



BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

512 Clinton St.

(Address)

BASIC INFORMATION

- PARCEL: 089F-30-006-00
- CASE: CODE-25-213
- WARD: 4
- TAX VALUE: 6,000
- VACANT: Yes
- REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

<u>Right side:</u> 1129 Hilda Ave	\$ 7,200
<u>Left side:</u> 514 Clinton	\$ 6,000
<u>Rear:</u> City Owned	\$ 5,600
<u>Front:</u> 1003 Blanchard Ave	\$ 7,000

TAXES/LIENS

Taxes: \$ 203.73

City Liens: \$ 300

VISUAL INDICATORS OF BLIGHT

- EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR: Yes, roof, windows, building siding
- STRUCTURAL DAMAGE OR FAILURE: Yes
- BROKEN WINDOWS\DAMAGED DOORS: Yes
- YARD OR GROUNDS POORLY MAINTAINED: Yes
- ACCUMULATION OF JUNK: Yes

CODE ENFORCEMENT HISTORY

- PRIOR VIOLATIONS: Yes
- CURRENT STATUS: Vacant
- SYNOPSIS: This house has been abandoned and boarded up. 512 Clinton is constant nuisance during lot mowing season and has many prior violations.

City of Tupelo, MS

Inspection Report

Inspection: DEMO - Inspection

Inspector: Jake Logan

Inspection Date: Jan 16, 2026

Record: Demolition #DEMO-25-12

Location: 512 CLINTON STREET, TUPELO, MS 38804

Applicant:

Demolition Inspection

Overall Result: Fail

Checklist:

Building Structure

Dilapidated accessory building

Result: Fail

Building Structure

Defective interior wall sheathing

Result: Fail

Building Structure

Defective sills, piers, porches, steps

Result: Fail

Remarks:
Roof caving in



Building Structure

Defective windows or doors

Result: Fail



Building Structure

Sagging or unsound walls, floors, roof or ceiling

Result: Fail

Building Structure

Defective ceilings or rafters

Result: Fail



Building Structure

Signs of vagrants/criminal activity present

Result: Fail

Building Structure

Defective sheathing

Result: Fail

Electrical

Unsafe switch boxes/outlets

Result: Not Observed

Electrical

Smoke detectors per NFPA 72

Result: Not Observed

Electrical

Defective exterior panel box and/or mast head

Result: Not Observed

Electrical

Unsafe and/or exposed wiring

Result: Not Observed

Plumbing/Gas

Water leaks in pipes/fixtures

Result: Not Observed

Plumbing/Gas

Missing or defective fixtures

Result: Not Observed

Plumbing/Gas

Broken sewer or drain lines

Result: Not Observed

Sanitation and Health Condition

Natural gas odor detected (air quality)

Result: Not Observed

Sanitation and Health Condition

Infestation of insects/rodents

Result: Not Observed

Sanitation and Health Condition

Abandoned "junk" vehicle(s)

Result: Not Observed

Sanitation and Health Condition

Sewer odor detected (air quality)

Result: Not Observed

Sanitation and Health Condition

Overgrown lot

Result: Not Observed

Remarks:

Not yet

Sanitation and Health Condition

Junk/debris around perimeter of house

Result: Fail

Utility Service

Water

Result: Not Observed

Utility Service

Gas

Result: Not Observed

Utility Service

Electric

Result: Not Observed



HEARING NOTICE

DATE: 02/27/2026

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 25-213

VS.

**TIFFANIE M. KIRK AND ANY PERSON
OR ENTITY HAVING OR CLAIMING INTEREST
IN THE PROPERTY LOCATED AT 512 CLINTON
STREET, TUPELO, MS**

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 Jake Logan at 662-322-9295.

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."

- 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 **512 Clinton Street, Tupelo, MS, Parcel #089F-30-006-00,** 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.
- Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **03/17/2026 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.
- 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: **clean up, 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.**

Hearing Notice
512 Clinton Street
Complaint No. 25-213
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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 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 27TH DAY OF FEBRUARY, 2026.



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

Hearing Notices Mailed To:

Tiffanie M. Kirk
512 Clinton Street
Tupelo, MS 38804

Tiffanie M. Kirk
531 Ranch Trail #156
Irving, TX 75063



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES CODE COMPLIANCE DIVISION

NOTICE TO COMPLY

Violation Address:
512 CLINTON STREET
TUPELO, MS 38804

Date: August 5, 2025
Case Number: CODE-25-213
Parcel Number: 089F-30-006-00

Owner Name: KIRK JANICE MARIE ETAL
Owner Address: 1502 DEBRO STREET, TUPELO, MS 38804

Dear Property Owner or Tenant,

It is the mission of the Code Compliance 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: September 5, 2025

PLEASE CORRECT VIOLATIONS BY THIS DATE

MISS. CODE ANN. 21-19-11
DEMOLITION OF PROPERTY ORDINANCE

Determination that property or parcel of land is menace; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal (1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by: (a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and (b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted. Any notice required by this section shall include language that informs the property owner that 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 final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section. If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated

manner and at the same time delinquent ad valorem taxes are collected and shall bear the same penalties as those provided for delinquent taxes. If the property is sold for the nonpayment of an assessment under this section, it shall be sold in the manner that property is sold for the nonpayment of delinquent ad valorem taxes. If the property is sold for delinquent ad valorem taxes, the assessment under this section shall be added to the delinquent tax and collected at the same time and in the same manner. (4) All decisions rendered under the provisions of this section may be appealed in the same manner as other appeals from municipal boards or courts are taken. (5) Nothing contained under this section shall prevent any municipality from enacting criminal penalties for failure to maintain property so as not to constitute a menace to public health, safety and welfare.

DEV CODE
11.6.3(6)

PROPERTY
MAINTENANCE
STANDARDS -
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.

DETAILS AND REMEDIES:

DEMOLISH HOUSE OR BRING TO 2018 IBC STANDARDS

§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 that a violation continues shall constitute a separate and distinct violation or offense.



Troy Peck
Deputy Chief
Code Compliance Division
662-687-2815

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

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.

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

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

