

AGENDA
SPECIAL CALLED MEETING OF THE CITY OF CLEVELAND
BUILDING BOARD OF ADJUSTMENT AND APPEALS
TUESDAY, MARCH 21, 2017 AT 5:15 PM
DES CONFERENCE ROOM IN THE DEVELOPMENT AND ENGINEERING SERVICES
ANNEX BUILDING AT 200 2ND STREET NE

Welcome and Roll Call of Members

1. Minutes

a. Minutes from February 7, 2017

2. Public Hearings

3. Old Business

4. New Business

a. Vote regarding operating procedures of this board.

b. Sammy Hughes requests an appeal for the condemnation of the structure located at 1620 Aurora Ave. SE, (Parcel ID 057L D 013.00).

c. Sammy Hughes requests an appeal for the condemnation of the structure located at 1630 Aurora Ave. SE, (Parcel ID 057L D 013.01).

d. Joe V. Williams requests an appeal for the condemnation of the structure located at 545 2nd Street NE, (Parcel ID 057D K 019.00).

5. Other Projects

6. Board Members Report

7. Adjourned

MINUTES
SPECIAL CALLED MEETING OF THE CITY OF CLEVELAND
BUILDING BOARD OF ADJUSTMENT AND APPEALS
TUESDAY, FEBRUARY 7, 2017 AT 5:15 PM
CLEVELAND MUNICIPAL BUILDING, 190 CHURCH STREET NE

The special called meeting of the Building Board of Adjustment and Appeals was called to order at 5:15 pm by Chairman Dennis Epperson.

Membership present included Dennis Epperson, Chairman; Chris Lyles, Donald Humes, Jim Williams, and Dustin Hawkins. Members absent from the meeting were Brent Pettit and Kent Berry. City personnel in attendance included, Bryan Turner, Chief Building Official; Melinda Carroll, Assistant City Manager; Tina Bishop, Building Inspector; and Peggy Hathcock, Building Division Technician. Others in attendance included Fran Douglas, Jerry Jones, and Dean Helsdon.

Jerry Jones, (owner) and Fran Douglas, were present concerning the property located at 370 Dooley Street NE, (Parcel ID 057D F 018.00). The City provided photos that were taken earlier on the day of the meeting showing that work had just commenced to clean up the refuse that was located on the property. The owners did provide the Board with a copy of a structural engineer's report that stated that there are several structural changes that will need to be made before the building would be considered a safe structure. Various city departments have been called to this structure for reasons such as fires, vagrants, codes violations, and securing the structure. The Board listened to the propositions of the owners, but since the City's initial contact with the owners concerning the violations with this building started back in 2011, and no progress has been made in the interim time, Jim Williams made a motion to deny their appeal regarding the demolition of the building. Chris Lyles seconded the motion and it passed unanimously.

Dean Helsdon, the owner of 1255 Wildwood Avenue SE, (Parcel ID 057L J 016.00), approached the Board. He stated that he purchased the property at a tax sale even though he had not intended to. He met with the building inspectors and agreed with their decision that two of the three houses were beyond repair. Mr. Helsdon believes that the house at 1255 Wildwood Ave. SE, can be restored and utilized as a rental property. He informed the Board of his past experience in the construction field and informed the Board that he has employed a State licensed contractor to oversee his work. The concern was raised by the Building Official regarding the extremely low estimation cost of repairs that Mr. Helsdon had stated on the building permit application. Jim Williams asked Mr. Helsdon if he was willing to pay any amount needed to get this structure up to current code and do it ungrudgingly. Mr. Helsdon stated that he would pay whatever cost would be needed. Chris Lyles made a motion to give Mr. Helsdon the opportunity to fix the building within a six-month period. Donald Humes seconded the motion and it passed unanimously.

Bryan Turner informed the Board that this whole process is initiated by complaints coming into the city offices. Since the Building Department is being much more active when it comes to structures with violations, the Board will be meeting more frequently. He also informed the Board that they will have a meeting with in the next few weeks regarding another piece of property. Hearing no other comments, the meeting was adjourned.

SAMMY HUGHES
1620 AURORA AVE. SE
PARCEL ID: 057L T 013.00 000

Contents of Packet BBAA Hearing Re: 1620 Aurora Ave SE

Page 1_Appeal Request

**Page 2_Report from CCE (Cleveland Codes Enforcement) establishing
case Page 3_Case Field Report and Notes**

Pages 4-12_Photos of Property

Page 13_Assessor of Property Card (Value of structure highlighted) Pages

14-15_Deed to Property

Pages 16-21_Notice to Owner

**Page 22_Incident Report of Meth Lab from the Meth Registry (This
happened in 2004 and has never been cleared from the registry.**

****The property record cards through the tax assessor will indicate
Buddy and Mary Lou Brewer as the owner instead of the new owner,
Sammy Hughes. It takes quite awhile for the assessors records to pick
up the new owner.**

City of Cleveland

CLEVELAND TENNESSEE
Development & Engineering Services

Bryan Turner
Chief Building Official
bturner@cityofclevelandtn.gov



285 Second Street NE
Cleveland, TN 37311
(423) 457-3095

Application for Appeal Building Board of Adjustment and Appeals

Date Notice Received: February 6, 2017 Application Date: _____

Property Owner(s): Sammy Hughes

Owners' Address: 2125 Oakland NW PO Box 4802
Cleveland TN 37311 (112) 37300

Owners' Phone No. 423 479-7727 423 234-7700

Owners' Email: N/A

Address of property in violation: 1620 and 1630 Aurora Ave SE
{ 1620 Aurora Ave SE Parcel ID No. 057LT013.00
{ 1630 Aurora Ave SE Parcel ID No. 057LT013.01

Tax Parcel # (located on notice)

Please list your reasons for and evidence supporting this appeal below. This shall serve as your written affidavit. Supplemental material supporting this appeal may be attached to this form.

1620 Aurora was occupied within 6 months of the receipt ~~the receipt~~ of the notice of February 6, 2017 by the City of Cleveland. Within the last few years the electrical system had been updated to conduit and circuit breakers in its breaker box. Present owner had replaced these with new breakers and proposed to sheet rock the walls and place all wiring within walls or overhead. Floor joists had been torn out or were in the process of being replaced when representatives of the city came by and halted work so of course the premises were messy, however there had been made good clean up before I began retiling work. I had also gutted 1630 Aurora which was awful. I propose to bring both premises up to par.

FOR OFFICIAL USE ONLY

Hearing Date: _____

Case Decision: _____

From: [Laura Duncan](#)
To: [Lina Rymer](#); [Bryan Turner](#)
Subject: FW: 1620 Aurora Avenue SE- dilapidated structure complaint
Date: Wednesday, February 01, 2017 1:20:13 PM
Attachments: [image001.png](#)
[IMG_3113.jpg](#)
[IMG_3116.jpg](#)
[IMG_3118.jpg](#)
[IMG_3119.jpg](#)
[IMG_3120.jpg](#)
[image002.png](#)

CASE CE17-55

From: Tyler Hall
Sent: Wednesday, February 01, 2017 1:09 PM
To: Laura Duncan <lduncan@clevelandtn.gov>
Subject: 1620 Aurora Avenue SE- dilapidated structure complaint

1620 AURORA AVE SE



Parcel ID: 057L T 013.00 000
 Account: _____
 Tax map PDF: _____
 Site Address: 1620 AURORA AVE SE
 Taxable Value: \$ 24,200
 Owner Name: BREWER BUDDY ETUX MARY LOU
 Owner Name 2: N/A
 Mail Addr 1: PO BOX 1477
 Mail Addr 2: N/A

Laura,

After attending the CDBG community meeting last night it was brought to my attention that there were two vacant structures that are in need of serious repair or demolition. This morning I drove out to the location above and took several pictures of the structure. As you can see in the pictures the roof has sunken in and several of the windows are missing from the structure. The house was missing a large amount of siding on the front left corner that was said to have been caused by a house fire. While I was at the property a gentleman named Sammy Hughes stopped by to see what I was doing at the property. He then stated that he had recently purchased the property from Rebecca Brewer and has plans to renovate. I told him I am turning the case over to the building department and I would give them his information. Mr. Hughes number is 423-284-7700. Please forward to the building department.

Thanks.

