

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 203 PAGE STREET

BASIC INFORMATION

- ▶ PARCEL: 077Q3604500
- ▶ CASE: 45614
- ▶ WARD: 4
- ▶ TAX VALUE: \$41,400
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side	\$108,690
Left side	\$68,600
Rear	\$ 16,000
Across street	\$14,400

TAXES/LIENS

Taxes – Arrears

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 2
- ▶ Homeless and drug activity have resulted in the destruction of the house and debris on the property.

CITY OF TUPELO
INSPECTION REPORT

DATE: 02-10-2025

PARCEL #: 071Q-36-045-00

OWNER: Joseph Wilson Smith

ADDRESS: 203 Page Street

OCCUPIED: ☐ VACANT: ☒

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

OVERALL CONDITION OF BUILDING: Bad

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

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
- Unknow water & utilities 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
- Power off

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 property is in terrible shape / Homeless living around house & possibly inside

Needs Interior Inspection

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

- ☐
☐
☐

DISCONNECTED

- ☒
☒
☒

INSPECTION'S MOTION

☐ REPAIR ☐ ALTERATION ☐ VACATE TENANTS

DEMOLITION

+ Clean up

Lynda Ford
BUILDING INSPECTOR (SIGNATURE)



HEARING NOTICE

02/25/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45614

Vs.

JOSEPH WILSON SMITH

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 **203 Page Street, Parcel #077Q3604500, 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**



**CITY OF TUPELO
DEPARTMENT OF DEVELOPMENT SERVICES**

**CODE ENFORCEMENT DIVISION
NOTICE TO COMPLY**

Violation Address: 203 PAGE STREET
TUPELO, MS 38801

Date: 10/28/2024

Case #: 45614

Property Owner: SMITH JOSEPH WILSON
Owner Address: 203 PAGE STREET
TUPELO, MS 38801

Parcel #: 077Q3604500

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: 11/18/2024

***PLEASE CORRECT VIOLATIONS BY THIS DATE**

<u>VIOLATION</u>	<u>DETAILS & REMEDY</u>
SMALL TRAILER ORDINANCE	TRAILER MAY NOT BE PARKED IN FRONT OF THE FRONT FACE OF THE HOUSE
OPEN/OUTDOOR STORAGE & LITTER	ALL LITTER/GARBAGE MUST BE REMOVED FROM THE PROPERTY
OPEN/OUTDOOR STORAGE & LITTER	OUTDOOR STORAGE IS PROHIBITED. ALL STORED ITEMS OTHER THAN PERSONAL LAWN CARE MAY NOT BE OUTDOORS
JUNK & ABANDONED VEHICLES	JUNK AND/OR ABANDONED VEHICLES MUST BE REMOVED FROM THE PROPERTY
LAWN PARKING	PARKING ON THE LAWN IS PROHIBITED
POWER AND WATER	POWER AND WATER SERVICE ARE REQUIRED AT THE RESIDENCE

§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.

01/04/2024


TROY PECK
CODE ENFORCEMENT OFFICER

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

IPMC SEC 108 - UNSAFE STRUCTURES & EQUIPMENT 108.1-108.7

108.1 GENERAL. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code. {108.1-108.7 INCLUDED}

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 - PARKING OF AUTOMOBILES

11.6.3(3) Parking of Automobiles

(a) The parking of automobiles will not be permitted in the front yard of a residence, as defined by Chapter 2 of the Development Code, except where a concrete, paved, stone or gravel driveway is provided.

(b) All residential properties must be brought into compliance immediately following the adoption of this Part.

(c) Parking of automobiles will not be permitted on streets less than twenty-four (24) feet from street edge to street edge in residential areas, except where approved by Traffic Committee.

