

PROPERTY INFORMATION

**ADDRESS: 301 GOVERNMENT STREET
(GARAGE ONLY)**

BASIC INFORMATION

- ▶ PARCEL: 077Q-36-285-00
- ▶ CASE: 45593
- ▶ WARD: 7
- ▶ TAX VALUE: \$8,579
- ▶ VACANT: NO
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$50,100
Left side \$58,330
Rear \$131,280
Across street \$48,880

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 - 3
- ▶ CURRENT STATUS – OWNER LIVES AT THE PROPERTY
- ▶ THIS OLD GARAGE OR STORAGE BUILDING IS DETACHED FROM THE RESIDENCE AND HAS BEEN IN BAD SHAPE FOR YEARS. NEW OWNER HAS NOT DONE ANYTHING TO REPAIR IT AND HAS NOT RESPONDED TO NOTICES.



HEARING NOTICE

05/02/2024

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45593

Vs.

DEMARCO LANGSTON

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."

- 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 **301 GOVERNMENT STREET, TUPELO MS, PARCEL #077Q-36-285-00** 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 **05/21/2024 on the second floor of City Hall located at 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: 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.
- 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 2ND DAY OF MAY, 2023.



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

NOTICES SENT TO:

Demarco Langston
301 Government Street
Tupelo, MS 38801

Renasant Bank
2001 Park Place North, Suite 150
Birmingham, AL 35203

Scott R. Hendrix, Esq.
Registered Agent for Renasant Bank
105 South Front St.
Tupelo, MS 38804

Decision One Mortgage Company, LLC
6115 Park South Drive, Suite 200
Charlotte, NC 28210

01/02/2024

LANGSTON DEMARCO
301 GOVERNMENT STREET
TUPELO, MS 38801

Re: CASE # 45593
301 GOVERNMENT ST,
PARCEL NUMBER: 077Q3628500



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
BLDG MAINT	REPAIR OR DEMOLISH SHED.

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
02/02/2024	02/02/2024

Thank you in advance for your compliance. If you have questions, please call 662.687.2815

Sincerely,



TROY PECK
Code Enforcement

3401.2 MAINTENANCE (EXISTING STRUCTURES)

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.

IPMC SEC 110 - DEMOLITION (110.1-110.4)

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 INCLUDED)

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.



