

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1033 HUNTER AVENUE

BASIC INFORMATION

- ▶ PARCEL: 089T-29-005-00
- ▶ CASE: 45593
- ▶ WARD: 4
- ▶ TAX VALUE: \$45,680
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side	\$64,880
Left side	\$21,220
Across street	\$45,520
Rear	\$42,310

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
- ▶ THIS PROBLEM HAS BEEN A PROBLEM FOR MANY YEARS AND ONCE THE OWNER PASSED, HER DAUGHTER HAS DONE NOTHING TO BRING IT UP TO CODE.

CITY OF TUPELO
INSPECTION REPORT

DATE: 5/28/24

PARCEL #: 089T-29-005-00

OWNER: Mary Harper Etal

ADDRESS: 1033 Hunter

OCCUPIED: VACANT:

TYPE OF BUILDING: RESIDENTIAL:
COMMERCIAL:
UNKOWN:

OVERALL CONDITION OF BUILDING: Burn out

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 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

- 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: This house caught fire and is deemed unsafe & a hazard.

UTILITY SERVICE:

ELECTRIC	CONNECTED <input type="checkbox"/>	DISCONNECTED <input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>	<input type="checkbox"/>
GAS	<input type="checkbox"/>	<input type="checkbox"/>

INSPECTION'S MOTION
 REPAIR ALTERATION VACATE TENANTS DEMOLITION

Lynnda Ford
BUILDING INSPECTOR (SIGNATURE)

12/21/2023

HARPER MARY ETAL
1033 HUNTER AVE
TUPELO, MS 38801

Re: CASE # 45567
1033 HUNTER DR,
PARCEL NUMBER: 089T2900500



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	REPAIR OR DEMO HOUSE. PLEASE CONTACT THIS OFFICE BEFORE REINSPECTION DATE LISTED BELOW AT 662-687-2815 WITH ANY QUESTIONS OR CONCERNS

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
01/21/2024	01/21/2024

Thank you in advance for your compliance. If you have questions, please call 662.687.2810

