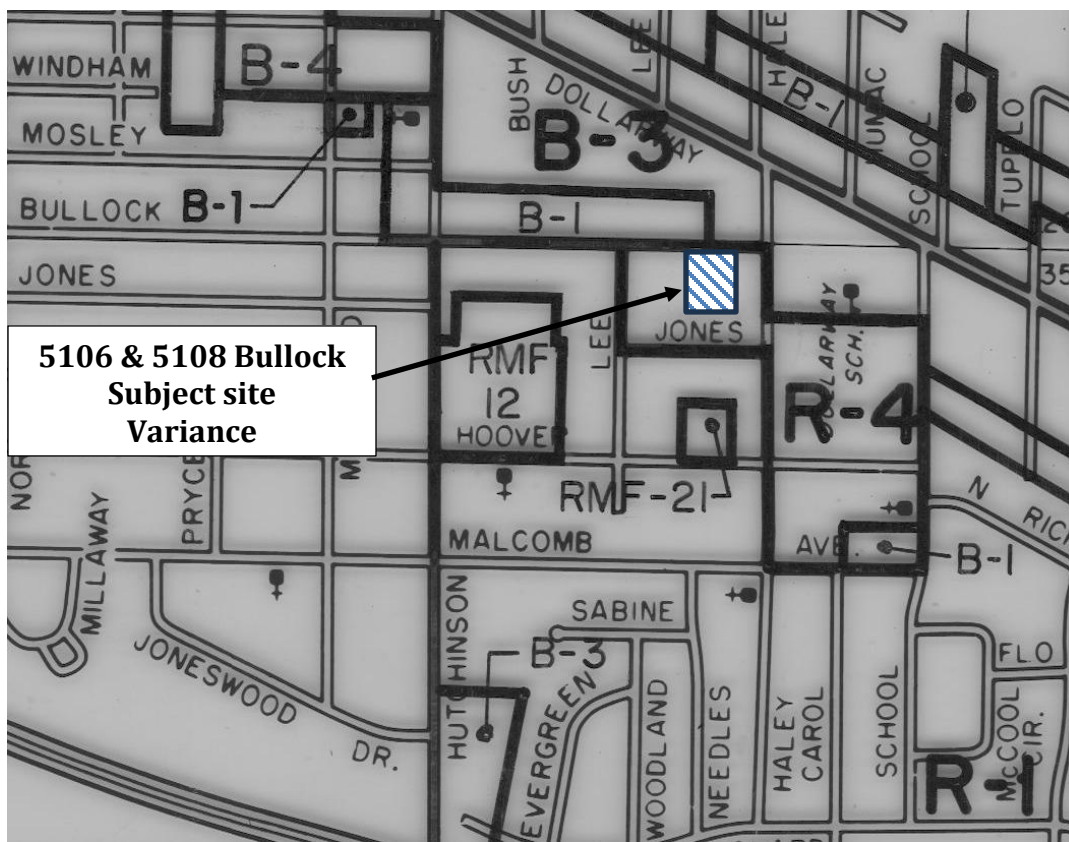
## VARIANCE

## AGENDA ITEM 2 5106 – 5108 BULLOCK AUGUST 4<sup>TH</sup>, 2026

vacant lots. Because the request appears consistent with the surrounding residential area and is not expected to adversely affect neighboring properties, staff believes the proposal can be supported.

Accordingly, staff recommends approval of the request, subject to the following conditions:

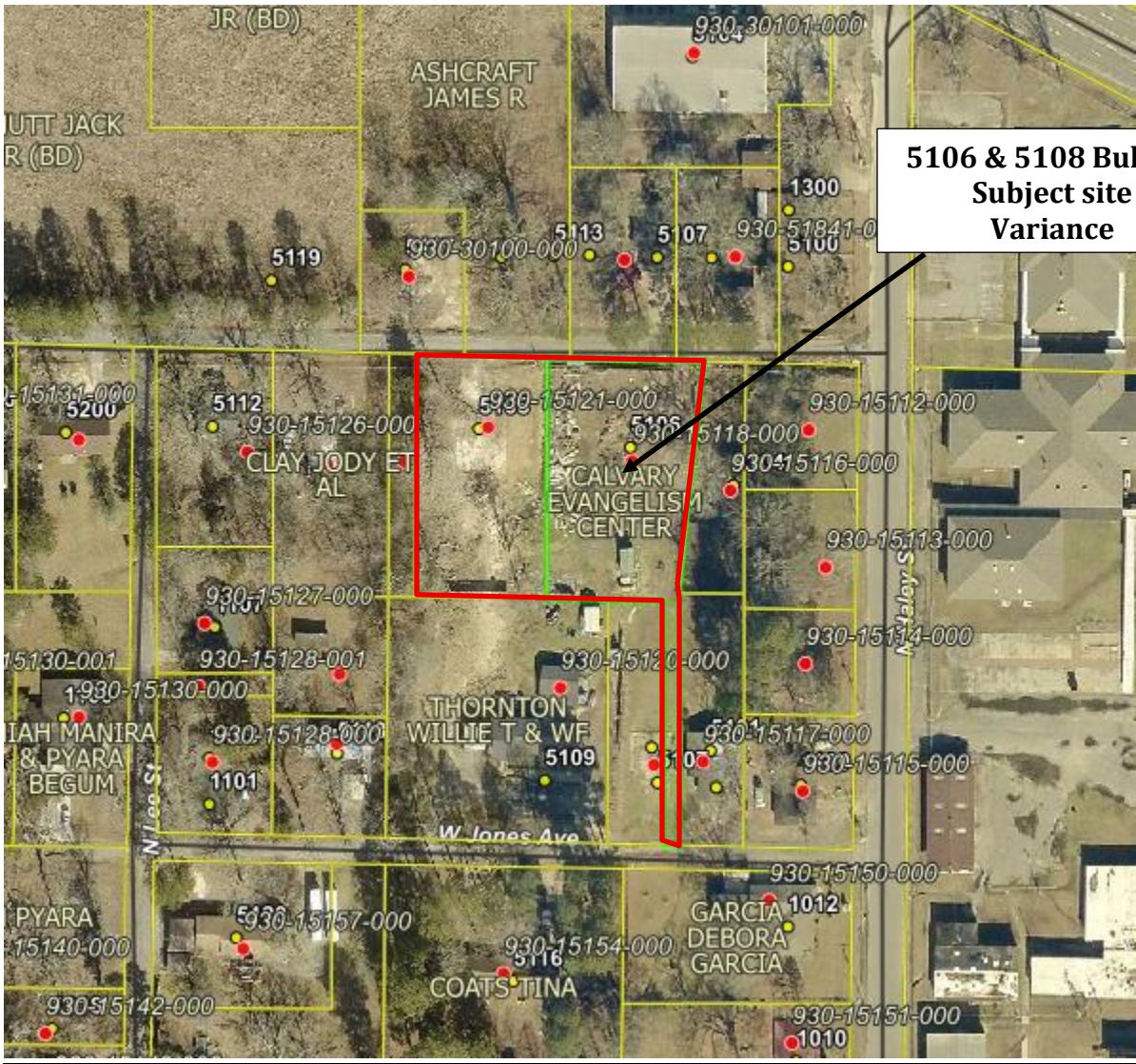
1. All required building, electrical, utility, and other applicable permits shall be obtained prior to construction.
2. All fencing shall comply with applicable City fence regulations, including submittal of a site plan, height limitations, setback requirements where applicable, and visibility requirements at intersections.
3. Utility installations shall comply with all requirements of the applicable utility providers and City engineering standards.
4. Approval shall apply only to the installation of fencing and utility services and shall not authorize future buildings, structures, or land uses that require separate zoning or permitting approval.
5. Any future development of either lot shall comply with all applicable provisions of the Pine Bluff Code of Ordinances.



