

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1308 ½ WILSON

BASIC INFORMATION

- ▶ PARCEL: 112B-04-046-01
- ▶ CASE: 26-10
- ▶ WARD: 5
- ▶ TAX VALUE: \$33,830
- ▶ VACANT: Yes
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side \$16,000
Left side \$28,000
Rear N/A
Across street \$5,770

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 1

COMPLAINT FOR ADMINISTRATIVE SEARCH WARRANT
INSPECTION FORM

If allowed entry into the premises, the complainant (Troy Peck), Chief Code Enforcement Officer for the City of Tupelo, shall inspect the items listed below.

- a. All interior and exterior building structure for signs of compromise
- b. Interior and exterior component serviceability
- c. Areas of the interior and exterior property able to conceal accumulation of rubbish and/or garbage
- d. Areas of the interior and exterior property able to conceal signs of pest infestation
- e. Any accessory structures located on the property for signs of structural compromise
- f. Any accessory structures located on the property for accumulation of rubbish and/or garbage
- g. Any accessory structures located on the property for component serviceability
- h. Any accessory structures located on the property for signs of pest infestation

IN THE MATTER OF

CASE NUMBER: CODE-26-18

1308 ½ Wilson St
Tupelo, MS 38804

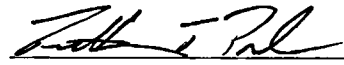
COMPLAINT FOR ADMINISTRATIVE SEARCH WARRANT

NOW APPEARS (TROY PECK), Chief Code Enforcement Officer of the City of Tupelo, Complainant, before the undersigned Judge of the *City of Tupelo, Municipal Court*, and requests the issuance of an Administrative Search Warrant, to inspect the premises of 1308 ½ WILSON ST, to determine if said premises are maintained in compliance with the ordinances of the *City of Tupelo*, being the International Property Maintenance Code of 2024, as adopted and amended in *Section 7-81 of the City of Tupelo Code of Ordinances*. In support hereof, Complainant states as follows:

1. The 2024 International Property Maintenance Code as amended and adopted by reference in *Section 7-81 of the City of Tupelo Code of Ordinances* prescribes minimum maintenance standards for all structures and premises for basic equipment and facilities for light, ventilation, occupancy limits, heating, plumbing, electricity, and sanitation; for the safety from fire; for space, use, and location; and for safe and sanitary maintenance for all structures and premises now in existence.
2. Section 105.3 (Right of Entry) of the 2024 International Property Maintenance Code, as amended and adopted by reference in *Section 7-81 of the City of Tupelo Code of Ordinances*, provides that: "The code official is authorized to enter the structure or premises at reasonable times to inspect, subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law."
3. The Complainant (TROY PECK), if allowed entry into the premises, shall inspect the items listed on the attached inspection form, which is attached hereto and made a part hereof.
4. There is probable cause for the administrative search warrant based on the following facts:
 - a. The City of Tupelo Code Enforcement Division received a complaint about the sanitation of the interior of the property located at 1308 ½ Wilson St.
 - b. Upon title search, it appears the deeded owner of the property is deceased, and the property is vacant
 - c. From an exterior inspection, there appears to be structural conditions that pose a risk to the health, safety, and welfare of the public

5. Complainant reasonably believes that the property at (1308 ½ WILSON ST) is in violation of the following sections of the 2024 International Property Maintenance Code as amended and adopted by reference in (Section 7-81 of the City of Tupelo Code of Ordinances)
- a. *IPMC 304.1 – potentially unsafe exterior conditions*
 - b. *IPMC 305.1.1 – potentially unsafe indoor conditions*
 - c. *IPMC 109.1 – Unsafe Structure*
 - d. *IPMC 309.1 – Infestation*
 - e. *IPMC 308.1 – Accumulation of Rubbish or Garbage*
 - f. *IPMC 306.1 – Component Serviceability*

WHEREFORE, Complainant prays that this Court Issue an Administrative Search Warrant to inspect the structure and property at 1308 ½ Wilson St. Tupelo, MS


Complainant

Subscribed and sworn to before me
On this 26 day of August 2024


Judge

CITY OF TUPELO

DEMOLITION INSPECTION REPORT



DATE: 8/26/2026

OWNER: Charles Michael Davis

PARCEL #: 112B-04-046-01

ADDRESS: 1308 1/2 Wilson Street

OCCUPIED: ☐ VACANT: ☒

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

OVERALL CONDITION OF BUILDING: Signs of Vacancy, Extensive deterioration

BUILDING STRUCTURE

- ☒ Defective sills, piers, porches, steps
- ☒ Sagging or unsound walls, floors, roof or ceiling
- ☐ Signs of vagrants/criminal activity present
- ☒ Dilapidated accessory building

- ☒ Defective windows or doors
- ☒ Defective ceilings or rafters
- ☒ Defective sheathing
- ☒ Defective interior wall sheathing

PLUMBING / GAS

- ☐ Broken sewer or drain lines
- ☐ Water leaks in pipes/fixtures

- ☒ Missing or defective fixtures

ELECTRICAL

- ☐ Defective exterior panel box and/or mast head
- ☐ Unsafe switch boxes/outlets