7.7.8 OUTDOOR STORAGE:

Outdoor storage is a permitted use for both residential and non-residential uses, subject to the following restrictions:

(a) Residential outdoor storage may consist of typical outdoor or yard furniture and equipment. Residential outdoor storage of household appliances, discarded or indoor furniture, household wares, boxes, building materials, garbage, junk, commercial lawn maintenance equipment, or automobile parts shall be prohibited on any property with a primarily residential use because such storage may increase the likelihood of a fire, conceal dangerous conditions, be a breeding place or habitat for mosquitoes, mice, rats, or other pests, or may create an unattractive condition or visually blighted property. A dwelling unit with an attached carport may store lawn maintenance equipment for personal use in the carport. Residences are permitted temporary outdoor storage of material for garbage pick-up for up to thirty-six (36) hours at or near the front curb.

PARKING OF SMALL TRAILERS

8.3.1 (3) Residential uses shall not have recreational vehicles, commercial vehicles, boats, trailers of fifteen (15) feet or less, or similar vehicles stored in front of the front edge of the house. They may be stored in the side yard, back yard, garage, or in a carport or driveway behind the front edge of the house. Any such vehicle shall be stored within the side setback, at least five (5) feet from the rear setback, and on a concrete pad or driveway.

LITTERING

Sec. 13-47. - Owner to maintain premises free of litter.

The owner or person in control of any private property shall at all times maintain the premises free of litter; provided, however, that, this section shall not prohibit the storage of litter in authorized private receptacles for collection.

(Ord. of 4-3-62, § 12)

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.

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

1.

2.

3.

PHOTOS:

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





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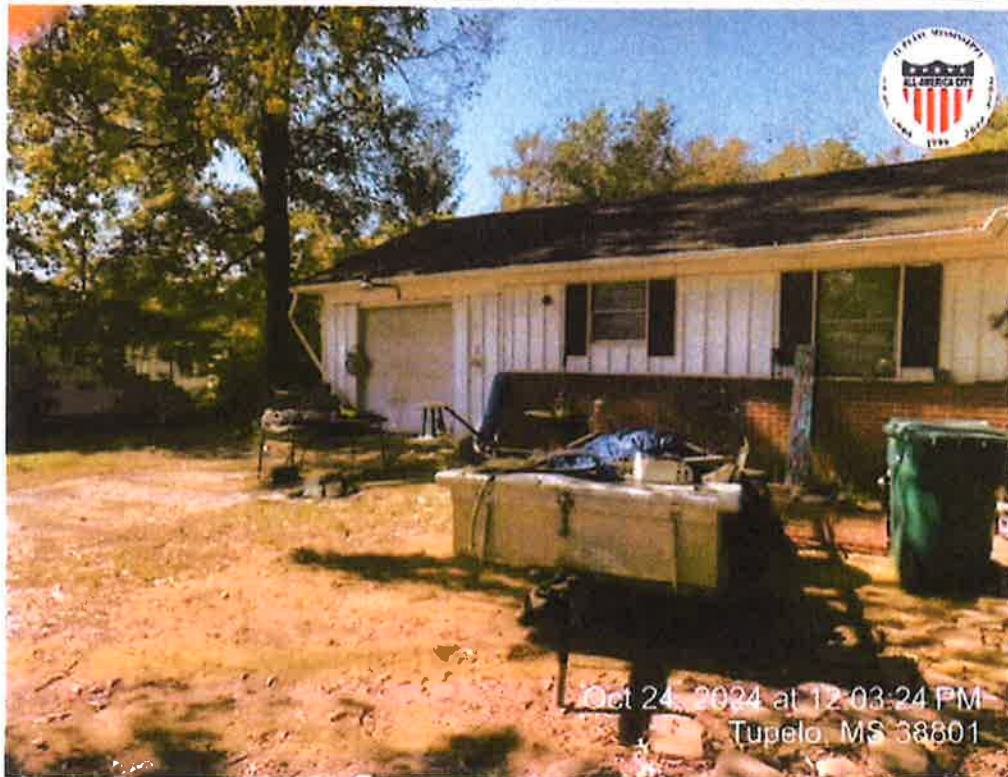


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