1620 AURORA AVE SE CLEVELAND, TN 37311		Assigned To: Turner, Bryan	CE17-55
Location of Violation:	1620 AURORA AVE SE CLEVELAND, TN 37311	APN#	057L T 013.00 000
CDBG	Custom Location Field	Custom Field	
NO	District: 2	Structure Type: single family home District: 2 Parcel ID#: 057L T 013.00 000	
Owner	Address (if different)	Hm:	
Name: Hughes, Sammy	PO Box 4802	Wk:	
Business:	Cleveland, TN 37320	Cell: 423-284-2927	
Open Violation(s)		Code Section	
Building - Dilapidated Exterior Structure		2012 IPMC 304.1	
Building - Condemnation: No Repair Possible		13-305 (2)	
Entry Date	Note Action Date	Type	Officer
02/09/2017	2017-02-09	Note	Turner, Bryan
Received appeal. Hearing within 20 days of appeal (or regularly scheduled meeting) per 2012 IPMC. Hearing would need to be before 3/1/17.			
02/02/2017	2017-02-02	Note	Turner, Bryan
Owner was on site today when I went by to assess. The new owner is Sammy Hughes. I explained it would be condemned no repair possible and he would be getting notice. Time up for the appeal will be 2/22/17. Time up for demo to be complete unless extensions are granted will be 3/8/17.			
02/02/2017 -		Violation	Turner, Bryan
Added: Building - Condemnation: No Repair Possible			
02/01/2017	2017-02-01	Note	Turner, Bryan
Called and spoke to Sammy Hughes who has recently purchased this property. He gave me an address for him of PO Box 4802 Cleveland, TN 37311			
02/01/2017	2017-02-01	Note	Duncan, Laura
After attending the CDBG community meeting last night it was brought to my attention that there were two vacant structures that are in need of serious repair or demolition. This morning I drove out to the location above and took several pictures of the structure. As you can see in the pictures the roof has sunken in and several of the windows are missing from the structure. The house was missing a large amount of siding on the front left corner that was said to have been caused by a house fire. While I was at the property a gentleman named Sammy Hughes stopped by to see what I was doing at the property. He then stated that he had recently purchased the property from Rebecca Brewer and has plans to renovate. I told him I am turning the case over to the building department and I would give them his information. Mr. Hughes number is 423-284-7700. Please forward to the building department. Thanks.			
02/01/2017 -		Violation	Duncan, Laura
Added: Building - Dilapidated Exterior Structure			
02/01/2017 -		Case	Duncan, Laura
Initial Case Status Building: Code Enforcement Initiated (Complaint)			
02/01/2017 -		Case	Duncan, Laura
Case Opened (Created)			
Follow-up 03/01/2017 Appealed decision. Hearing within 20 days would be by 3-1-17			
INVESTIGATION:			

Address	Date	Title	Description
1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_28_44_AM.jpg	



Address	Date	Title	Description
1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_28_50_AM.jpg	



Case: CE17-55

Address

Date

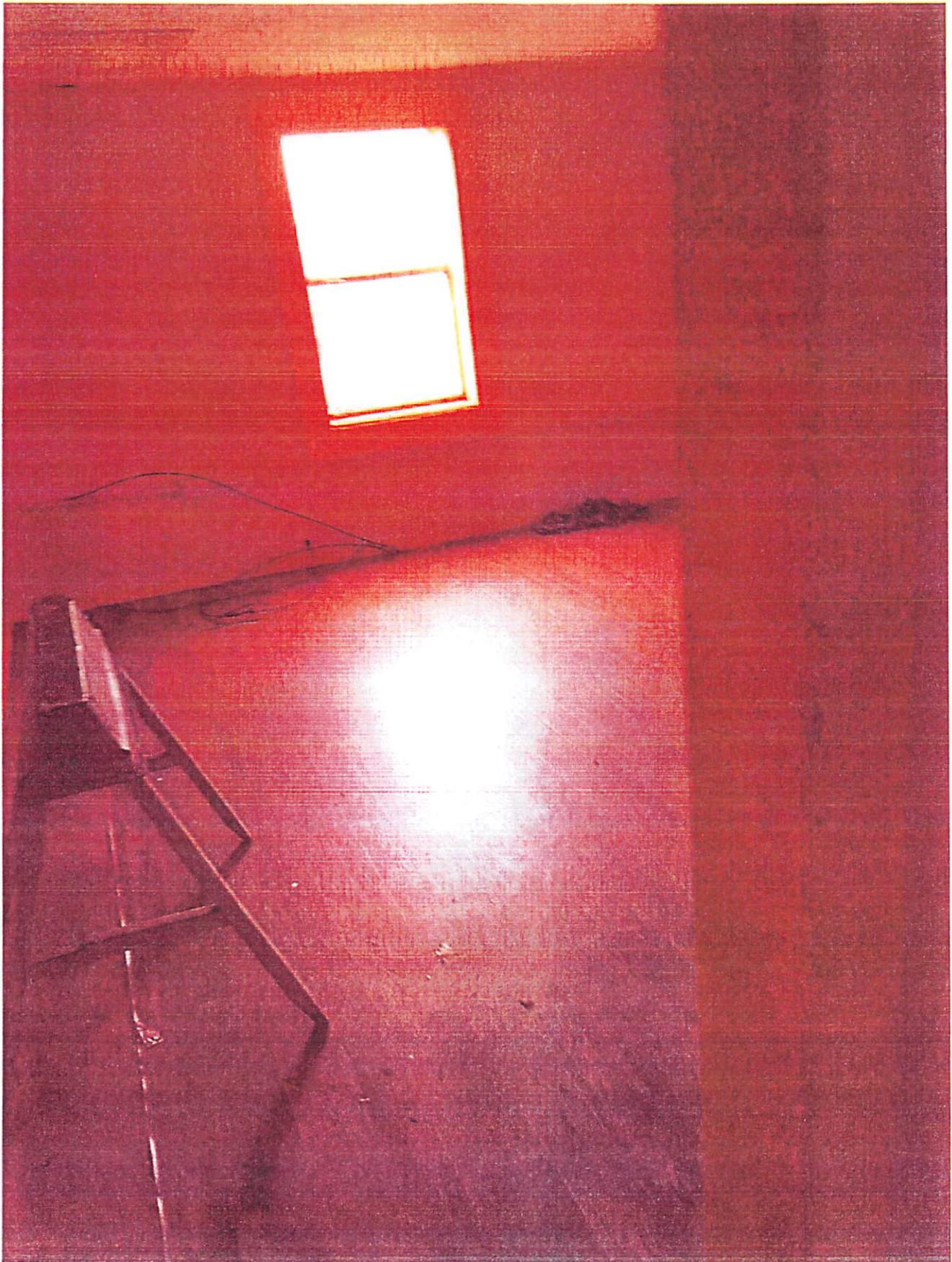
Title

Description

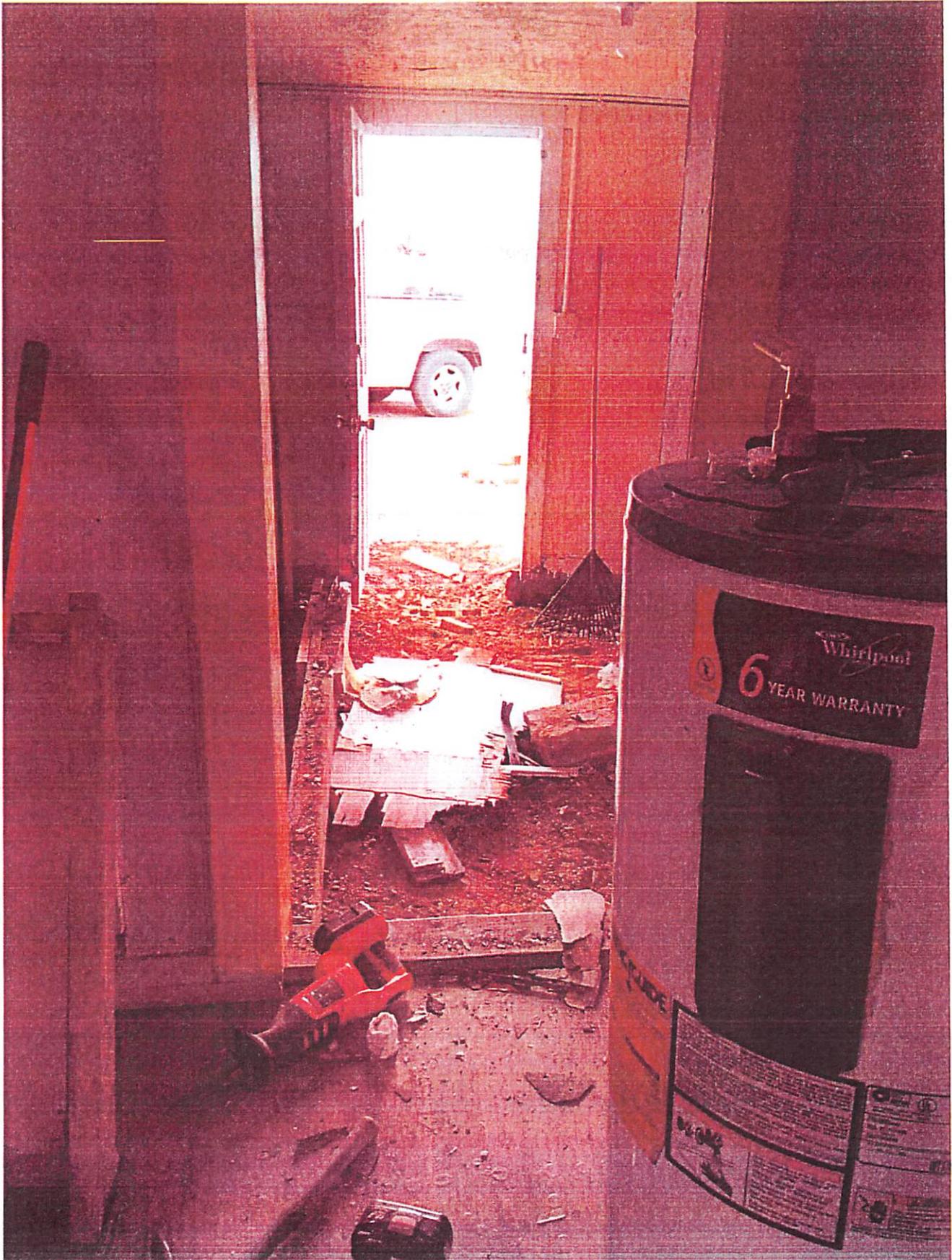
1620 AURORA AVE SE CLEVELAND TN 37311 02/02/2017 1620_Aurora_Feb_02_11_29_16_AM.jpg



