

PROPERTY

Parcel Information

Parcel Record Number (PRN) **20407** District **CHASE CITY TOWN**

Account Name **CARTER, LELIA BEATRICE**

CareOf **C/O CALVIN CARTER**

Address1 **230 JEFFERSON STREET**

Address2

City, State Zip **CHASE CITY, VA 23924**

Business Name

Location Address(es) **311 WEST THIRD STREET**

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
033A09-02--010	033	A09	02		010	

Total Acres **0.0**

Deed **DEED B&P-190-350**

Will **NONE**

Plat **PL-OLD DB-11-96**

Route

Legal Desc 1 **PT. LOT 10**

Legal Desc 2 **MOSS PROPERTY 75 x150**

Zoning **RESIDENTIAL MEDIUM TO HIGH DENISTY DEVELOPMENTS**

State Class **SINGLE FAMILY RESIDENCE (URBAN)**

Topology **LEVEL**

Utilities **ALL PUBLIC UTILITIES**

Assessed Values

Type	2022/2023 Proposed Assessed Value	2021/2022 Assessed Value
Land	\$2,500	\$2,500
Main Structures	\$17,000	\$14,500
Other Structures	\$0	\$0
TOTALS	\$19,500	\$17,000

Sales History

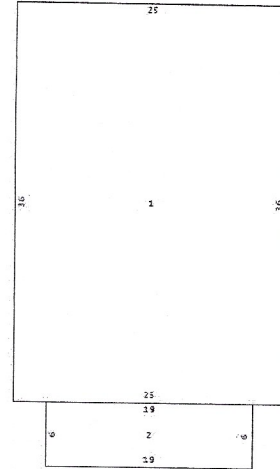
Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
	\$0	DEED BOOK AND DEED PAGE (OLD)-190-350	1	01/01/1966

Land Segments

Seg	Description	Size	Value
1	LOT VALUE	1.00	\$2,500

Main Structures

Main Structure 1	Rooms	6	Deprec Schedule	AVERAGE DEPRECIATION
	Bedrooms	2	Heated Sq Ft	900
	Cost/Heated SqFt	\$16.75	Constr Style	CONVENTIONAL
Main Structure Photo		Main Structure Sketch		



Main Structure Attributes

Type	Code	# Of
FLOOR	CARPET	900
FOUNDATION	CONCRETE BLOCK	900
FUEL	WOOD	900
PLUMBING	3 FIXTURE BATHROOM	1
ROOF MATERIAL	COMPOSITION SHINGLE	900
ROOF TYPE	GABLE	900
WALL	DRY WALL	900

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	STOVE	WOOD FRAME	D+5	900	1.00	1.00	0	1960
2-0	100	OPEN FRAME PORCH			D+5	114	1.00	1.00	0	1960

Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt
-----	-------------	-------	------	--------------	---------

No data to display

Data last updated: 05/30/2022

ConciseCAMA - Copyright © 2022, Concise Systems, LLC - All Rights Reserved
 Concise Systems, LLC * www.concisesystems.com * (540)776-1800 * sales@concisesystems.com

DUSTY FORBES
Town Manager

VIRGINIA W. PETERSEN
Treasurer

JIM WILSON
Public Works Superintendent

J.A. JORDAN
Chief of Police

ALDEN FAHRINGER
Mayor

Town of Chase City

JAMES H. BOHANNON
Vice-Mayor

319 North Main Street
Chase City, Virginia 23924

(434) 372-5136

Fax: (434) 372-2587
October 5, 2020

Lelia Carter
c/o Calvin Carter
230 Jefferson Street
Chase City, Virginia 23924

RE: 311 W 3rd Street
Chase City, Virginia 23924

Dear Mrs. Carter:

The Town of Chase City has received a citizen complaint about your property located at 311 W. Third Chase City, Virginia 23924. This property is in violation of Sec 6-4-11 of the Ordinance of the Town of Chase City. Your property fails to comply with the Building Maintenance Code of the Virginia Code which states properties must be maintained so as not to become unsafe, unsanitary or deficient in adequate exit facilities, and must not constitute a hazard, or are otherwise dangerous to human life or the public welfare.

The Ordinance of the Town of Chase City Sec. 6-4-16 states that the owners of property shall remove, repair or secure any building (residential or commercial) or any other structure that might endanger the public health or safety of other residents of the town as required. Section 6-4-16-2 also specifically refers to any building or other manmade structure which by reason of faulty construction, age, lack of repair or any other cause which is dangerous or dilapidated, and is especially liable of fire and constitutes or creates a fire hazard.

