BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1103 BLAIR

BASIC INFORMATION

▶ PARCEL:

077M-36-091-00

CASE:

45665

▶ WARD:

3

TAX VALUE:

\$68,070

▶ VACANT:

YES

▶ REPAIRABLE:

NO

NEARBY PROPERTIES/ TAXES

Right side

\$0

Left side

\$48,780

Across street \$764,370

Rear

\$47,420

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 0
- OWNERSHIP STATUS: OWNER MOVED NEXT DOOR
- SUMMARY: This property had a fire on 01/23/24 and has since been vacant. The owner has purchased the house next door. He has cancer and is slowly trying to get the important stuff cleaned out and then it can be demolished. We have made contact with him to see if he can expedite the matter.

45665

CITY OF TUPELO INSPECTION REPORT

DATE: 5/28/24	2			
PARCEL #:	OWNER:	Jack Johnstone		
ADDRESS: 1103 Blair	2.	OCCUPIED: VACANT:		
TYPE OF RESIDENTIAL: BUILDING: COMMERCIAL: UNKOWN:	OVERALL CONDITION OF BUILDING:	BUTNOUT		
BUILDING STRUCTURE				
□ DEFECTIVE SILLS, PIERS, PORCHES, STEPS □ SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEI □ RAILING AROUND PORCHES AND STEPS IF OVER 30" HIG □ PROTECTIVE TREATMENT INADEQUATE □ DEFECTIVE INT. WALL SHEETING	H D	DEFECTIVE WINDOWS OR DOORS DEFECTIVE CEILINGS,& RAFTERS DEFECTIVE SHEETING DILAPIDATED ACCESSORY BUILDING NO RESTROOM PRIVACY		
PLUMBING / GAS /\/\alpha				
 □ 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 H 	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		
	ECTRICAL			
DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD UNSAFE SWITCH BOXES / OUTLETS SMOKE DETECTORS IN EACH HALLWAY	X 	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, CADRAWERS UNIX / DEBRIS AROUND PERIMETER OF HOUSE		INFESTATION OF INSECTS OR RODENTS OVER GROWN LOT ABANDONED MOTOR VEHICLE		
COMMENTS: This house has been deemed unsafe + a hazard.				
UTILITY SERVICE:	CONNECTED	DISCONNECTED		
ELECTRIC WATER GAS		DISCONNECTED		
INSPECTION'S MOTION OWNER has				
INSPECTION'S MOTION REPAIR - ALTERATION - VACATE TENANTS DEMOLITION Requested we demolish.				

JOHNSTONE JACK 1103 BLAIR TUPELO, MS 38804

Re:

CASE # 45665

1103 BLAIR ST,

PARCEL NUMBER: 077M3609100



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	EITHER REPAIR OR DEMOLISH FIRE DAMAGED
	BUILDING. EITHER WILL
	REQUIRE A PERMIT FROM
	THIS OFFICE.

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
02/25/2024	02/25/2024

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

Sincerely,

TROY PECK

Code Enforcement

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 INCUDED)

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.

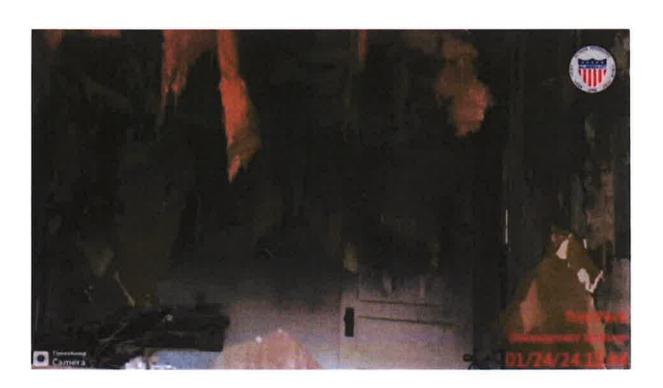
- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned 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.

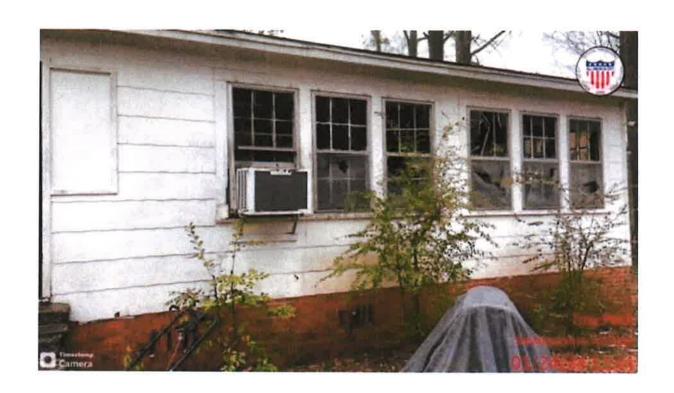




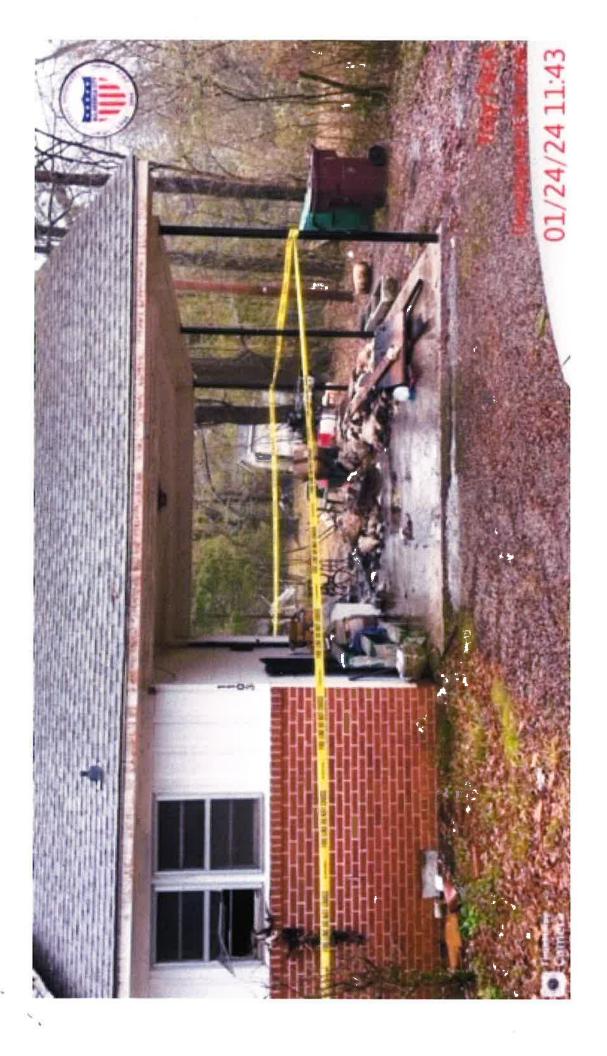














HEARING NOTICE

05/28/2024

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45665

Vs.

JACK JOHNSTONE

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 1103 BLAIR STREET, TUPELO, MS, PARCEL #077M-36-091-00 including building(s) thereon, is in such a state of uncleanliness 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 06/18/2024 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.
- 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 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 28TH DAY OF MAY, 2023.

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

NOTICES SENT TO:

Jack Johnstone 1103 Blair Street Tupelo, MS 38804

Jack Johnstone 1023 Blair Street Tupelo, MS 38804

Jack Johnstone 1043 Blair Street Tupelo, MS 38804