Address	Date	Title	Description
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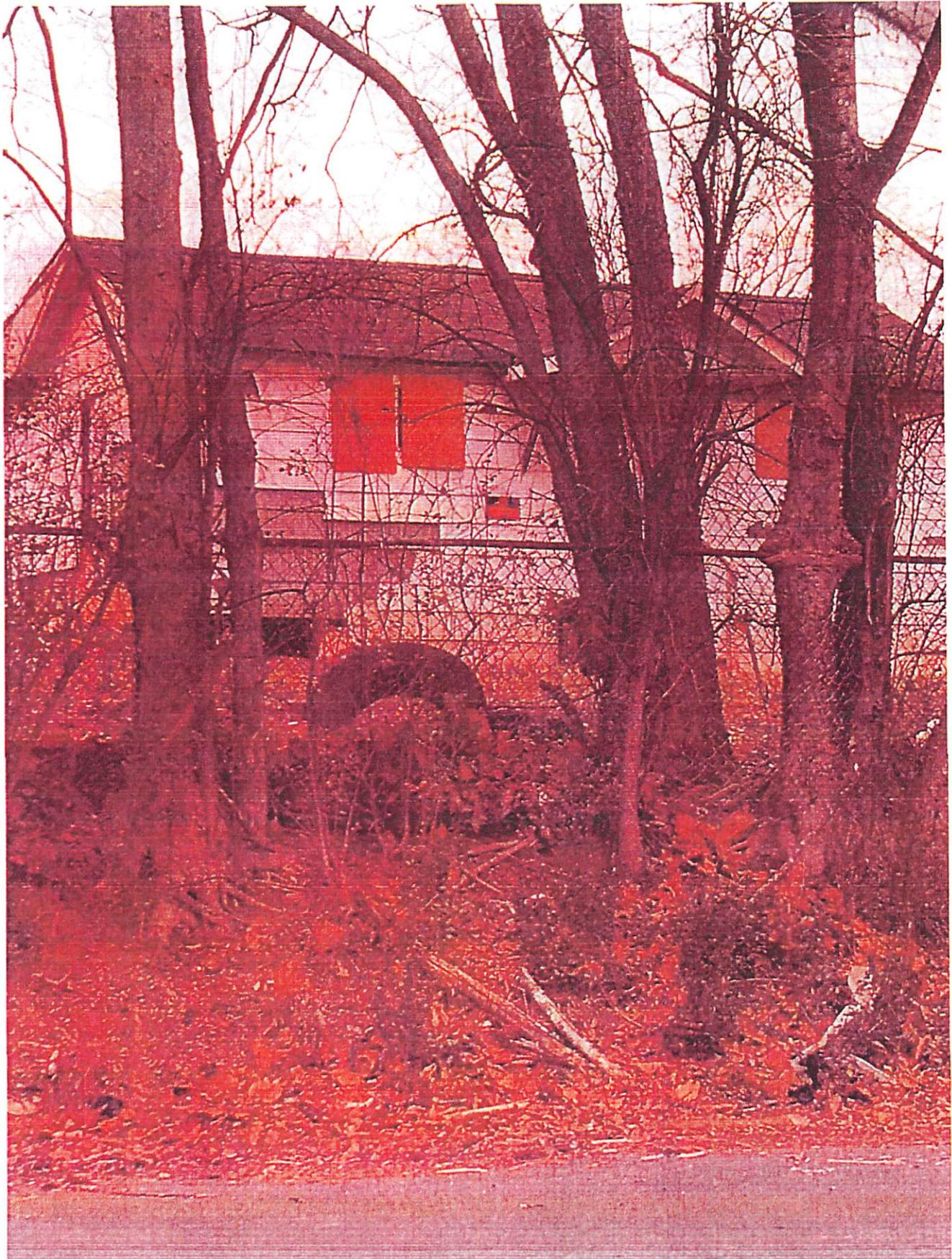


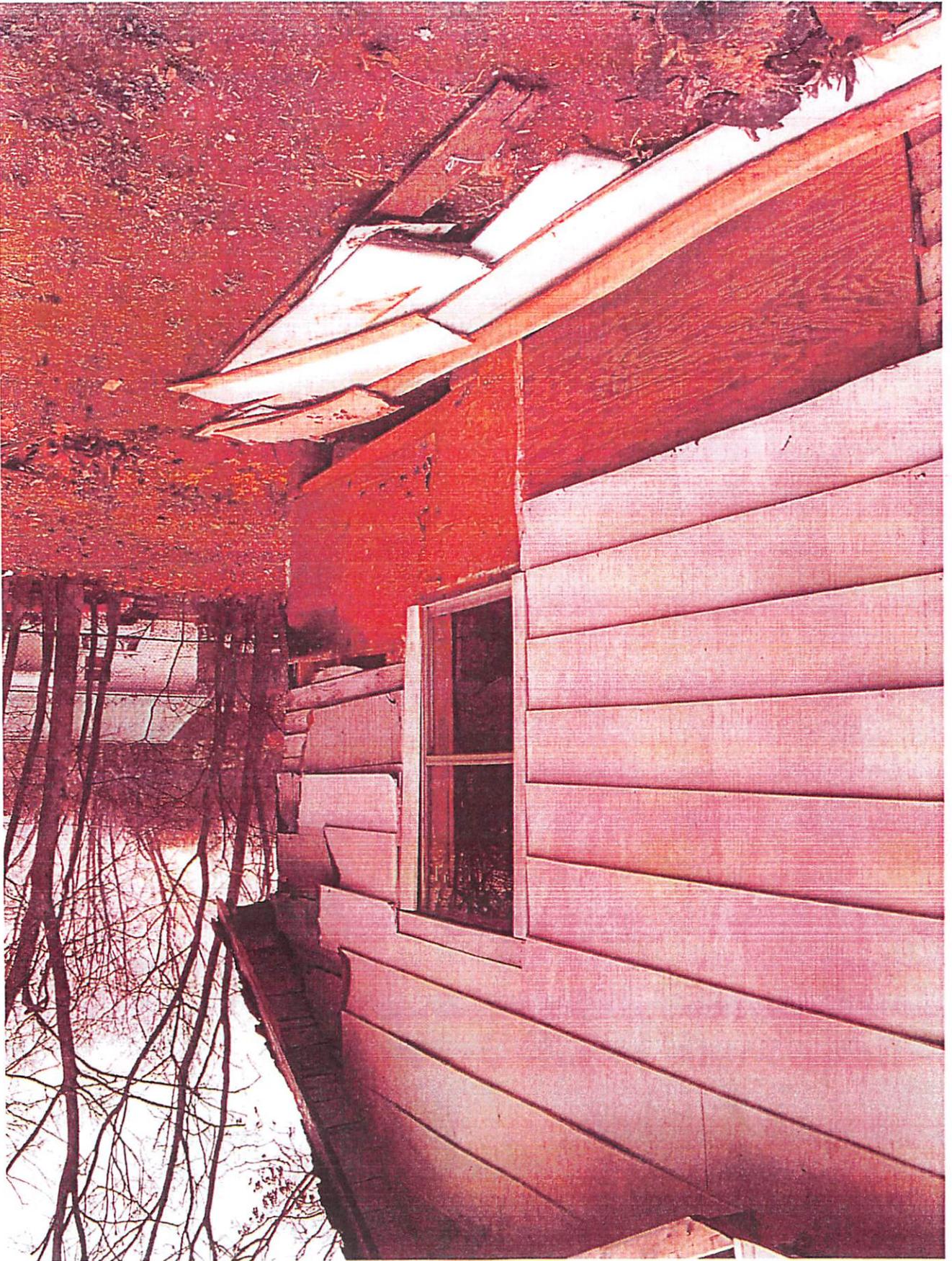
Address	Date	Title	Description
1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_29_34_AM.jpg	



Case: CE17-55

Address	Date	Title	Description
1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_23_47_AM.jpg	



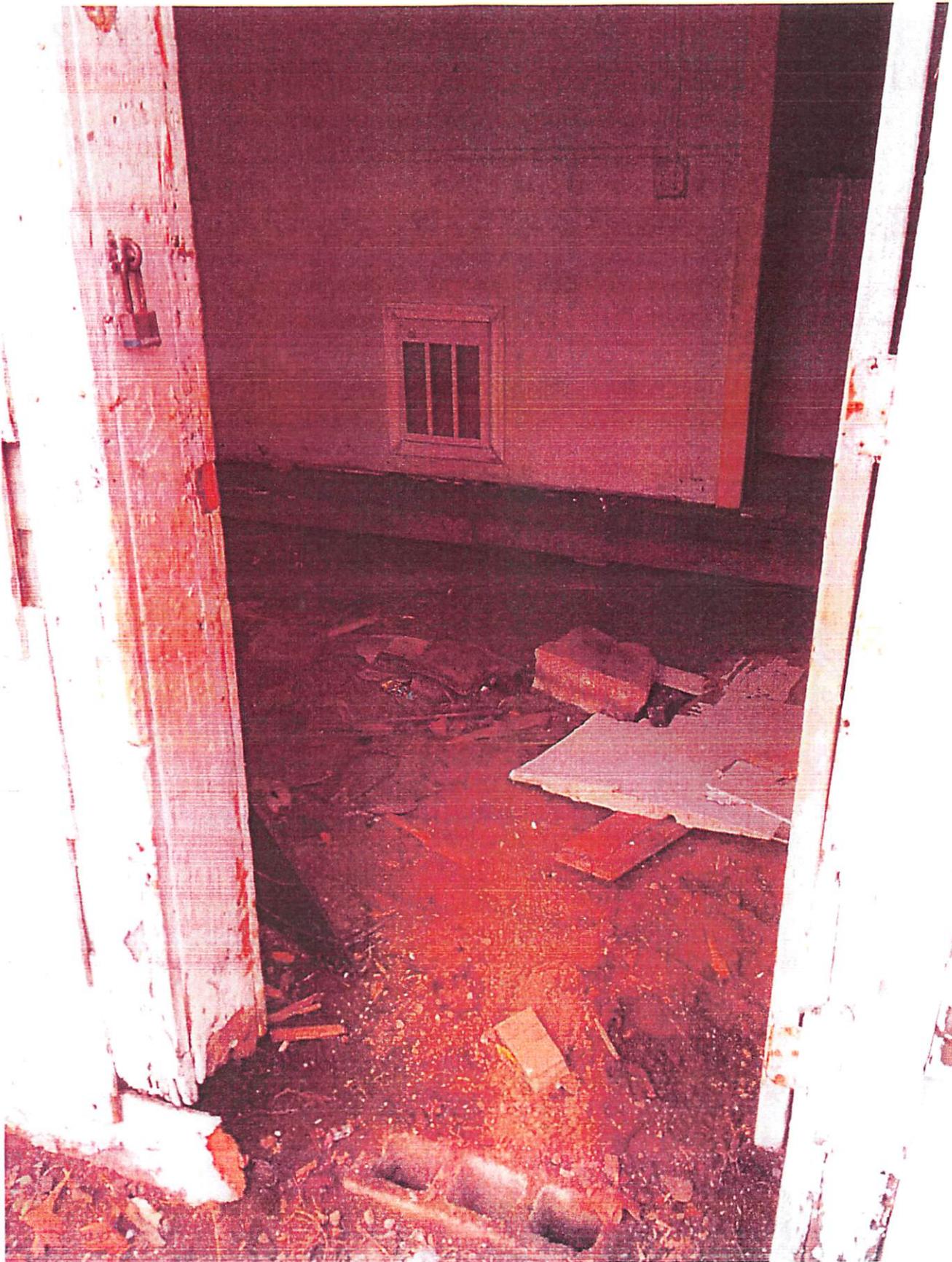


Case: CE17-55	Address	Date	Title	Description
	1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_27_38_AM.jpg	

Address	Date	Title	Description
1620 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1620_Aurora_Feb_02_11_28_03_AM.jpg	



1620 AURORA AVE SE CLEVELAND TN 37311 02/02/2017 1620_Aurora_Feb_02_11_28_32_AM.jpg



Unofficial Property Record Card - Bradley, TN

General Property Data

Parcel ID 057L T 013.00 000	Account Number LL CO 27
Prior Parcel ID --	Property Location 1620 AURORA AVE SE
Property Owner BREWER BUDDY ETUX MARY LOU	Property Use PT 00
Mailing Address PO BOX 1477	Most Recent Sale Date 6/10/1991
City CLEVELAND	Legal Reference 336-330
Mailing State TN Zip 37364	Grantor
ParcelZoning R2	Sale Price 0
	Land Area 0.000 acres

Current Property Assessment

Card 1 Value	Building Value 14,400	Xtra Features Value 0	Land Value 7,000	Total Value 21,400
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Building Description

Building Style RESIDENTIAL # of Living Units 1 Year Built 1940 Building Grade AVERAGE Building Condition Average Finished Area (SF) 672 Number Rooms 0 # of 3/4 Baths 0	Foundation Type PIERS Frame Type NONE Roof Structure GABLE/HIP Roof Cover COMP SHINGLE Siding SIDING B/AVG Interior Walls PAN-PLAS-DRY # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type CARPET COMBO Basement Floor N/A Heating Type RADIANT HEAT Heating Fuel AVERAGE Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 2
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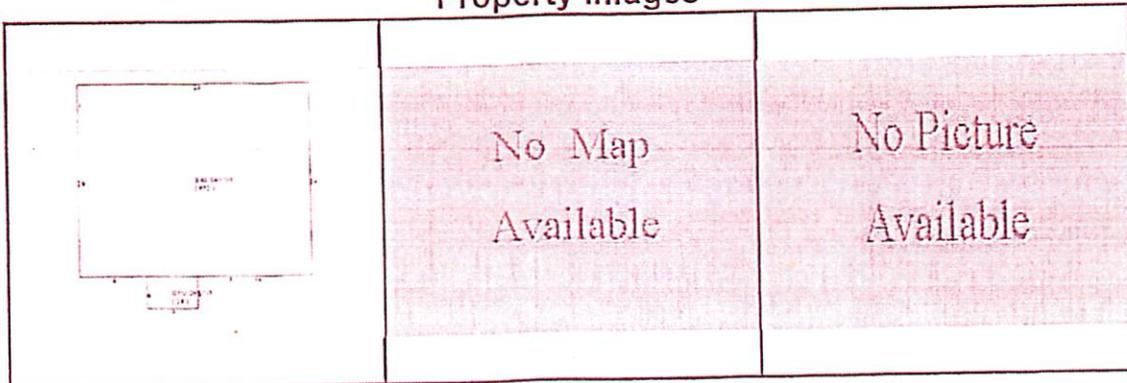
Legal Description

LOT 27

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as PT 00 with a(n) RESIDENTIAL style building, built about 1940 , having SIDING B/AVG exterior and COMP SHINGLE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

WARRANTY DEED

Mail Tax Bills To:

Susie Gilbert
2407 Chambliss Ave
Cleveland, TN 37311

Tax ID #
057L-T-013

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **MARY LOU BREWER, WIDOW, UNMARRIED, HEREBY DECLARING MY HUSBAND, BUDDY BREWER DIED ON OR ABOUT AUGUST 13, 2015 AND THAT OUR MARRIAGE WAS CONTINUOUS FROM THE DATE OF ACQUISITION OF THE HEREIN DESCRIBED PROPERTY UNTIL THE DATE OF HIS DEATH, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMMY HUGHES, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE SECOND (2ND) CIVIL DISTRICT OF BRADLEY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Lots Nos. 26, 27, and 28 in Block 12, of the Louisville Land Company's Addition to the City of Cleveland, lying South of Raht Street and East of Southern Railway.

Beginning at a point on the West side of Winnetawka Avenue, 215 feet 3 inches North of the junction of Winnetawka Avenue and Sioux Street, and running thence North 150 feet along and fronting on Winnetawka Avenue to an alley; thence West with uniform width 150 feet to an alley. Being bounded on the East by Winnetawka Avenue, north by an alley, West by an alley, and on the South by Lot No. 25, in Block 12.

Being a portion of the real estate conveyed to Buddy Brewer and Wife, Mary Lou Brewer by Deed dated recorded in Deed Book 336, page 330, in the Register's office of Bradley County Tennessee.

However, there is excepted from the foregoing described property the following described real estate:

Lots Nos. 26 and 28 in Block 12 of the Louisville Land Company's Addition to the City of Cleveland, as shown in Plat Book 1 Page 20 in the register's office of Bradley County, Tennessee

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

All notes, stipulations, restrictions, easements, conditions, and regulations as set out on recorded plat.

unimproved
 This is improved property, known as

1620 AURORA AVE CLEVELAND, TN 37311
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11-08 day of 2016

Mary Lou Brewer
MARY LOU BREWER

STATE OF TENNESSEE
COUNTY OF Bradley

On 11-8-16, before me, a Notary Public in and for said County and State, personally appeared MARY LOU BREWER, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal.

Jason L. Eslinger
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY
Commission expires: 3-21-18

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value for this transaction is \$ 7000.00

Susie Gilbert
AFFIANT

Witness my hand and official seal at Cleveland, Tennessee this 8 day of Nov. 2016.

Jason L. Eslinger
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY
Commission expires: 3-21-18

PREPARED BY:

Susie Gilbert
2407 Chambliss Ave
Cleveland, TN 37311

BK/PG: 2411/333-334
16014024

TRIPAL-ALL DEEDS	
DINA BATCH: 180976	
11/09/2016 - 08:30 AM	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.90
RECORDING FEE	10.00
DP FEE	2.00
REGISTER & FEE	4.00
TOTAL AMOUNT	38.90

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS

City of Cleveland

CLEVELAND TENNESSEE
Development & Engineering Services

Bryan Turner
Chief Building Official
bturner@clevelandtn.gov

185 Second Street NE
Cleveland, TN 37311
(423) 457-3095



02/03/2017

Sammy Hughes
PO Box 4802
Cleveland, TN 37311

Re: **1620 AURORA AVE SE, CLEVELAND, TN 37311**

An initial inspection of the property on 02/01/2017, and subsequent inspections thereafter at the location referenced above and legally identified as Parcel ID number 057L T 013.00, indicates the single family home is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, to the extent that it is unreasonable to repair the structure and in its current condition promotes blight to the area. (See photos attached.)

Section 13-305 of the City of Cleveland Municipal Code states the following in regard to reasonableness of repair: "(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent [50%] of the reasonable value), requiring the owner, during the time specified in the order, to repair, alter, or improve such structure to render it fit for human occupancy or use or to vacate and close the structure for human occupancy or use; or (2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent [50%] of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.

