

# BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

**ADDRESS: 2698 OAKVIEW DRIVE**

## **BASIC INFORMATION**

- ▶ PARCEL: 088T-27-047-00
- ▶ CASE: 45791
- ▶ WARD: 5
- ▶ TAX VALUE: \$17,280
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side \$22,800  
Left side \$10,920  
Across street \$48,020  
Rear \$0

## **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 10
- ▶ SUMMARY: This property has been a problem for many years and once the owner died, her son sold the property and nothing has been done to bring it up to code.

45791

# CITY OF TUPELO INSPECTION REPORT

DATE: 5/28/24

PARCEL #: 088T-27-047-00

OWNER: Rodney Shepherd

ADDRESS: 2698 Oakview Dr

OCCUPIED:

VACANT:

TYPE OF BUILDING:  
RESIDENTIAL:   
COMMERCIAL:   
UNKOWN:

OVERALL CONDITION OF BUILDING: Needs Demolished

### 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

### 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

### 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:

See attached pictures  
Storage shed is falling down

### UTILITY SERVICE:

ELECTRIC  
WATER  
GAS

### CONNECTED

- 
- 
- 

### DISCONNECTED

- 
- 
- 

### INSPECTION'S MOTION

- REPAIR
- ALTERATION
- VACATE TENANTS

**DEMOLITION**

Lynda Ford  
BUILDING INSPECTOR (SIGNATURE)

03/25/2024

ASHMORE MITCHEL III & JUSTIN KEITH ASHMO  
2698 OAKVIEW DR  
TUPELO MS 38804

RODNEY SHEPARD  
2243 OAKVIEW DR  
TUPELO MS 38804

Re: CASE # 45791  
2698 OAKVIEW DR,  
PARCEL NUMBER: 088T2704700



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	BEYOND REPAIR – REFERRED FOR DEMOLITION

<b>PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:</b>	<b>REINSPECTION DATE: 04.02.2024</b>
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Thank you in advance for your compliance. If you have questions, please call 662.871.2027.

Sincerely,

  
\_\_\_\_\_  
DAVID SHELTON  
Code Enforcement

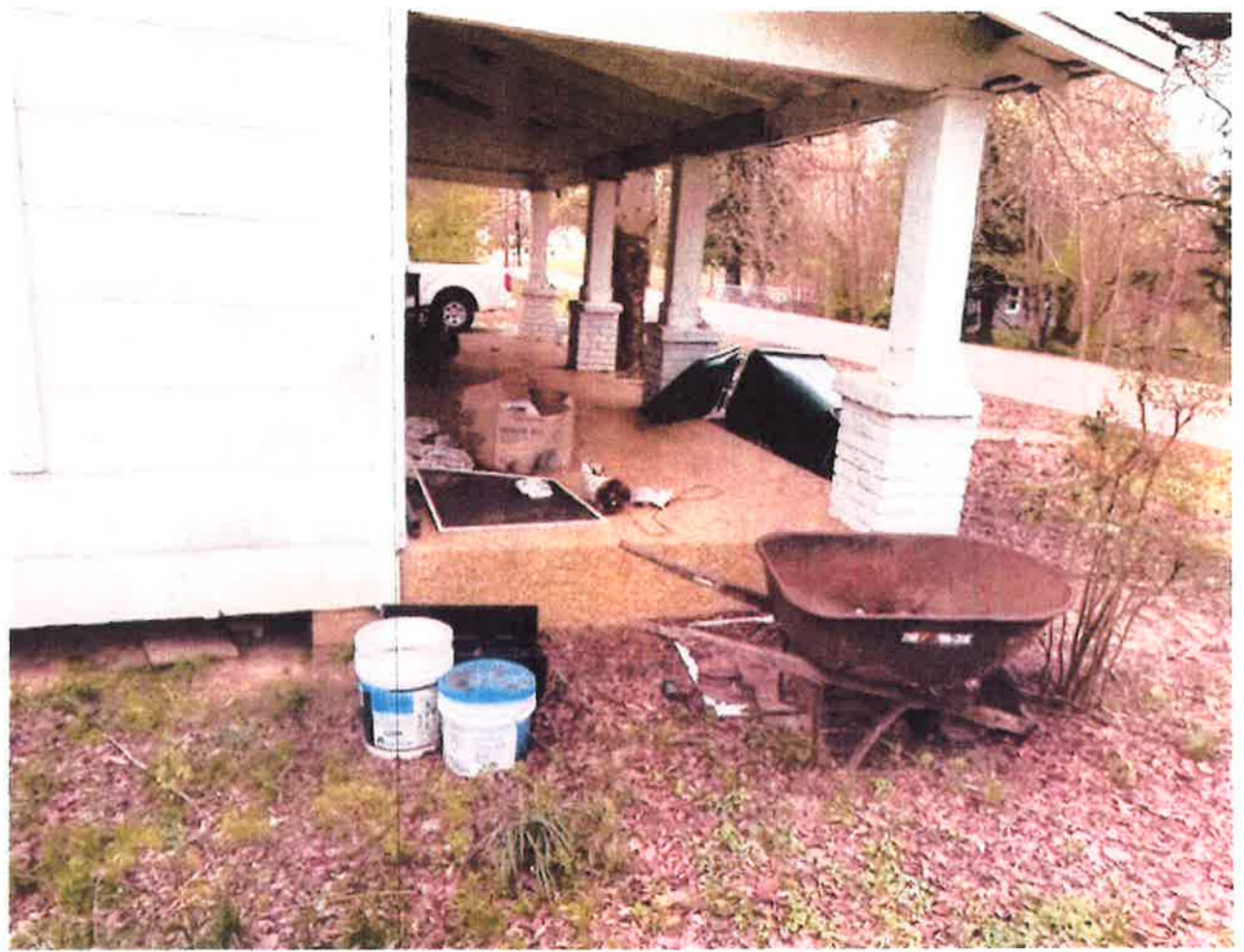
SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous,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





















## HEARING NOTICE

05/02/2024

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45791

Vs.

**RODNEY SHEPHERD**

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

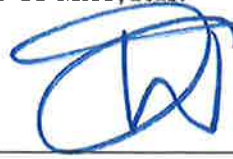
The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

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 **2698 OAKVIEW DRIVE, TUPELO, MS, PARCEL #0880T-27-047-00** 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.
2. **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.
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 2ND DAY OF MAY, 2023.**



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

**NOTICES SENT TO:**

Rodney Shepherd  
2698 Oakview Drive  
Tupelo, MS 38804

Rodney Shepherd  
2243 Oakview Drive  
Tupelo, MS 38804

Rodney R. Shepherd  
PO Box 7291  
Tupelo, MS 38802