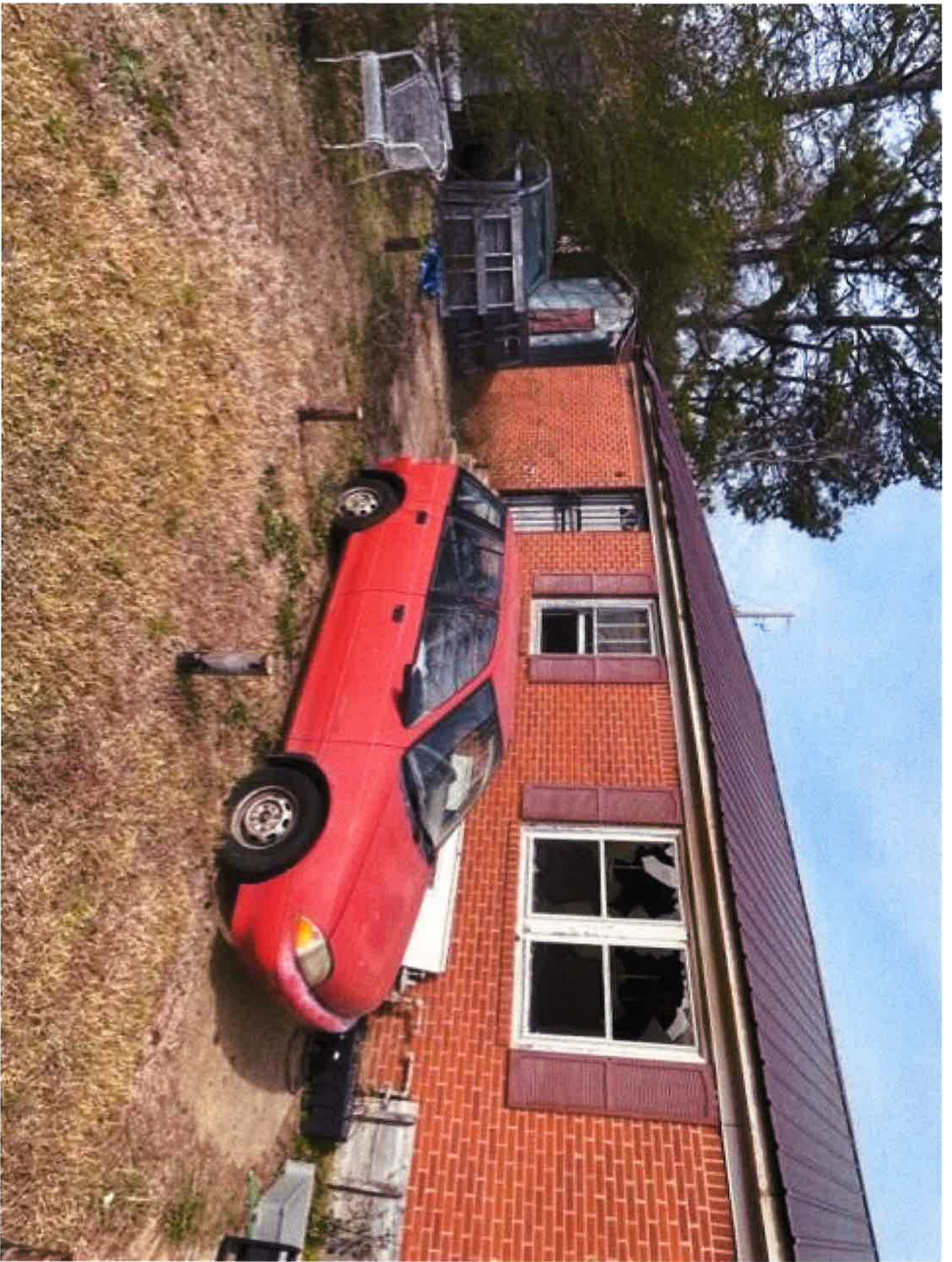
Sincerely,



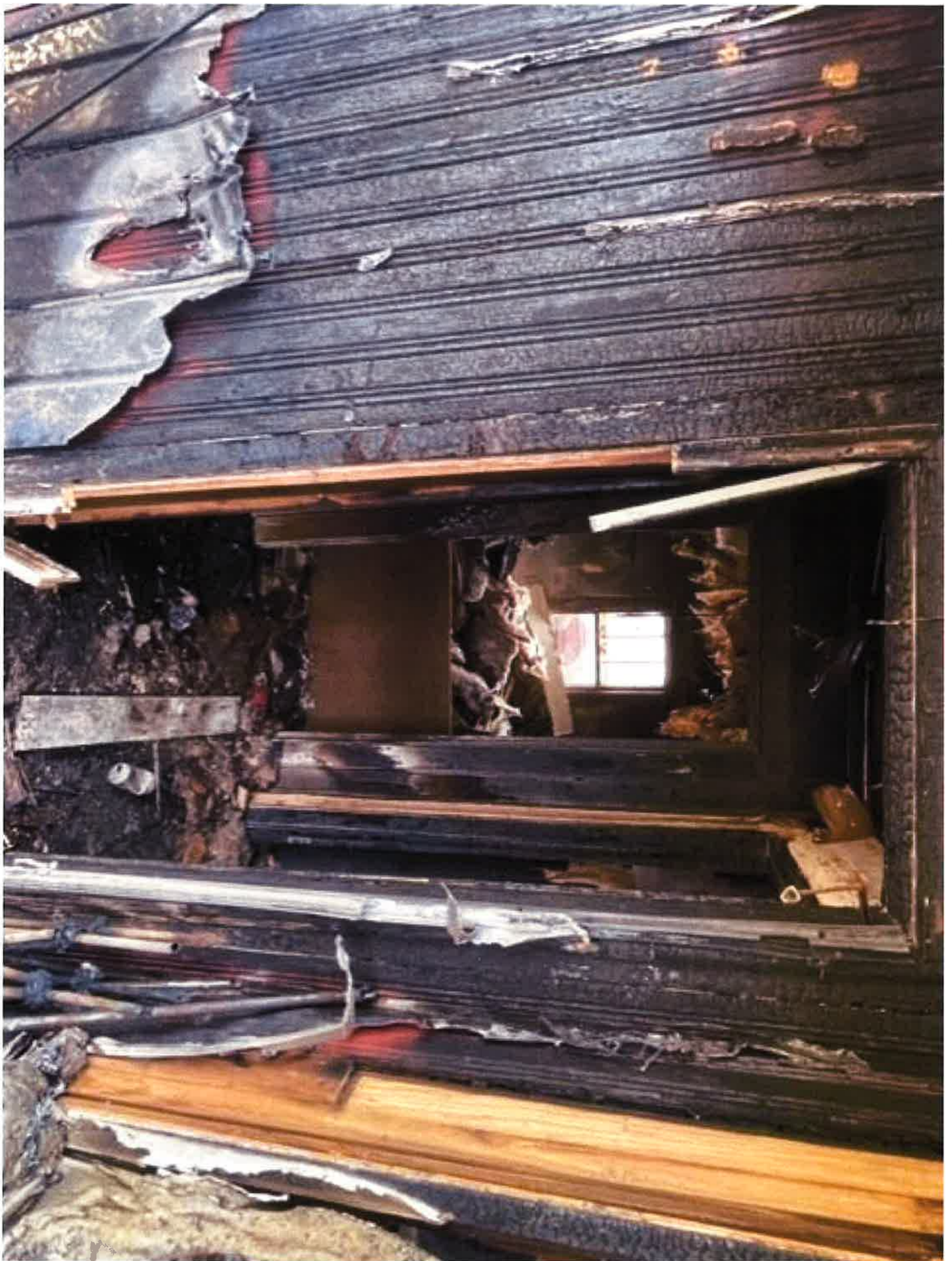
TROY PECK
Code Enforcement













HEARING NOTICE

05/02/2024

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45567

Vs.

**GEORGE WALKER, JAMES D. WALKER
MARY HARPER AND THE ESTATE OF JOHNNIE WALKER
AND ANY PERSON OR ENTITY CLAIMING INTEREST IN
1033 HUNTER AVENUE**

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 **1033 HUNTER AVENUE, TUPELO, MS, PARCEL #089T-29-005-00** 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.
- 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.
- 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.



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

NOTICES SENT TO:

George Walker, James D. Walker
Mary Harper and the Estate of Johnnie Walker
1033 Hunter Avenue
Tupelo, MS 38801

Mary Harper
3453 Meadow Drive
Tupelo, MS 38801

Mary Harper
201 Hunter Avenue
Tupelo, MS 38804

Mary Harper
PO Box 1367
Tupelo, MS 38802

James Walker
357A CR 401
Shannon, MS 38868

Estate of James D. Walker
504 Shirley Avenue
Tupelo, MS 38804