

205 West Dozier

Lee County, MS



205 WEST DOZIER

PARCEL-089F-30-310-00 PPIN-21720

** Title Search
ordered 4/14/24*

PROPERTY OWNER

McAllister Cleo *Estate*
205 Dozier Street
Tupelo, MS 38801

BLIGHT INFORMATION

- CASE NUMBER: CODE-26-316
- LAND VALUE: \$4000
- WARD: 4
- OVERGROWN VEGETATION
- EXTERIOR DAMAGE
- VACANT
- BROKEN WINDOWS
- TRIED PURCHASING 2025

COMMITTEE RECOMMENDATION:

CITY OF TUPELO

DEMOLITION INSPECTION REPORT



DATE: 06/09/2026

OWNER: MCCALISTER CLEO

PARCEL #: 089F-30-310-00

ADDRESS: 205 DOZIER ST TUPELO, MS 38801

OCCUPIED: VACANT:

TYPE OF BUILDING: RESIDENTIAL:
 COMMERCIAL:
 UNKNOWN:

OVERALL CONDITION OF BUILDING: Dilapidated/In poor Condition

BUILDING STRUCTURE

- | | |
|---|---|
| <input checked="" type="checkbox"/> Defective sills, piers, porches, steps
<input checked="" type="checkbox"/> Sagging or unsound walls, floors, roof or ceiling
<input checked="" type="checkbox"/> Signs of vagrants/criminal activity present
<input type="checkbox"/> Dilapidated accessory building | <input checked="" type="checkbox"/> Defective windows or doors
<input checked="" type="checkbox"/> Defective ceilings or rafters
<input checked="" type="checkbox"/> Defective sheathing
<input checked="" type="checkbox"/> Defective interior wall sheathing |
|---|---|

PLUMBING / GAS

- | | |
|--|---|
| <input type="checkbox"/> Broken sewer or drain lines
<input type="checkbox"/> Water leaks in pipes/fixtures | <input checked="" type="checkbox"/> Missing or defective fixtures |
|--|---|

ELECTRICAL

- | | |
|--|--|
| <input checked="" type="checkbox"/> Defective exterior panel box and/or mast head
<input checked="" type="checkbox"/> Unsafe switch boxes/outlets | <input checked="" type="checkbox"/> Unsafe and/or exposed wiring
<input type="checkbox"/> Smoke detectors per NFPA 72 |
|--|--|

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Unsanitary interior
<input type="checkbox"/> Natural gas odor detected (air quality)
<input type="checkbox"/> Sewer odor detected (air quality)
<input checked="" type="checkbox"/> Junk/debris around perimeter of house | <input checked="" type="checkbox"/> Infestation of insects/rodents
<input checked="" type="checkbox"/> Overgrown lot
<input type="checkbox"/> Abandoned "junk" vehicle(s) |
|--|---|

COMMENTS:

UTILITY SERVICE:	CONNECTED	DISCONNECTED	N/A
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

INSPECTORS RECOMMENDATION:

REPAIR DEMOLITION



 BUILDING INSPECTOR (SIGNATURE)



HEARING NOTICE

DATE: 06/01/26

COMPLAINT NO. 26-316

CITY OF TUPELO, MISSISSIPPI

VS.

CLEO MCCALLISTER ESTATE AND ANY PERSON
OR ENTITY HAVING INTEREST IN PROPERTY LOCATED
AT 205 WEST DOZIER STREET, TUPELO, MISSISSIPPI

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."

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 205 West Dozier Street, Tupelo, MS, Parcel #089F-30-310-00, 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.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on 06/16/26 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 and concrete; 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 JUNE, 2026.



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

Hearing Notices Mailed To:

Cleo McCallister Estate
205 Dozier Street
Tupelo, MS 38801

Oscar A Spearman
3288 Brooks Street
Tupelo, MS 38801

Melvin McCallister
216 Barnes Street
Tupelo, MS 38804



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES CODE COMPLIANCE DIVISION

NOTICE TO COMPLY

Violation Address:
205 WEST DOZIER STREET
TUPELO, MS 38804

Date: April 13, 2026
Case Number: CODE-26-316
Parcel Number: 089F-30-310-00

Owner Name: MCCALLISTER CLEO
Owner Address: 205 DOZIER STREET, TUPELO, MS 38801

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: **April 28, 2026**

PLEASE CORRECT VIOLATIONS BY THIS DATE

IPMC 110.1 DEMOLITION

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.....

DETAILS AND REMEDIES:



APPLY FOR A BUILDING PERMIT TO FIX DAMAGES TO THE HOUSE, YARD, AND DRIVEWAY TO GET THE PROPERTY BACK UP TO CODE.

§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.

Jake Logan
Code Compliance Officer
662-322-9295

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:



