

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 5208 COONEWAH TRAIL

BASIC INFORMATION

- ▶ PARCEL: 103C-05-007-55
- ▶ CASE: 45605
- ▶ WARD: 6
- ▶ TAX VALUE: \$289,200
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$112,260
Left side \$257,280
Rear \$299,160
Across street \$288,100

TAXES/LIENS

Taxes – Current

No city liens

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 1
- ▶ CURRENT STATUS – The owner demolished the house after a total fire loss. The slab was left to accommodate the builder that was going to rebuild a house using the old slab. The builder has not yet purchased the property and it is now a blight to the neighborhood.

CITY OF TUPELO
INSPECTION REPORT

DATE: 02-04-24

PARCEL #: 103C-05-007-55

OWNER: Gregory Sandra Bolden

ADDRESS: 5208 Cornwell Trail

OCCUPIED: VACANT:

TYPE OF BUILDING: RESIDENTIAL:
COMMERCIAL:
UNKOWN:

OVERALL CONDITION OF BUILDING:

BUILDING STRUCTURE

- | | | |
|---|--------------------------|---|
| <input type="checkbox"/> DEFECTIVE SILLS, PIERS, PORCHES, STEPS | <input type="checkbox"/> | <input type="checkbox"/> DEFECTIVE WINDOWS OR DOORS |
| <input type="checkbox"/> SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEILING | <input type="checkbox"/> | <input type="checkbox"/> DEFECTIVE CEILINGS, & RAFTERS |
| <input type="checkbox"/> RAILING AROUND PORCHES AND STEPS IF OVER 30" HIGH | <input type="checkbox"/> | <input type="checkbox"/> DEFECTIVE SHEETING |
| <input type="checkbox"/> PROTECTIVE TREATMENT INADEQUATE | <input type="checkbox"/> | <input type="checkbox"/> DILAPIDATED ACCESSORY BUILDING |
| <input type="checkbox"/> DEFECTIVE INT. WALL SHEETING | <input type="checkbox"/> | <input type="checkbox"/> NO RESTROOM PRIVACY |

x slab left after demolition of house

PLUMBING / GAS

- | | | |
|--|--------------------------|--|
| <input type="checkbox"/> WATER HEATER VENTED PROPERLY | <input type="checkbox"/> | <input type="checkbox"/> BROKEN SEWER OR DRAIN LINES |
| <input type="checkbox"/> <10,000 BTU / BEDROOM / <6,000 BTU / BATHROOM | <input type="checkbox"/> | <input type="checkbox"/> MISSING OR DEFECTIVE FIXTURES |
| <input type="checkbox"/> WATER HEATER IN BATH OR BEDROOM CLOSETS | <input type="checkbox"/> | <input type="checkbox"/> WATER LEAKS IN PIPES / FIXTURES |
| <input type="checkbox"/> CUT OFF VALVES ON ALL GAS APPLIANCES | <input type="checkbox"/> | <input type="checkbox"/> COLD WATER CUT OFF ON W/H |
| <input type="checkbox"/> OXYGEN DEPLETION VALVES ON BATH AND BEDROOM HEATERS | <input type="checkbox"/> | <input type="checkbox"/> W/H POP-OFF PIPED TO OUTSIDE |

ELECTRICAL

- | | | |
|---|--------------------------|---|
| <input type="checkbox"/> DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD | <input type="checkbox"/> | <input type="checkbox"/> UNSAFE OR EXPOSED WIRING |
| <input type="checkbox"/> UNSAFE SWITCH BOXES / OUTLETS | <input type="checkbox"/> | <input type="checkbox"/> EXPOSED WIRING |
| <input type="checkbox"/> SMOKE DETECTORS IN EACH HALLWAY | <input type="checkbox"/> | <input type="checkbox"/> PANEL BOX LABELED |
| | <input type="checkbox"/> | <input type="checkbox"/> PROPER GROUNDING |

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- | | | |
|---|--------------------------|--|
| <input type="checkbox"/> UNSANITARY INTERIOR | <input type="checkbox"/> | <input type="checkbox"/> INFESTATION OF INSECTS OR RODENTS |
| <input type="checkbox"/> EXCESSIVE LITTER AND DEBRIS ON PREMISES | <input type="checkbox"/> | <input type="checkbox"/> OVER GROWN LOT |
| <input type="checkbox"/> INADEQUATE FOOD PREPARATION AREAS, SHELVING, CABINET & DRAWERS | <input type="checkbox"/> | <input type="checkbox"/> ABANDONED MOTOR VEHICLE |
| <input type="checkbox"/> JUNK / DEBRIS AROUND PERIMETER OF HOUSE | | |

COMMENTS:

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

-

DISCONNECTED

-

INSPECTION'S MOTION

- REPAIR ALTERATION VACATE TENANTS

DEMOLITION

of slab

Lynda Lord
BUILDING INSPECTOR (SIGNATURE)



HEARING NOTICE

09/26/24

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45605

Vs.

GREGORY & SANDRA BOLDEN

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

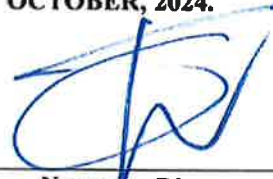
The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

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 **5208 Coonewah Trail, Parcel #103C0500755, Tupelo MS**, including building(s) thereon, is in such a state of uncleanness 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 **10/15/2024 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 1st DAY OF OCTOBER, 2024.



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

01/03/2024

BOLDEN GREGORY & SANDRA
5208 COONEWAH TRL
TIPELO MS 38801

Re: CASE # 45605
5208 COONEWAH TRL,
PARCEL NUMBER: 103C0500755



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.

VIOLATION	DETAILS/REMEDY
CONDEMNATION OF UNSAFE PROPERT	DEMOLISH HOUSE

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE: 30 days
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D.S.

Thank you in advance for your compliance. If you have questions, please call 662.871.2027

Sincerely,



DAVID SHELTON
Code Enforcement

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCUDED)

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.



PLEASE LET ME KNOW WHAT YOUR PLANS ARE FOR THIS PROPERTY. THE CITY WILL BEGIN DEMOLITION OF THIS PROPERTY IN 30 DAYS.