The Town wanted to reach out to you and inform you about the condition of the building and allow you time to correct these issues. The Town expects all necessary repairs to be made to the building or you may be subject of penalties of up to \$1,000.00 per Sec. 6-4-17 of the Town Ordinance. Please contact me at (434) 372-5136 to discuss your plans to remedy the situation.

If we do not hear from you within (10) days, we will be forced to pursue legal action.

Thank you for your attention to this matter.

Sincerely,


C.F. Forbes

Town Manager

"A Certified Business Location"

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Leila Carter
Calvin Carter
230 Jefferson Street
Chase City, VA 23904



9590 9402 2090 6132 5040 22

2. Article Number (Transfer from service label)

7018 0680 0000 3801 2677

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Calvin Carter C. Date of Delivery 2-11-22
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail
 - ☐ Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

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)

- ☐ 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

Postmark
Here

7018 0680 0000 3801 2677

DUSTY FORBES
Town Manager

VIRGINIA W. PETERSEN
Treasurer

JIM WILSON
Public Works Superintendent

J. A. JORDAN
Chief of Police

ALDEN FAHRINGER
Mayor

Town of Chase City

JAMES H. BOHANNON
Vice-Mayor

319 North Main Street
Chase City, Virginia 23924
(434) 372-5136
Fax: (434) 372-2587

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

February 2, 2022

Leila Carter
Calvin Carter
311 W Third Street
Chase City, VA 23924

RE: 311 W Third Street
Chase City, VA 23924

NOTICE OF VIOLATION

Dear Property Owner:

As a result of a complaint to this office, an inspection was made at your property located **311 W Third Street, Chase City, VA 23924**. The following violations were found to be in violation of the 2015 International Property Maintenance Code Provisions and the Code of the Town of Chase City, VA. **Only the exterior was evaluated.**

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from *rodent harborage* and *infestation*. Where rodents are found they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re infestation.

There are open windows and access to the crawl space that would allow rodents to harbor and present a danger to the community.

IPMC 304.1 General. The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public, safety or welfare.

One front porch support column is missing and the rail at the steps is insufficient.

304.2 Protective treatment. All exterior surfaces, including but not limited to door, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of *windows, doors and skylights*, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

The exterior of the building extreme peeling paint, which could contain lead if properly tested. Paint chips are falling on the ground which will enable it to be tracked into other areas.

IPMC 304.1.1.8 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or International Existing Building Code as required from existing buildings.

1. Structure members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;

The front porch floor is in disrepair and in need of replacing to prevent harm to those who may enter.

The interior floor is in need of repair from the roof leaks.

304.7 Roofs and drainage. The *roof* and *flashing* shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. *Roof drains, gutters and downspouts* shall be maintained in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.

The roof shingles are in need of replacement and possible sheathing repair. This has cause leaks in the interior, the collapsing of sheetrock and floor damage throughout the interior of the home.

Gutters and some downspouts are missing or in need of replacement to allow water to drain away from the foundation of the home and not into the crawl space.

IPMC 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Exterior walls and porches are in need of repair or replacement. A new siding material or protective covering is needed to prevent the further decay of the siding.

304.1.1 Unsafe conditions Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

The roof is in need of replacing, the front porch support column is missing, the bricks on the chimneys crown are falling from the roof and the interior of the dwelling is not secured from the outside.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

There are no sufficient hand rails in place at the front porch.

304.13 Windows, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

There are broken and missing windows throughout the house which also will allow rain and rodents to enter.



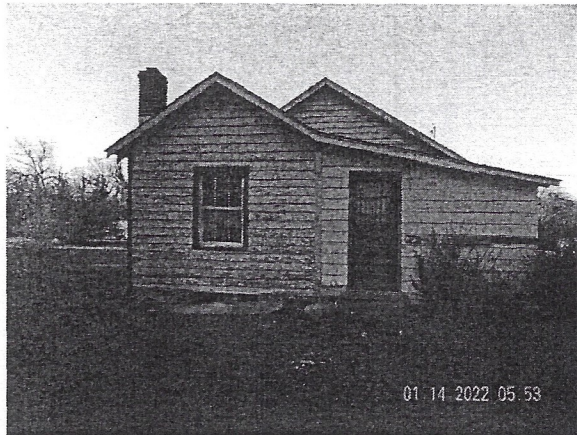
Front View



Right Side View



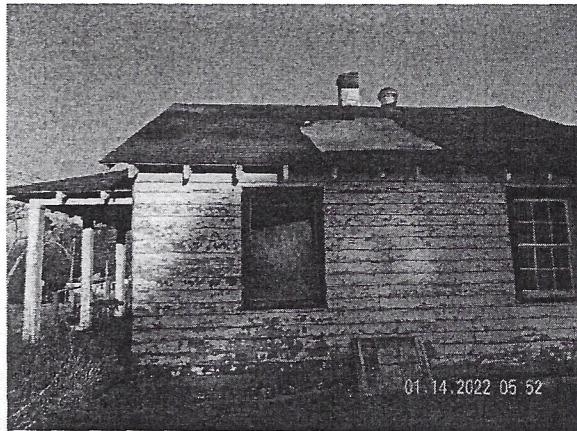
Left Side View



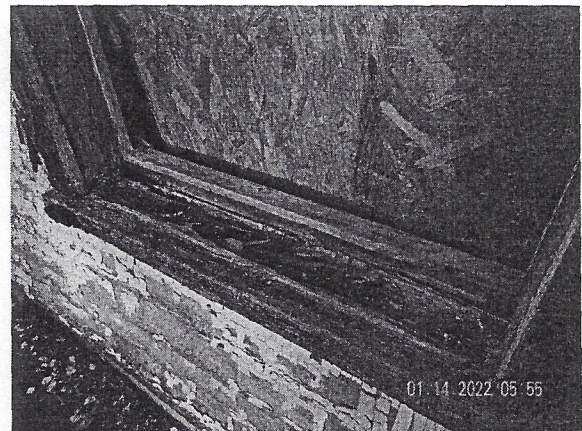
Rear View



Window Missing (Power still connected)



