

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 508 BROWN STREET

BASIC INFORMATION

- ▶ PARCEL: 112A-04-009-00
- ▶ CASE: 48227
- ▶ WARD: 3
- ▶ TAX VALUE: \$24,990
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side	\$28,010
Left side	\$9,600
Rear	\$10,000
Across street	\$139,150

TAXES/LIENS

Taxes – Current No city liens - No

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: No
- ▶ A large tree fell on top of the house and shed and it is in too bad of shape to allow them to repair.



HEARING NOTICE

MARCH 31, 2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48227

Vs.

MICHAEL AND MINNIE JONES

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

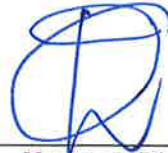
The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

- 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 **508 Brown Street, Tupelo, MS, Parcel #112A0400900**, 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 **April 15, 2025 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 DAY OF 31st DAY OF MARCH, 2025.



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

NOTICES MAILED TO:

Michael & Minnie Jones
508 Brown Street
Tupelo, MS 38801

Community Mortgage & Loan, Inc.
DBA Easy Finance
PO Box 433
Tupelo, MS 38802

CITY OF TUPELO
INSPECTION REPORT

DATE: 03-31-25

PARCEL #: 112A-04-009-00

OWNER:

Michael & Minnie Jones

ADDRESS: 508 Brown Street

OCCUPIED: ☐

VACANT: ☐

TYPE OF BUILDING: RESIDENTIAL: ☒
COMMERCIAL: ☐
UNKNOWN: ☐

OVERALL
CONDITION OF
BUILDING: Poor

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

off 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

off 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 house & shed had a tree fall on top of house & shed.

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

- ☐
☐
☐

DISCONNECTED

- ☒
☒
☐

INSPECTION'S MOTION

☐ REPAIR ☐ ALTERATION ☐ VACATE TENANTS ☒ DEMOLITION

Lynnda Ford
BUILDING INSPECTOR (SIGNATURE)



**CITY OF TUPELO
DEPARTMENT OF DEVELOPMENT SERVICES**

**CODE ENFORCEMENT DIVISION
NOTICE TO COMPLY**

Violation Address: 508 BROWN ST

Date: 11/15/2024

Case #: 48227

Property Owner: JONES MICHAEL F & MINNIE

Parcel #: 112A0400900

Owner Address: 508 BROWN ST
TUPELO, MS 38801

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: 12/16/2024

***PLEASE CORRECT VIOLATIONS BY THIS DATE**

<u>VIOLATION</u>	<u>DETAILS & REMEDY</u>
BLDG MAINT	Please repair the roof, soffit, fascia boards, and storage building as needed to ensure the property meets code requirements.
BUILDING PERMIT REQUIRED NOTICE	A permit may be required
OPEN/OUTDOOR STORAGE & LITTER	Please remove the tires from public view

§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.

11/15/2024

Jeremy Bramlett

JEREMY BRAMLETT

CODE ENFORCEMENT OFFICER

PHONE # 662-610-5667

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

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

2018 RESIDENTIAL CODE REQUIRING A PERMIT

Section R105 PERMITS: R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

PROPERTY MAINTENANCE - OUTDOOR STORAGE

11.6.3(1) Outdoor Storage of Materials

(a) No storage of any kind shall be permitted on a porch, open carport, or yard, except in an enclosed porch, as defined in Chapter 2 of this Ordinance. No refrigerators or similar appliances, or upholstered furniture, or similar items, may be stored or placed on the porch, unless the porch is enclosed.

(b) No laundry shall be placed on any fence, porch, or clothesline, except in the rear yard.

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.

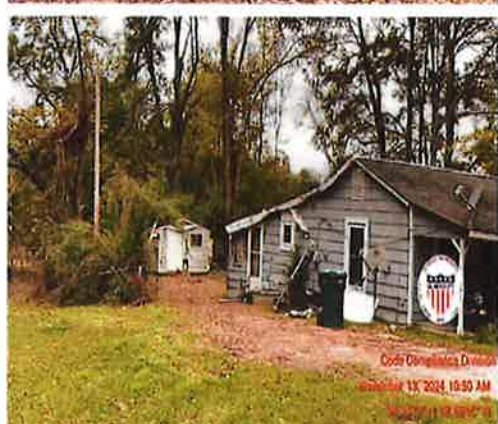
(3) Each day that a violation continues shall constitute a separate and distinct violation or offense.

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

1.

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

PHOTOS:



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