Pursuant to the 2012 International Property Maintenance Code (IPMC) 110.1 as amended and adopted by reference in Section 12-901 of the City of Cleveland Municipal Code, it is hereby ordered that the structure must be demolished and removed by end of business day, **03/06/2017**. The structure will be posted at each entrance with a placard as follows: ***"This structure is Unsafe and Its Occupancy has been Prohibited by the Building Official."*** It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making required repairs, removing the hazardous condition or demolishing the same.

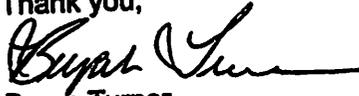
You have the right to appeal this notice and order by filing a written application for appeal with the Building Board of Adjustment and Appeals for the City of Cleveland. The application for appeal must be filed within twenty (20) days after the day this notice was served. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

The appeal can be hand delivered or mailed to 185 2nd Street NE, Cleveland, TN 37311, attention to Bryan Turner, City of Cleveland Building Official. At such time an appeal is received, a hearing date and time will be determined and all parties will be notified.

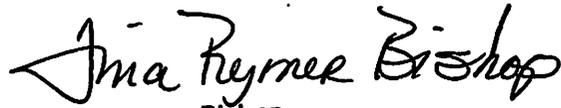
If you fail to demolish and remove the structure, the City of Cleveland will cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate

upon which the structure is located and shall be a lien upon the real estate. Should you have any⁷ questions, please contact either myself at the number and email listed above, or Tina Rymer Bishop at 423-650-3768 or trymer@clevelandtn.gov to discuss any concerns. We look forward to working with you to resolve this matter.

Thank you,

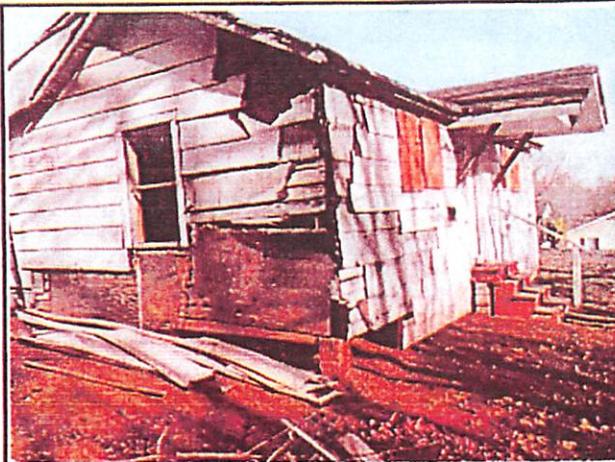


Bryan Turner
Chief Building Official



Tina Rymer Bishop
Building Inspector

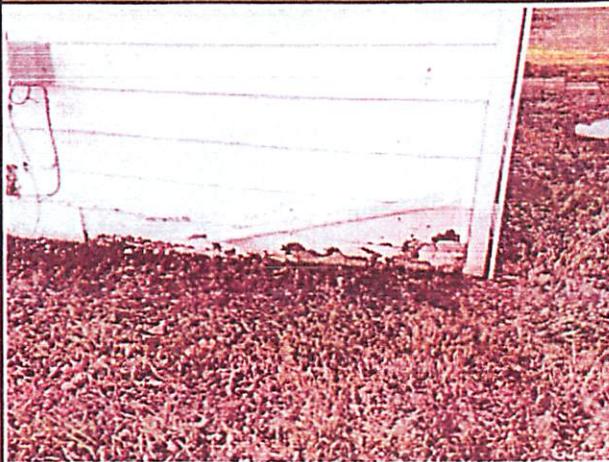
Attachment: Photos



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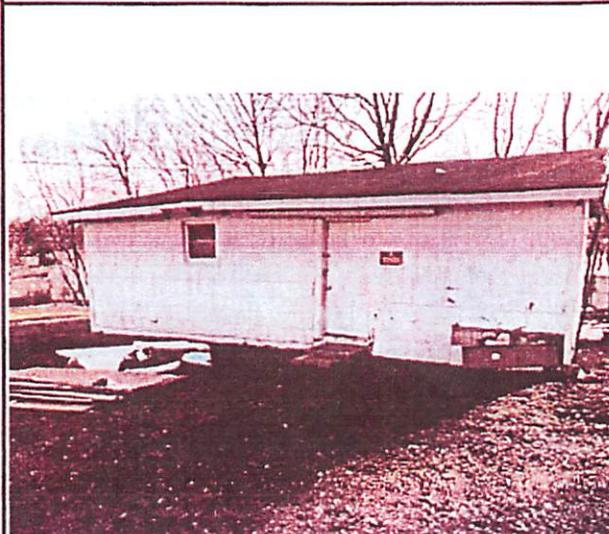
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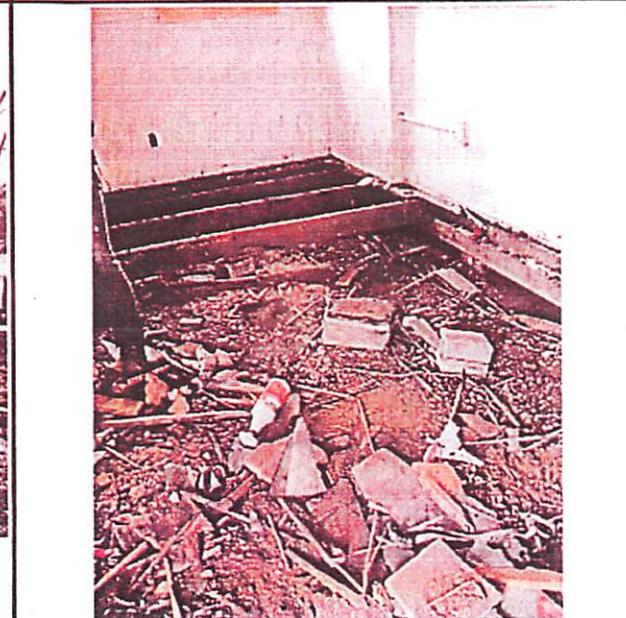
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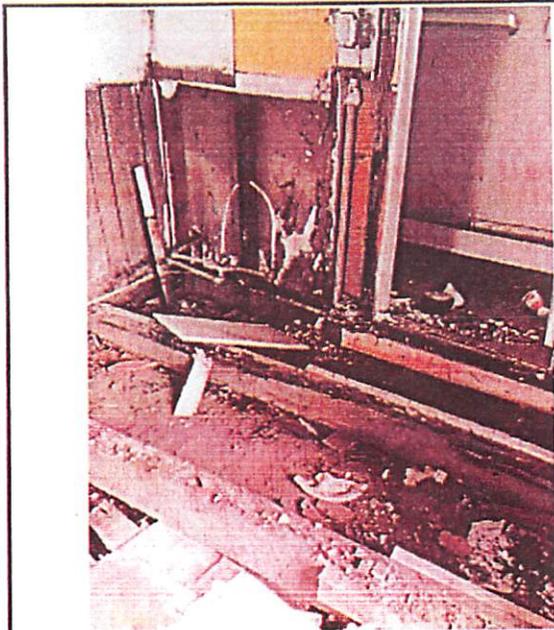


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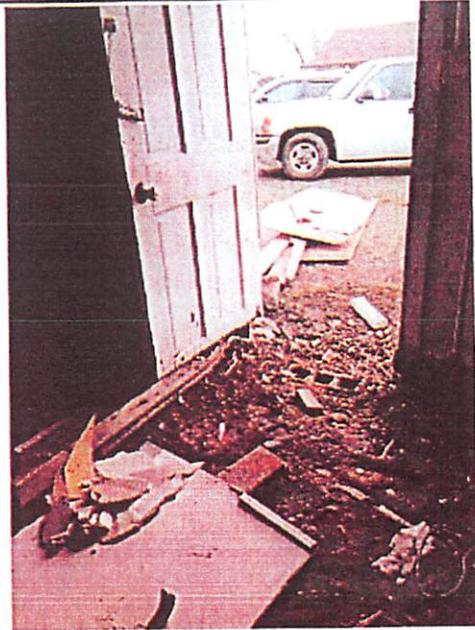


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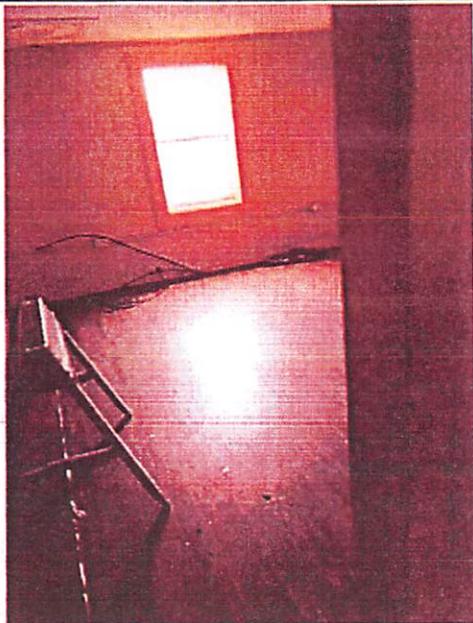