Window Missing



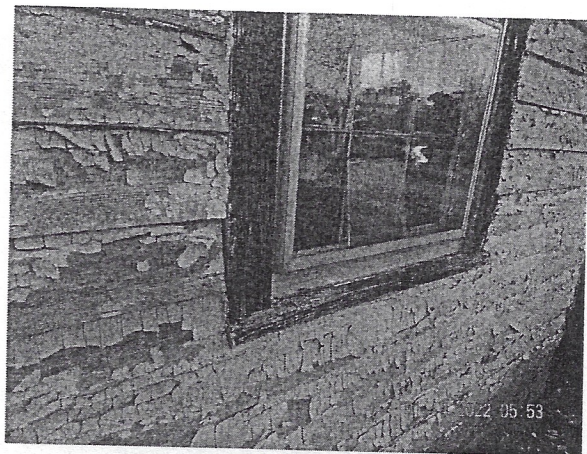
Sill exposed to the elements



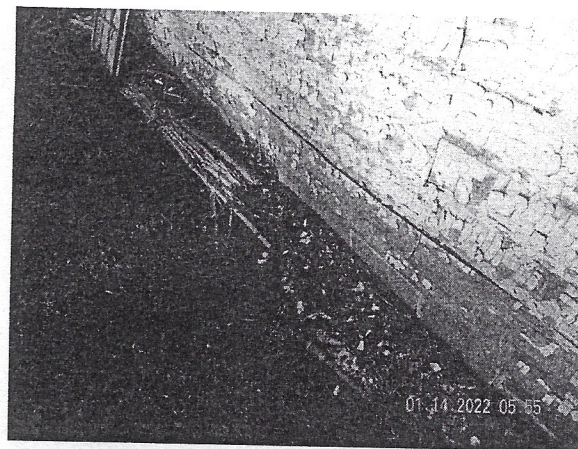
Interior open to the outside



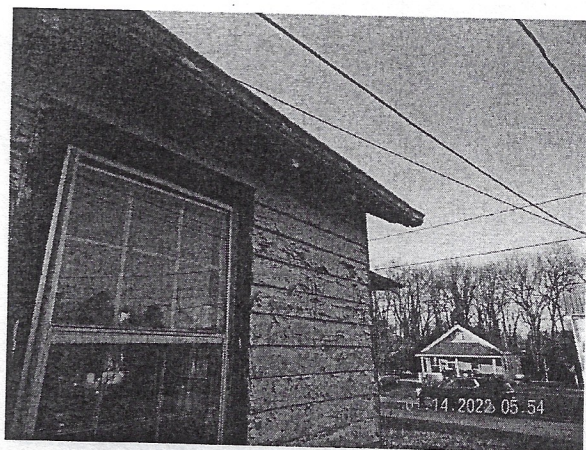
Heavy Debris with open access



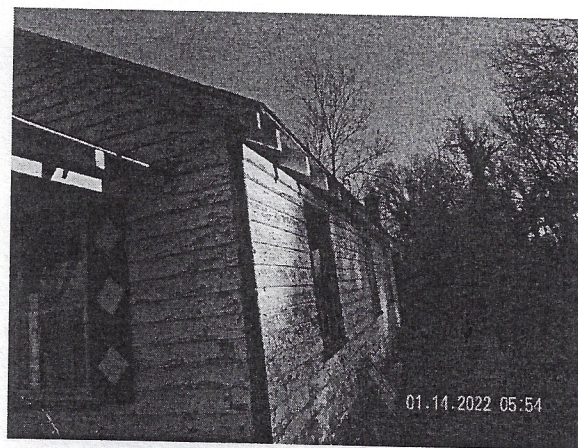
Extreme peeling paint



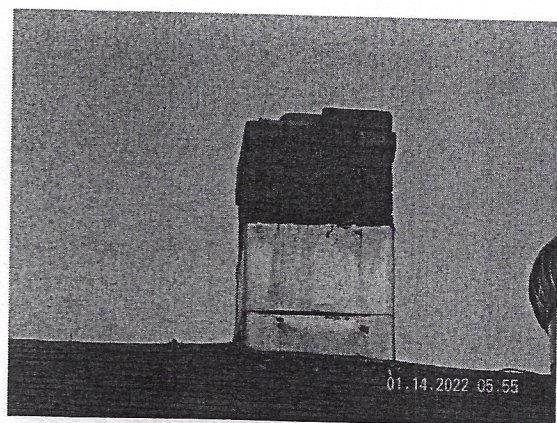
Paint chips falling on the grounds



Missing gutters and downspouts



Missing gutters and downspouts



Chimney Crown Failing



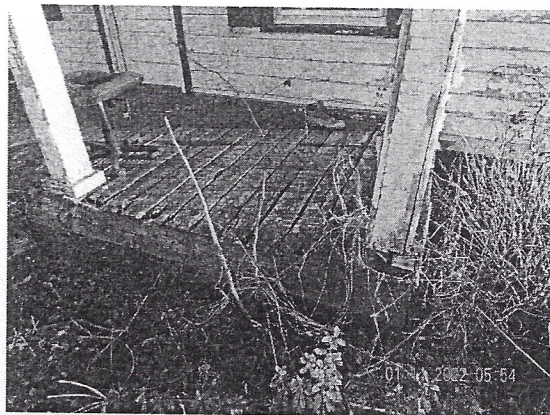
Possible rodents in the interior



Porch Column Missing



Porch floor and column missing



Porch Floor is a hazard



Foundation open to Rodents

All photos were taken on 01/14/2022

It is my recommendation that the owner of this property should contact the town manager with a plan to immediately secure or demolish the property, make safe to the community and prevent further damage to the dwelling.

Corrections of these conditions shall be corrected within 45 days of the receipt of this letter, as they are health and safety or welfare concerns to the neighborhood. Failure to comply with this notice to take corrective action shall result in both criminal and civil prosecution to the fullest extent authorized by the Virginia Uniform Statewide Building Code Law and the Code of the Town of Chase City Virginia.

You have a right to appeal this decision to the Town of Chase City Town Council within 21 days from the receipt of this notice. If you have a desire to appeal, you should contact Mr. Charles Forbes, Town Manager, immediately at (434) 372-5136.

Sincerely,

Cedric M. Stovall

Cedric M. Stovall

Chase City Property Inspector

cc: Charles Forbes, Town Manager, Town of Chase City

DUSTY FORBES
Town Manager

VIRGINIA W. PETERSEN
Treasurer

JIM WILSON
Public Works Superintendent

J.A. JORDAN
Chief of Police

ALDEN FAHRINGER
Mayor

Town of Chase City

JAMES H. BOHANNON
Vice-Mayor

319 North Main Street
Chase City, Virginia 23924
(434) 372-5136
Fax: (434) 372-2587
March 7, 2022

Leila Carter
Calvin Carter
230 Jefferson Street
Chase City, VA 23924

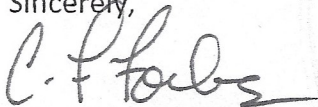
RE: 311 W Third Street

Dear Mr. Carter:

Please email me your remediation plans for 311 W Third Street, Chase City, VA 23924. The email address is cctownmanager@gmail.com. If there has not been significant progress in the remediation process within 90 days of receipt of this letter, the town will proceed with demolition of the property.

Thank you for your attention to this matter.

Sincerely,



C.F. Forbes
Town Manager

NOTICE

LEGAL NOTIFICATION NOTICE OF DEMOLITION Pursuant to Section 15.2-906 of the Code of Virginia and Section 6-4-18 of the Code of The Town of Chase City, Virginia; Notice is hereby given to Lelia B. Carter c/o Calvin Carter, known and described as owner of the property located at 311 West Third Street, Chase City, Virginia 23924 that the foregoing property has been declared a nuisance; unsafe or unfit for human habitation; and may due to its condition endanger the public health or safety of residents of the locality. Demolition and removal of said property shall commence thirty (30) days from the last publication of this NOTICE, July 15, 2022 unless the structure is fully repaired or demolished by said owner on or before said date. All cost incurred as a result of the demolition and removal of said property shall be added to the taxes assessed against the property, shall constitute a lien upon the property, and shall be collected in the same manner as taxes collected.

For further information, contact the Town Manager, (434) 372-5136, 319 North Main Street, Chase City, Virginia 23924. 6/8, 6/15

C. F. Forbes
Town Manager
Town of Chase City

Sec. 6-4-19. - Appeal of notice of abatement.

- (a) The person receiving the abatement notice shall have the right to appeal the determination of the officer finding that a dangerous or dilapidated structure exists within 15 days from the time this notice is served. Appeal shall be to the town council. If the person receiving the abatement notice has not notified the town manager within 30 days from the time notice is served upon him of his intention to comply with this article; or
- (b) Has not complied therewith 45 days of its receipt or taken an appeal from the determination of the officer that a dangerous building exists within ten days from receipt of the abatement notice, then the town manager may proceed to remedy the condition or demolish the dangerous building and every charge authorized by this section or Code of Virginia, section 15.2-900 with which the owner of any such property has been assessed and that remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, Ch. 39, Tit. 58/1, Art. 3, sections 58.1-3940 et seq. and 8.1-396 et seq.

(Ord. of 5-12-14)

6/17/22

311 WEST 3RD ST.
CHASE CITY, VA 23924

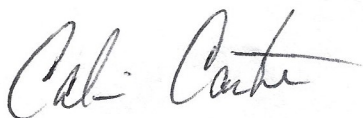
To Town of Chase City, Virginia Manager,

I, Calvin Carter, owner and c/o of the property located at 311 West 3rd St., Chase City, Virginia am writing to appeal the demolishing or destroying of the house of Lelia Carter, due to repairs needed at the property. I had started the process of repairing the property until my health declined. My health is now becoming more stable but the economy and materials are at an all time high making it harder to obtain the needed materials at reasonable prices. I have purchased various repair items as I am able, continuing to upgrade the house.

Being the only heir to my grandmother, Lelia Carter's, estate I feel it is my duty and job to keep the house standing, honoring my heritage as it was the only thing she owned. I would like to appeal the demolition of her house so I can continue to work on repairs and make the house in liveable condition.

Thank you for your attention in this matter.

Sincerely,



CALVIN CARTER

JUN 12 RECD

JUN 2 RECD

BDC Henderson

PAGE NO 1



264 Warrenton Rd
Henderson, NC 27537
PHONE: (252) 430-8500

SOLD TO: **** CASH ****

CUST NO: *6
TERMS: CASH/CHECK/BANKCARD

DATE: 6/18/22
CLERK: RCR
SALES REP: TRR
TAX: 006 HENDERSON TAX CODE

TIME: 11:25
TERMINAL: 572

REFERENCE:
JOB NO: 000

SHIP TO: HAMBLIN/ROBERT

INVOICE: E57250/6

LINE	QTY	UM	SKU	DESCRIPTION	UNITS	SUGG	PRICE/	PER	EXTENSION
1	120	EA	TRS54612	5/4X6X12 TREATED STD	120		7.49	/EA	898.80
2	2	EA	TRPW12	1/2" TREATED PLYWOOD	2		44.99	/EA	89.98

** PAID IN FULL **

1055.52

TAXABLE 988.78
NON-TAXABLE 0.00
SUBTOTAL 988.78

TAX AMOUNT 66.74

TOTAL 1055.52

BANKCARD PAYMENT
BKCRD# XXXXXXXXXXXXX1744

1055.52

TOT WT: 3071.60

APP: 01558A

XR: 457250

Received By

CUSTOMER RESPONSIBLE FOR MEETING THEIR AREA'S BUILDING CODE

***NO RETURNS OR REFUNDS ON FACTORY SECONDS**



MID: ***9246