Zoning Map

**VARIANCE**

**AGENDA ITEM 2**  
**5106 – 5108 BULLOCK**  
**AUGUST 4<sup>TH</sup>, 2026**



**Ownership map**



5106 & 5108 Bullock



5106 & 5108 Bullock

**VARIANCE**

**AGENDA ITEM 2  
5106 – 5108 BULLOCK  
AUGUST 4<sup>TH</sup>, 2026**



5108 Bullock



**Vacant undeveloped property to west of site request**



Residential structure north of site



Residential structure north of site



Property south of site on Jones Street



Property south of site on Jones Street

**VARIANCE**

**AGENDA ITEM 2  
5106 – 5108 BULLOCK  
AUGUST 4<sup>TH</sup>, 2026**



Property south of site on Jones Street



**Applicant's property on Jones Street – adjoins site request**

**VARIANCE**

**AGENDA ITEM 2  
5106 – 5108 BULLOCK  
AUGUST 4<sup>TH</sup>, 2026**



**Applicant's property on Jones Street – adjoins site request**



Property south across Jones – Not directly affected by request



# CITY OF PINE BLUFF, ARKANSAS

## Board of Zoning Adjustment Variance

### Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
 Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.

Address/Location of Property: 5106/5108 Bullock Street  
 Legal Description: 29859 Parcel 930-15121/29856 Parcel 930-15118  
 Size of Property (acres): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Variance Requested: \_\_\_\_\_

Reason for Request: PROPERTY FENCING: DRUGS, Alcohol, STEALING, AUTO SALVAGE YARD NEIGHBOR

#### Applicant / Agent

Name: WILLIE THORNTON  
 Address: 5109 WEST JONES AVE  
PINE BLUFF, AR 71602  
 Telephone: 870-794-7171  
 Email: [REDACTED]  
 Fax: \_\_\_\_\_

#### Property Owner (Must be filled out if different)

Name: CALVARY EVANGELISM ETR  
 Address: PO Box 21384  
WHITE HALL, AR 71612  
 Telephone: 870-794-7171  
 Email: [REDACTED]  
 Fax: \_\_\_\_\_

Additional information/comments: SUBMITTING APPLICATIONS FOR SEWER-PLUMBING ELECTRICITY AND FENCING

Applicant / Business Owner Signature Willie Thornton Date 7-1-2026

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Printed Name \_\_\_\_\_

Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
 (Check one)

Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
 (Check one)

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

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# Black

Bert Black HVAC, Electrical, and Plumbing  
3012 South Midland Dr.  
Pine Bluff, AR 71603  
(501)228-9770

**BILL TO**

Willie Thornton 4203608  
5109 West Jones Street  
Pine Bluff, AR 71602 USA

ESTIMATE  
189711994

ESTIMATE DATE  
Jun 09, 2026

**JOB ADDRESS**

Willie Thornton  
5109 West Jones Street  
Pine Bluff, AR 71602 USA

Job: 189674912

Technician: Harvey Wiley

**ESTIMATE DETAILS**

Exterior lighting and outlets: Provide exterior outlets and lighting on front, back and side parking ports.

All circuits will come from small sub panel

Conduit to be installed on exterior of building

Circuit 1 will run underneath home to metal carport and will supply power to back lights

Wires to run under home and will travel to the left of panel

Dig small trench from home to car port

Install wire and sleeve in pvc

Penetrate wall and mount box

From box run conduit up Along joist to box in middle of roof

Out of that box run wires down to box on opposite side

Install outlets in both boxes and mount light in the middle.

Circuit 2 will run under home towards the addition and will change over to conduit

Conduit will run along base of addition to second car port

In carport run conduit around corner to middle of carport

Mount box for outlets and in similar fashion to metal car port with light in the middle an outlet on ether side

Exterior lighting in the back will run off off of circuit powering existing light on rear in conduit at the top just under the soffet.

Set lights at location indicated on photos or at the request of customer.

All lights must have internal photo cell for dusk to dawn operation.

This job requires 2 men two days

Day 1 mount lights and install conduit and boxes

Day 2 pull wire and instal breakers and outlets.