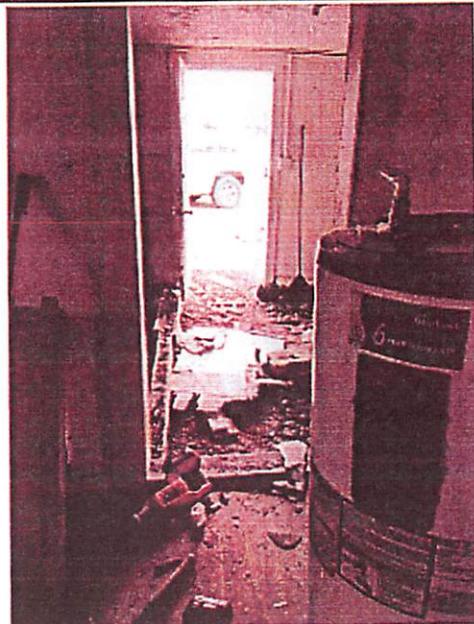
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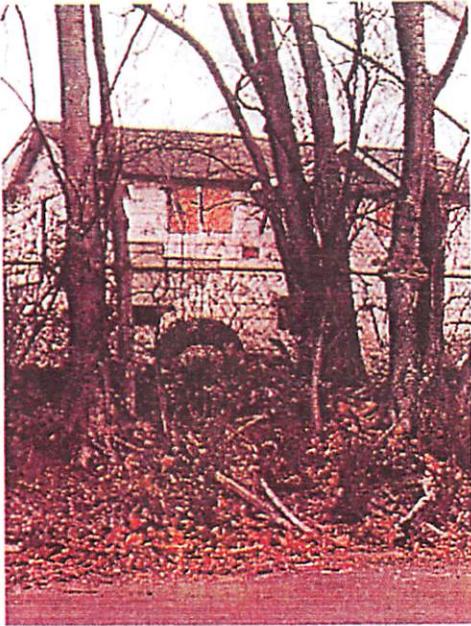
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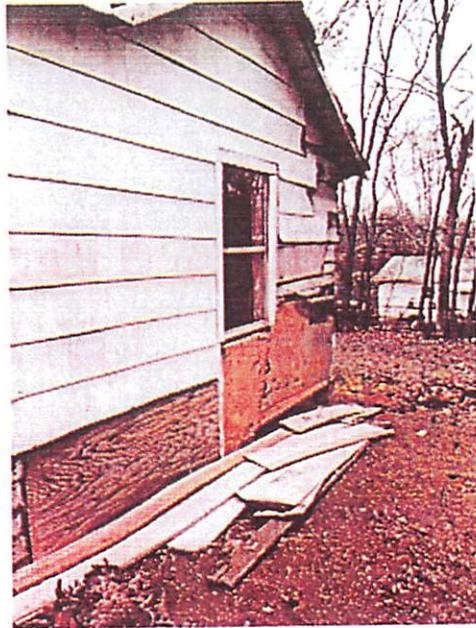
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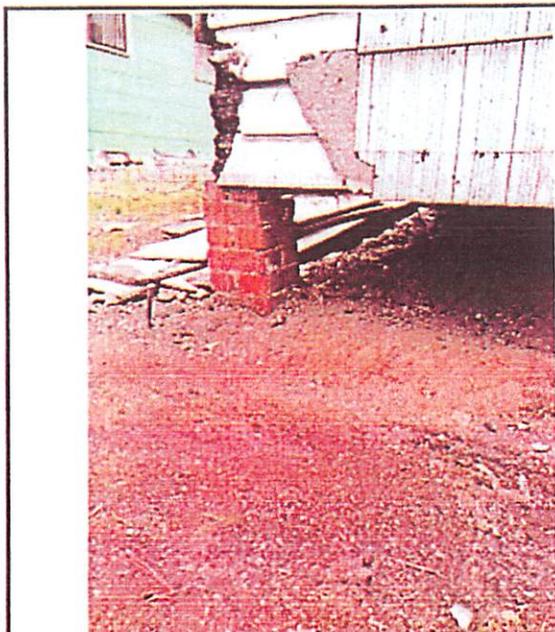
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Tennessee Dangerous Drugs Task Force

6040 Century Oaks Drive Chattanooga, TN 37416

423-752-1479, methhotline@rid-meth.org

Incident Report



Incident Date	Agency	City	State	Incident ID
2/19/2004 12:00:00 AM	CLEVELAND PD	CLEVELAND	TN	2345

Reporting Officer	Telephone Number	COPS Number	Report Type
DUFF BRUMLEY	4235593305	KX-04-S460	ONLY EQUIPMENT SEIZED

Laboratory	County	Lab Capacity	Quarantine Date	Clean UP Approval Date
1620 AURORA AVE CLEVELAND, TN	BRADLEY	Under 2 Oz		

For Law Enforcement Use Only. This information is intended to assist law enforcement officers in developing their investigative leads. It is not intended to be used as a sole means to arrest, indict, or prosecute individuals. Investigations must be conducted.

SAMMY HUGHES

1630 AURORA AVE. SE

PARCEL ID: 057L T 013.01 000

BBA Case Information regarding 1630 Aurora Ave, SE:

Page 1_Appeal Request

Page 2_Report from CCE establishing case

Page 3_ Case Field Report and Notes

Pages 4-12_Photos of Property

Pages 13-16_Assessor of Property Information (value of structure highlighted)

Pages 17-18_Deed to Property

Pages 19-23_Notice to Owner

Pages 24-28_Old Case File (Includes Initial Investigative Form, Meth Lab incident report from 2003 which is still active on the incident website, property record card, photos)

****The property record cards through the tax assessor will indicate Buddy and Mary Lou Brewer as the owner instead of the new owner, Sammy Hughes. It takes quite awhile for the assessors records to pick up the new owner.**

City of Cleveland

Development & Engineering Services
CIVIL AND TENNESSEE



285 Second Street NE
Cleveland, TN 37311
(423) 457-3095

Bryan Turner
Chief Building Official
Turner@Clevelandtn.gov

Application for Appeal Building Board of Adjustment and Appeals

Date Notice Received: February 4, 2017
Application Date: _____
Property Owner(s): Sammy Hughes
Owners' Address: 2125 Lakeland Rd
Cleveland TN 37311
Owners' Phone No: 423 499-7271
423 234-7700
Owners' Email: n/a
Address of property in violation: 1520 and 1530 Aurora Ave SE
1120 Aurora Ave SE Parcel ID No. 057LT013.00
1530 Aurora Ave SE Parcel ID No. 057LT013.01

Please list your reasons for and evidence supporting this appeal below. This shall serve as your written affidavit.
Supplemental material supporting this appeal may be attached to this form.

1520 Aurora was occupied within 6 months of the receipt ~~of the~~ notice of removal & sale by the City of Cleveland. Within the first few years the electrical system had been updated to conduit and circuit breakers in its breaker box. Present owner had replaced these with new breakers and prepared to sheet rock the walls and place all wiring within walls or overhead floor joists and have torn out or over by and hauled north so of course the premises of the city some by and hauled north so of course the premises were messy. However there had been much good clean up effort I began in 2010. I had also gotten 1530 Aurora when I bought it. I propose to bring both premises up to par.

FOR OFFICIAL USE ONLY
Case Decision: _____
Hearing Date: _____

From: [Laura Duncan](#)
To: [Tina Rymer](#); [Bryan Turner](#)
Subject: FW: 1630 Aurora Avenue SE- dilapidated structure complaint
Date: Wednesday, February 01, 2017 1:11:11 PM
Attachments: [image001.png](#)
[IMG_3115.jpg](#)
[IMG_3117.jpg](#)
[IMG_3121.jpg](#)
[image002.png](#)

CASE CE17-54

From: Tyler Hall
Sent: Wednesday, February 01, 2017 12:58 PM
To: Laura Duncan <lduncan@clevelandtn.gov>
Subject: 1630 Aurora Avenue SE- dilapidated structure complaint

1640 AURORA AVE SE



Parcel ID:	057L T 013.01 000
Account:	_____
Tax map PDF:	_____
Site Address:	1640 AURORA AVE SE
Taxable Value:	\$ 117,100
Owner Name:	MOORE REBECCA BREWER
Owner Name 2:	J WAYNE
Mail Addr 1:	3675 STONE DR SE
Mail Addr 2:	N/A
Mail City:	CLEVELAND

