

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 405 SOUTH FOSTER

BASIC INFORMATION

- ▶ PARCEL: 077P35-232-00
- ▶ CASE: 48147
- ▶ WARD: 2
- ▶ TAX VALUE: \$46,760
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$41,380
Left side \$56,870
Rear \$350,000
Across street \$43,330

TAXES/LIENS

Taxes – Arrears City Liens - Yes

VISUAL INDICATORS OF BLIGHT

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

CODE ENFORCEMENT HISTORY

- ▶ PRIOR VIOLATIONS: 5
- ▶ THE HOUSE IS VACANT AND IT IS IN AN ESTATE.



HEARING NOTICE

DATE: 6/3/25

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48538

Vs.

MARY A. ARNOLD ESTATE
AND ANY PARTY INTERESTED IN PROPERTY
LOCATED AT 405 SOUTH FOSTER

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **405 South Foster, Tupelo, MS, Parcel #077P-35-232-00,** including building(s) thereon, is in such a state of uncleanliness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **6/17/25 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings,** removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any future hearing.

WITNESS MY SIGNATURE, THIS THE 3rd day of JUNE, 2025.



**Tanner Newman, Director
Department of Development Services
City Of Tupelo, Mississippi**

NOTICES MAILED TO:

Mary A. Arnold Estate
405 South Foster Street
Tupelo, MS 38801

Trustmark Bank
P. O. Box 23072
Jackson, MS 39225

Scott Davis
P. O. Box 469
Tupelo, MS 38802

MS TL, LLC
770 S 13th, Suite 7307
Boise, ID 83707

TLGFY, LLC
c/o Corporation Service Company
109 Executive Drive, Suite 3
Madison, MS 39110

FIG 20, LLC
c/o Northwest Registered Agent, LLC
270 Trace Colony Park, Ste B
Ridgeland, MS 39157

TLGFY, LLC
4747 Executive Drive, Ste 210
San Diego, CA 922121

FIG 20, LLC
1000 Riverside Ave. Ste 400
Jacksonville, FL 32204

MS TL, LLC
c/o CT Corporation System
645 Lakeland East Drive 101
Flowood, MS 39232

CITY OF TUPELO INSPECTION REPORT

E:

11/01/

RCEL #:

077P-35-232-00

OWNER:

Mary Arnold Estate

ADDRESS:

405 S. Foster Street

OCCUPIED: ☐

VACANT: ☐

TYPE OF
BUILDING:

RESIDENTIAL: ☒

COMMERCIAL: ☐

UNKNOWN: ☐

OVERALL
CONDITION OF
BUILDING:

Poor, but unable to
see inside & evaluate

BUILDING STRUCTURE

- ☐ DEFECTIVE SILLS, PIERS, PORCHES, STEPS
- ☐ SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEILING
- ☐ RAILING AROUND PORCHES AND STEPS IF OVER 30" HIGH
- ☐ PROTECTIVE TREATMENT INADEQUATE
- ☐ DEFECTIVE INT. WALL SHEETING

- ☐ DEFECTIVE WINDOWS OR DOORS
- ☐ DEFECTIVE CEILINGS, & RAFTERS
- ☐ DEFECTIVE SHEETING
- ☐ DILAPIDATED ACCESSORY BUILDING
- ☐ NO RESTROOM PRIVACY

PLUMBING / GAS

- ☐ WATER HEATER VENTED PROPERLY
- ☐ <10,000 BTU / BEDROOM / <6,000 BTU / BATHROOM
- ☐ WATER HEATER IN BATH OR BEDROOM CLOSETS
- ☐ CUT OFF VALVES ON ALL GAS APPLIANCES
- ☐ OXYGEN DEPLETION VALVES ON BATH AND BEDROOM HEATERS

- ☐ BROKEN SEWER OR DRAIN LINES
- ☐ MISSING OR DEFECTIVE FIXTURES
- ☐ WATER LEAKS IN PIPES / FIXTURES
- ☐ COLD WATER CUT OFF ON W/H
- ☐ W/H POP-OFF PIPED TO OUTSIDE

ELECTRICAL

- ☐ DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD
- ☐ UNSAFE SWITCH BOXES / OUTLETS
- ☐ SMOKE DETECTORS IN EACH HALLWAY

- ☐ UNSAFE OR EXPOSED WIRING
- ☐ EXPOSED WIRING
- ☐ PANEL BOX LABELED
- ☐ PROPER GROUNDING

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- ☐ UNSANITARY INTERIOR
- ☐ EXCESSIVE LITTER AND DEBRIS ON PREMISES
- ☐ INADEQUATE FOOD PREPARATION AREAS, SHELVING, CABINET & DRAWERS
- ☐ JUNK / DEBRIS AROUND PERIMETER OF HOUSE

- ☐ INFESTATION OF INSECTS OR RODENTS
- ☐ OVER GROWN LOT
- ☐ ABANDONED MOTOR VEHICLE

COMMENTS:

This was a vacant house & not being taken care of. We have mowed this property and have filed liens.

There were people living in it when I went out to post the house. I tried calling the deceased owners daughter, but she failed to answer. I left my card w/ occupant & asked that she have the lady to call me. I have not received any phone calls from her.

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

- ☐
- ☐
- ☐

DISCONNECTED

- ☒
- ☒
- ☒

INSPECTION'S MOTION

- ☐ REPAIR
- ☐ ALTERATION
- ☐ VACATE TENANTS

DEMOLITION

Lynda Ford
BUILDING INSPECTOR (SIGNATURE)



CITY OF TUPELO
DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION
NOTICE TO COMPLY

Violation Address: «LOCATION»

Date: 02/19/2025

Case #: 48538

Property Owner: ARNOLD MARY A
Owner Address: 405 S FOSTER ST
TUPELO, MS 38801

Parcel #: 077P3523200

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

Your property has been recognized as having the following violations:

The re-inspect date is: 03/21/2025

***PLEASE CORRECT VIOLATIONS BY THIS DATE**

VIOLATION	DETAILS & REMEDY
BLDG MAINT	<u>PLEASE BRING YOUR HOME UP TO CODE OR REFER TO DEMO . THANK YOU.</u>

§17.1.2 of the Development Code states: (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

02/19/2025

RODNEY STANDIFER

CODE ENFORCEMENT OFFICER

PHONE # 662-871-7930

*The Development Code and Municipal Code of Ordinances can be found at www.tupeloms.gov

BUILDING MAINTENANCE

Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802



Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

PROPERTY MAINTENANCE - BUILDING MAINTENANCE

11.6.3(6) Building Maintenance: It shall be unlawful and a violation of this code for any person to erect, maintain, use, place, deposit, cause, allow, leave or permit any of the following on any residential property:

- (a) Any wood surfaces unprotected from the elements by paint or other protective treatment;
- (b) Exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated or slum-like appearance;
- (c) Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance.
- (d) Property owners are responsible for maintenance of property and behavior of tenants in rental property.

13.5.11 Penalties for Violations: No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.

- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.

THIS NOTICE OF VIOLATION HAS ALSO BEEN MAILED TO THE FOLLOWING:

1. **RANDMUN & VANESSA SATTERWHITE**
803 MAYNARD DR.
TUPELO MS 38801

2.

3.

Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802

PHOTOS:



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