Fixtures to be provided by customer.

| SERVICE | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | QTY  | STANDARD<br>PRICE | PRICE      | TOTAL      |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------|------------|------------|
| 1       | Surface Mounted Fixture Up To 12FT (Multiple Up To 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.00 | \$5,575.48        | \$5,017.93 | \$5,017.93 |
| 2       | SL10-2.0 Surface Mounted Fixture Up To 12FT (Multiple Up To 3):<br>Surface Mounted Fixture Up To 12FT (Multiple Up To 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.00 | \$78.96           | \$71.06    | \$71.06    |
| 3       | SL13-3.5 Switches Or Receptacles Installation Or Replacement (Up To 20):<br>Switches Or Receptacles Installation Or Replacement (Up To 20)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.00 | \$78.96           | \$71.06    | \$71.06    |
| 4       | HTA - HVAC - 1 System:<br><b>Our Home Team Advantage Membership contains many valuable services, benefits and discounts that are exclusive to our HTA Members only!</b> <ul style="list-style-type: none"> <li>• Seasonal maintenance services</li> <li>• 10% discount (HVAC / Plumbing / Electrical / Generator)</li> <li>• Priority scheduling</li> <li>• No overtime rates on service calls</li> <li>• 24/7 emergency hours</li> <li>• No Service Fee 24/7 (while membership is active)</li> </ul> <b>Bert Black HVAC Maintenance</b><br>This is a biannual service for your AC, Furnace, and/or Heat Pump system. We will service your system by cleaning and inspecting the components to allow it to operate at maximum capacity and efficiency.<br><br><u>Memberships are non-refundable</u> | 1.00 | \$279.49          | \$279.49   | \$279.49   |
| 5       | Discount:<br>Discount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.00 | -\$500.00         | -\$500.00  | -\$500.00  |

| # | DESCRIPTION                                         | TOTAL     |
|---|-----------------------------------------------------|-----------|
| 1 | Senior Citizen Discount:<br>Senior Citizen Discount | -\$466.01 |

|                        |            |
|------------------------|------------|
| MEMBER SAVINGS         | \$573.35   |
| SUB-TOTAL              | \$4,473.53 |
| ARKANSAS 6.5%          | \$290.78   |
| JEFFERSON COUNTY 1.25% | \$55.92    |
| PINE BLUFF 1.625%      | \$72.69    |
| TOTAL                  | \$4,892.92 |
| EST. FINANCING         | \$61.15    |

Thank you for choosing Bert Black Service Companies

#### CUSTOMER AUTHORIZATION

This estimate is valid for acceptance for 30 days from it's created date. Upon acceptance of this estimate by customer, this WILL serve as a CONTRACT for the purchase of materials, equipment and services of work to be performed as set forth in the Scope of Work To Be Performed. Any additional materials or work to be performed outside of the Scope of Work To Be Performed will be subject to additional billing by Bert Black HVAC, Electrical, Plumbing in a supplemental estimate. I agree and authorize the work as summarized on the terms set forth herein, and I agree to pay the full amount for the Scope of Work To Be Performed. In the event I cancel the installation or service of the material and equipment set forth in the Scope of Work To Be Performed, I agree to pay for the full cost of all material and equipment, including any restocking fees, incurred by Bert Black HVAC, Electrical, Plumbing after my acceptance of this contract and said full cost shall be due and payable on or before Thirty (30) days from the cancellation of installation.