- ☒ Unsafe and/or exposed wiring
- ☐ Smoke detectors per NFPA 72

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- ☒ Unsanitary interior
- ☐ Natural gas odor detected (air quality)
- ☐ Sewer odor detected (air quality)
- ☒ Junk/debris around perimeter of house

- ☒ Infestation of insects/rodents
- ☒ Overgrown lot
- ☐ Abandoned "junk" vehicle(s)

COMMENTS: THE ONLY HISTORY IN OUR SYSTEMS ON THIS PROPERTY IS THE CURRENT VIOLATION LETTERS THAT HAVE BEEN SENT OUT. THE HOUSE IS IN A STATE OF EXTENSIVE EXTERIOR DETERIORATION, BROKEN DOORS, BROKEN WINDOWS, AND THE ROOF IS FALLING IN. THERE IS HEAVY OVERGROWTH ON PROPERTY, LITTER, JUNK ACCUMULATION, AND SIGNS OF LONG-TERM VACANCY. _

UTILITY SERVICE:	CONNECTED	DISCONNECTED	N/A
ELECTRIC	☐	☐	☒
GAS	☐	☐	☒
WATER	☐	☐	☒

INSPECTORS RECOMMENDATION:

☐ REPAIR ☒ DEMOLITION


BUILDING INSPECTOR (SIGNATURE)

City of Tupelo, MS

Inspection Report

Inspection: Blight Inspection

Inspector: Jake Logan

Inspection Date: Aug 26, 2026

Record: Demolition #DEMO-26-10

Location: 1308 1/2 WILSON STREET, TUPELO, MS 38804

Applicant:

Demolition Inspection

Overall Result: Fail

Checklist:

Building Structure

Defective interior wall sheathing

Result: Fail



Building Structure

Signs of vagrants/criminal activity present

Result: Not Observed

Building Structure

Defective ceilings or rafters

Result: Fail



Building Structure

Defective sheathing

Result: Fail



Building Structure

Dilapidated accessory building

Result: Fail



Building Structure

Defective sills, piers, porches, steps

Result: Fail



Building Structure

Defective windows or doors

Result: Fail



Building Structure

Sagging or unsound walls, floors, roof or ceiling

Result: Fail



Electrical

Unsafe and/or exposed wiring

Result: Fail



Electrical

Defective exterior panel box and/or mast head

Result: Not Observed

Electrical

Smoke detectors per NFPA 72

Result: Not Observed

Electrical

Unsafe switch boxes/outlets

Result: Fail

Plumbing/Gas

Broken sewer or drain lines

Result: Not Observed

Plumbing/Gas

Water leaks in pipes/fixtures

Result: Not Observed

Sanitation and Health Condition

Infestation of insects/rodents

Result: Fail

Sanitation and Health Condition

Natural gas odor detected (air quality)

Result: Not Observed

Sanitation and Health Condition

Unsanitary interior

Result: Fail



Sanitation and Health Condition

Sewer odor detected (air quality)

Result: Not Observed

Sanitation and Health Condition

Abandoned "junk" vehicle(s)

Result: Not Observed

Sanitation and Health Condition

Junk/debris around perimeter of house

Result: Fail



Sanitation and Health Condition

Overgrown lot

Result: Fail

Utility Service

Electric

Result: Fail

Utility Service

Gas

Result: Fail

Utility Service

Water

Result: Fail



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES CODE COMPLIANCE DIVISION

NOTICE TO COMPLY

Violation Address:
0 NO STREET
TUPELO, 00000

Date: January 6, 2026
Case Number: CODE-26-18
Parcel Number: 112B-04-046-01

Owner Name: DAVIS CHARLES MICHAEL
Owner Address: 1308 1/2 WILSON ST, TUPELO, MS 38804

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: **February 9, 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.....

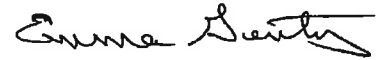
DETAILS AND REMEDIES:

This dilapidated house is a safety HAZARD. It needs to be torn down.



§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.



Emma Gentry
Code Compliance Officer
662-610-5769



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:

AARON GETZ 1308 WILSON ST TUPELO MS 38804



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES CODE COMPLIANCE DIVISION

PRE-ENFORCEMENT NOTICE

Violation Address:
0 NO STREET
TUPELO, 00000

Date: May 1, 2026
Case Number: CODE-26-18
Parcel Number: 112B-04-046-01

Owner Name: DAVIS CHARLES MICHAEL
Owner Address: 1308 1/2 WILSON ST, TUPELO, MS 38804

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Your property has been recognized as having the following violations:

The re-inspect date is: March 11, 2026

IF VIOLATIONS ARE NOT CORRECTED BY THIS DATE, CITATION(S) MAY BE ISSUED

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.....

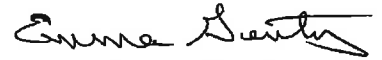
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AARON	GETZ	1308 WILSON ST TUPELO	MS	38804
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8/26/26, 1:47 PM
1308 Wilson St
Tupelo MS 38804



8/26/26, 1:47 PM
1308 Wilson St
Tupelo MS 38804



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