

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 766 SOUTH FEEMSTER LAKE ROAD

BASIC INFORMATION

- ▶ PARCEL: 112C0304500
- ▶ CASE: 48156
- ▶ WARD: 5
- ▶ TAX VALUE: \$61,150
- ▶ VACANT: Home Occupied
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side	\$4,000
Left side	\$119,000
Rear	\$40,700
Across street	\$61,950

TAXES/LIENS

Taxes – Current

No city liens

VISUAL INDICATORS OF BLIGHT

- ▶ STRUCTURAL DAMAGE OR FAILURE - NO
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – NO
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

CODE ENFORCEMENT HISTORY

- ▶ PRIOR VIOLATIONS 13
- ▶ This property has open storage and lawn parking.

CITY OF TUPELO
INSPECTION REPORT

DATE: 2/10/25

PARCEL #: 112C-03-045-00

OWNER: John Michael Greffin

ADDRESS: 7166 South Feemster Lake Rd

OCCUPIED: ☒

VACANT: ☐

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

OVERALL
CONDITION OF
BUILDING: Bad
yard

BUILDING STRUCTURE NA

- ☐ 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

PLUMBING / GAS NA

- ☐ 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

ELECTRICAL NA

- ☐ 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:

The owner will not respond to our complaints

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

- ☐
- ☐
- ☐

DISCONNECTED

- ☐
- ☐
- ☐

INSPECTION'S MOTION

☐ REPAIR ☐ ALTERATION ☐ VACATE TENANTS ☐ DEMOLITION

Lynnda Ford
BUILDING INSPECTOR (SIGNATURE)

Cleanup yard
haul off



HEARING NOTICE

02/25/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48156

Vs.

JOHN MICHAEL GRIFFIN

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 **766 South Feemster Lake Road, Parcel #112C0304500, 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 **03/18/2025 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 25th DAY OF FEBRUARY, 2025.



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

11/05/2024

GRIFFIN JOHN MICHAEL
766 FEEMSTER LAKE ROAD
TUPELO, MS 38804



Re: CASE # 48156
766 S FEEMSTER LAKE RD,
PARCEL NUMBER: 112C0304500

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
OPEN/OUTDOOR STORAGE & LITTER	No storage of any kind shall be permitted on a porch, open carport, or yard, except in an enclosed porch. PLEASE PICK UP ALL TRASH AND OPEN STORAGE IN YARD REFER TO THE CODE BELOW

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
12/23/2024	12/23/2024

Thank you in advance for your compliance. If you have questions, please call 662.610.5649

Sincerely,

Bailey Merchant

BAILEY MERCHANT
Code Enforcement

THIS IS YOUR SECOND AND FINAL VIOLATION NOTICE

IPMC SEC 110 - DEMOLITION (110.1-110.4)

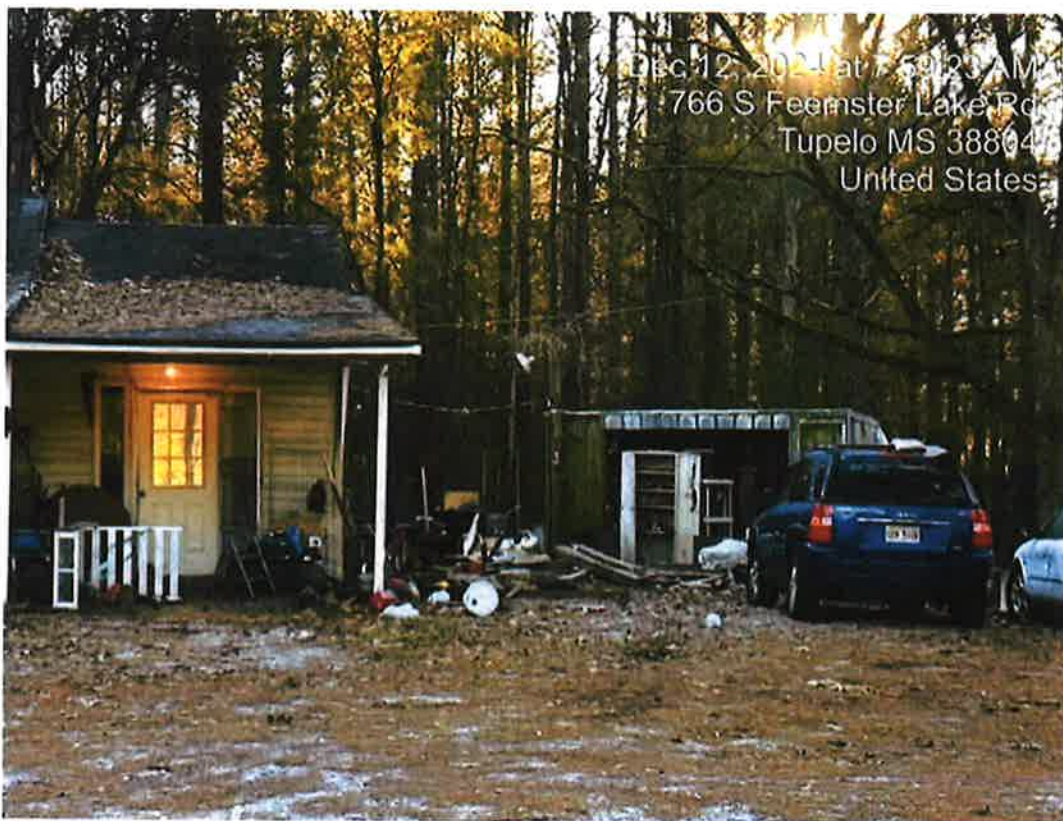
SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, 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)

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.



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.