Sign here

Date

| Ownership Description                                             |  |  |  | Assessment Summary |             |                |                                |
|-------------------------------------------------------------------|--|--|--|--------------------|-------------|----------------|--------------------------------|
| Name: THORNTON WILLIE T & MAXINE M                                |  |  |  | Type:RV            | Res.Vac     | Year           | 2023 20%                       |
| 5109 W JONES ST                                                   |  |  |  | Taxable:N          | Notallow    | Land           | 6,000 1,200                    |
| WHITE HALL                                                        |  |  |  | Neigh:PBWEST2      |             | Bldgs          |                                |
| Subd.: DOLL80 DOLLARWAY SCHOOL ADD                                |  |  |  | Owner:412962       |             | Total          | 6,000 1,200                    |
| S-T-R:35-05-10                                                    |  |  |  | Status:            | Tax Status: |                | 5,400 1,080                    |
| T.D.: 021 2 DOLLARWAY                                             |  |  |  | Block:002          | Lot:003     |                |                                |
| Location: 5108BULLOCK ST                                          |  |  |  | City:PINE BLUFF    |             | Review Record  |                                |
| Legal: BLK 2, BEG 220 FT E OF NW COR SD BLK 2 TH S 01 DEG 40 MINS |  |  |  | Map:               |             | Date           | By Reason Land Buildings Total |
| W ALG A FENCE 190 FT S 87 DEGS 24 MINS E ALG A FENCE 101          |  |  |  | Old PID:           |             | 6/24/2023      | KGB RV 6,000 6,000             |
| FT N 03 DEGS 02 MINS E ALG A FENCE 195 FT TO S R/W OF             |  |  |  |                    |             | 6/29/2018      | SDH RA 5,400 5,400             |
| BULLOCK ST TH W ALG SD R/W 105.6 FT TO POB                        |  |  |  |                    |             | 1/18/2012      | KAM FC 5,400 5,400             |
|                                                                   |  |  |  |                    |             | 1/18/12        | KM DWG GONE TO 2012            |
|                                                                   |  |  |  |                    |             | 1/31/2011      | KAM FC 5,400 100 5,500         |
|                                                                   |  |  |  |                    |             | 1/21/11        | KM DWG BURNED ADJ 2011         |
|                                                                   |  |  |  |                    |             | 1/12/2010      | LNT FC 5,400 1,000 6,400       |
|                                                                   |  |  |  |                    |             | ADJ VALUE 2010 |                                |
|                                                                   |  |  |  |                    |             | 6/25/2008      | RCP RA 5,400 20,950 26,350     |

| Trend                              | Street                            | Utilities                             | Topography                       | Landscaping                        |
|------------------------------------|-----------------------------------|---------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Improving | <input type="checkbox"/> Concrete | <input type="checkbox"/> No Water     | <input type="checkbox"/> High    | <input type="checkbox"/> Excellent |
| <input type="checkbox"/> Static    | <input type="checkbox"/> Asphalt  | <input type="checkbox"/> No Sewer     | <input type="checkbox"/> Low     | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Declining | <input type="checkbox"/> ChatSeal | <input type="checkbox"/> No Gas       | <input type="checkbox"/> Rough   | <input type="checkbox"/> Average   |
| <input type="checkbox"/> New       | <input type="checkbox"/> Gravel   | <input type="checkbox"/> No Electric  | <input type="checkbox"/> Flat    | <input type="checkbox"/> Poor      |
| <input type="checkbox"/> Old       | <input type="checkbox"/> Dirt     | <input type="checkbox"/> No Telephone | <input type="checkbox"/> Sloping | <input type="checkbox"/> None      |

## Building Permit Record

| Date      | Amount | Purpose     | Note                                            |
|-----------|--------|-------------|-------------------------------------------------|
| 4/1/2010  |        | DR Demo Res | 1/18/12 KM DWG GONE TO 2012                     |
| 1/12/2010 |        |             | 1/12/10 LT DWG BURNED INT GUTTED ADJ VALUE 2010 |

## Ownership Record

| Date       | Book     | Page/Inst# | Amount | Type | Grantee                      |
|------------|----------|------------|--------|------|------------------------------|
| 10/17/2018 | 1011-116 |            |        | LD   | THORNTON WILLIE T & MAXINE M |
| 12/28/1990 | 607-260  |            | 3,000  |      | SANDERS CORNELIUS            |
| 8/30/1985  | 551-211  |            | 24,000 |      | HOLMES HOSETTA               |

## Land Record

| Sub | PT | Size/Front | Size Pri/Sec | Depth | Adj  | Rate | Pri/Sec | O | Adj1 | % | Adj2 | % | Value   | NC | HS |
|-----|----|------------|--------------|-------|------|------|---------|---|------|---|------|---|---------|----|----|
|     | HL | 2.000      | 2.000        |       | .000 |      | 3000.00 |   |      |   |      |   | 6,000   |    |    |
|     |    |            | 0.000        |       |      |      | 0.00    |   |      |   |      |   | 105 FRT |    |    |

Total: 6,000