Laura,

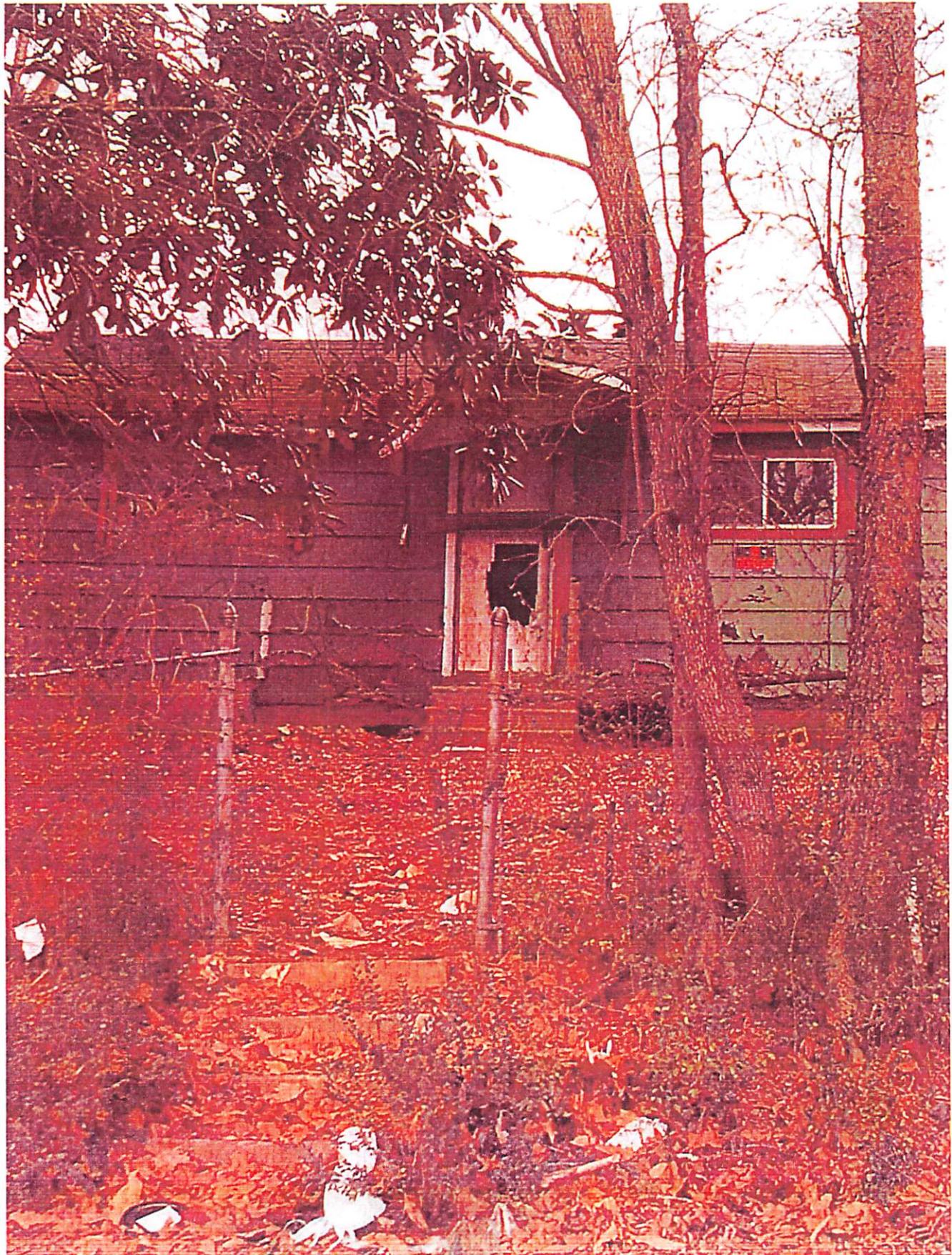
After attending the CDBG community meeting last night it was brought to my attention that there were two vacant structures that are in need of serious repair or demolition. This morning I drove out to the location above and took several pictures of the structure. As you can see in the pictures the roof is in poor condition and the windows are missing from the structure. I also noticed the front door has a large hole in it as well. The house was missing the majority of the under pinning and the siding is rotting off. While I was at the property a gentleman named Sammy Hughes stopped by to see what I was doing at the property. He then stated that he had recently purchased the property from Rebecca Brewer and has plans to renovate. I told him I am turning the case over to the building department and I would give them his information. Mr. Hughes number is 423-284-7700. Please forward to the building department.

Thanks.

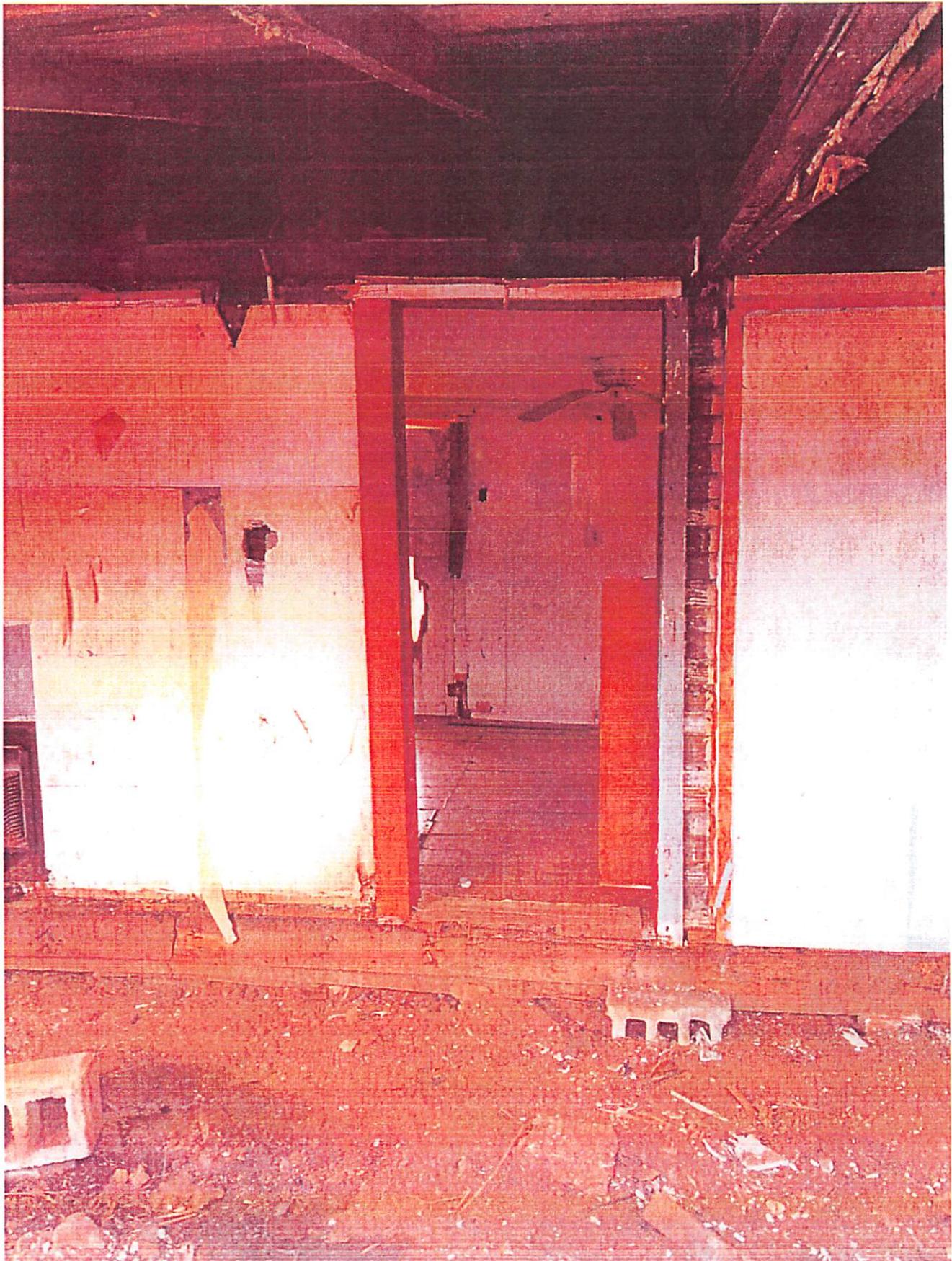
Note: the property is listed as the same parcel as 1640 aurora but the actual house is 1630

Case: CE17-54

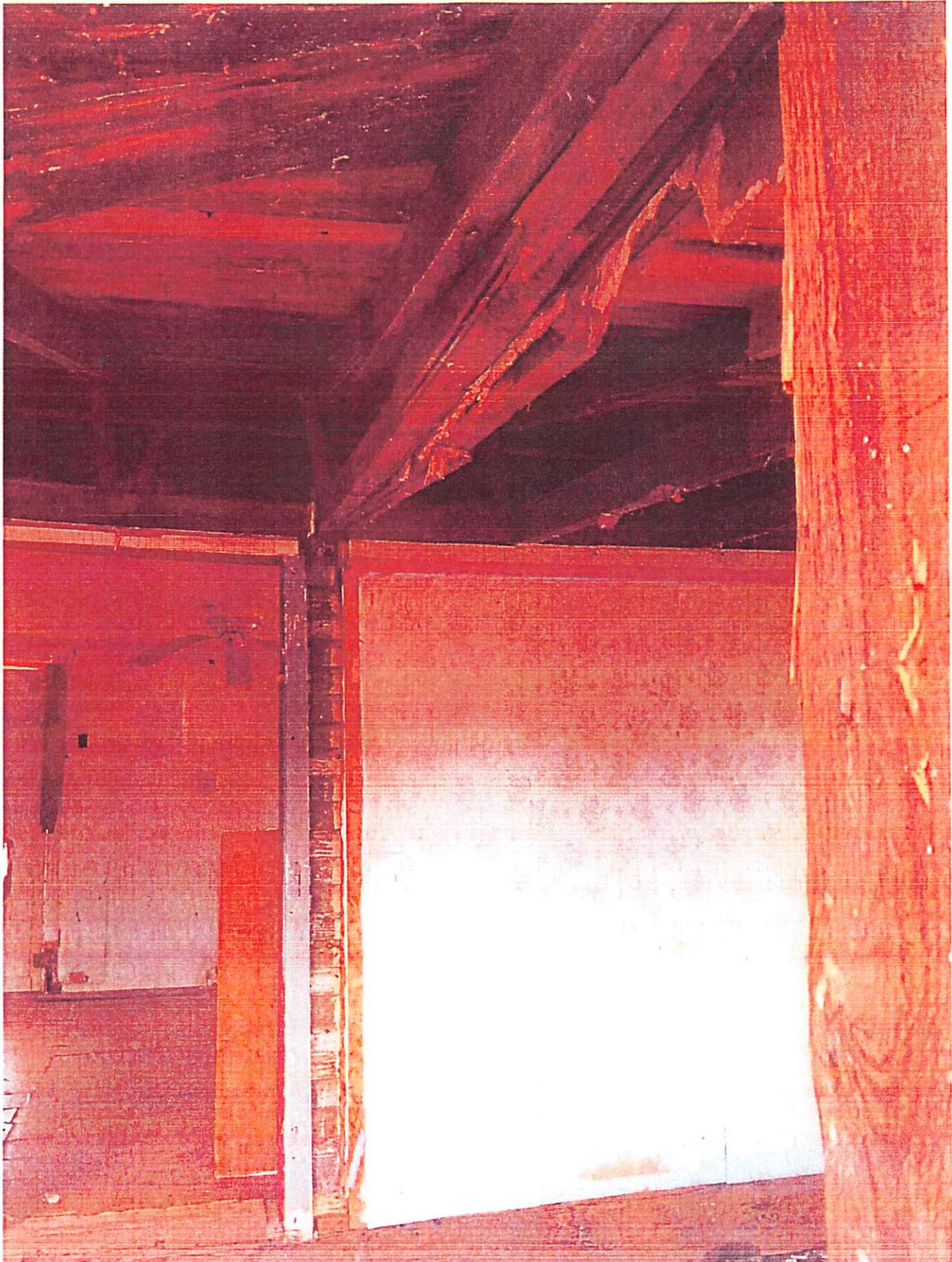
Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_23_43_AM.jpg	



Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_25_53_AM.jpg	

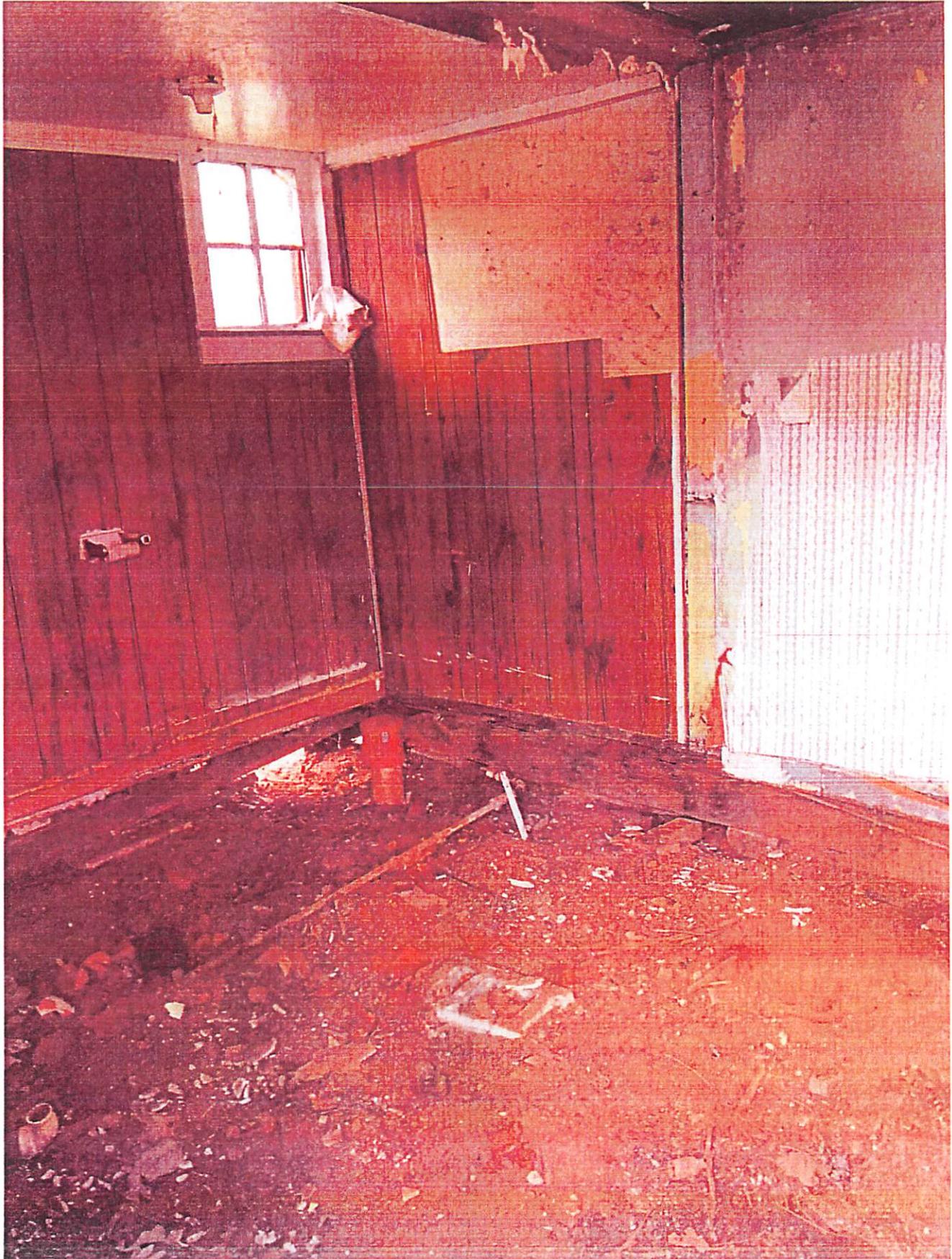


Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_25_57_AM.jpg	



Case: CE17-54

Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_26_26_AM.jpg	



Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_26_32_AM.jpg	

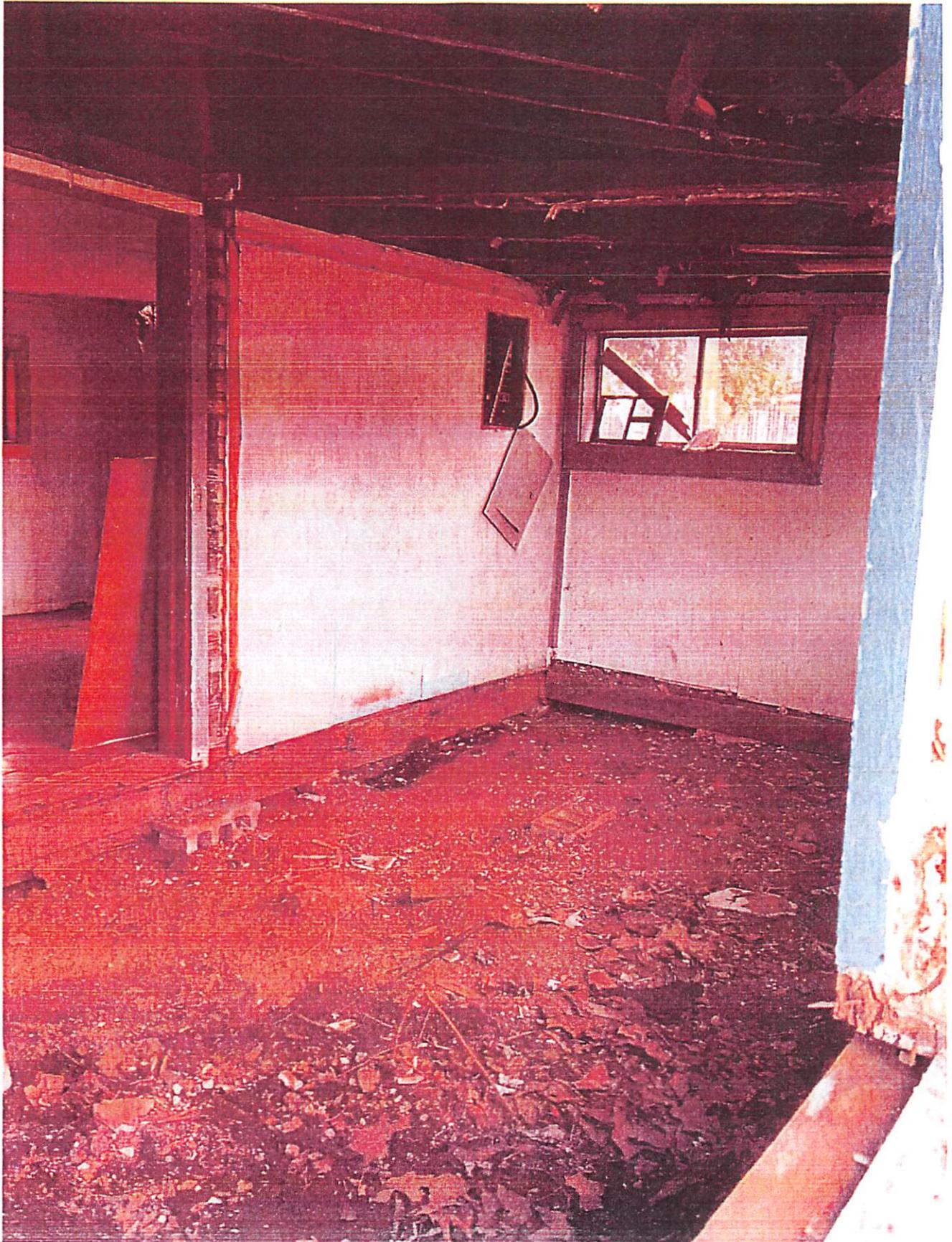


Case: CE17-54

Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_26_32_AM.jpg	

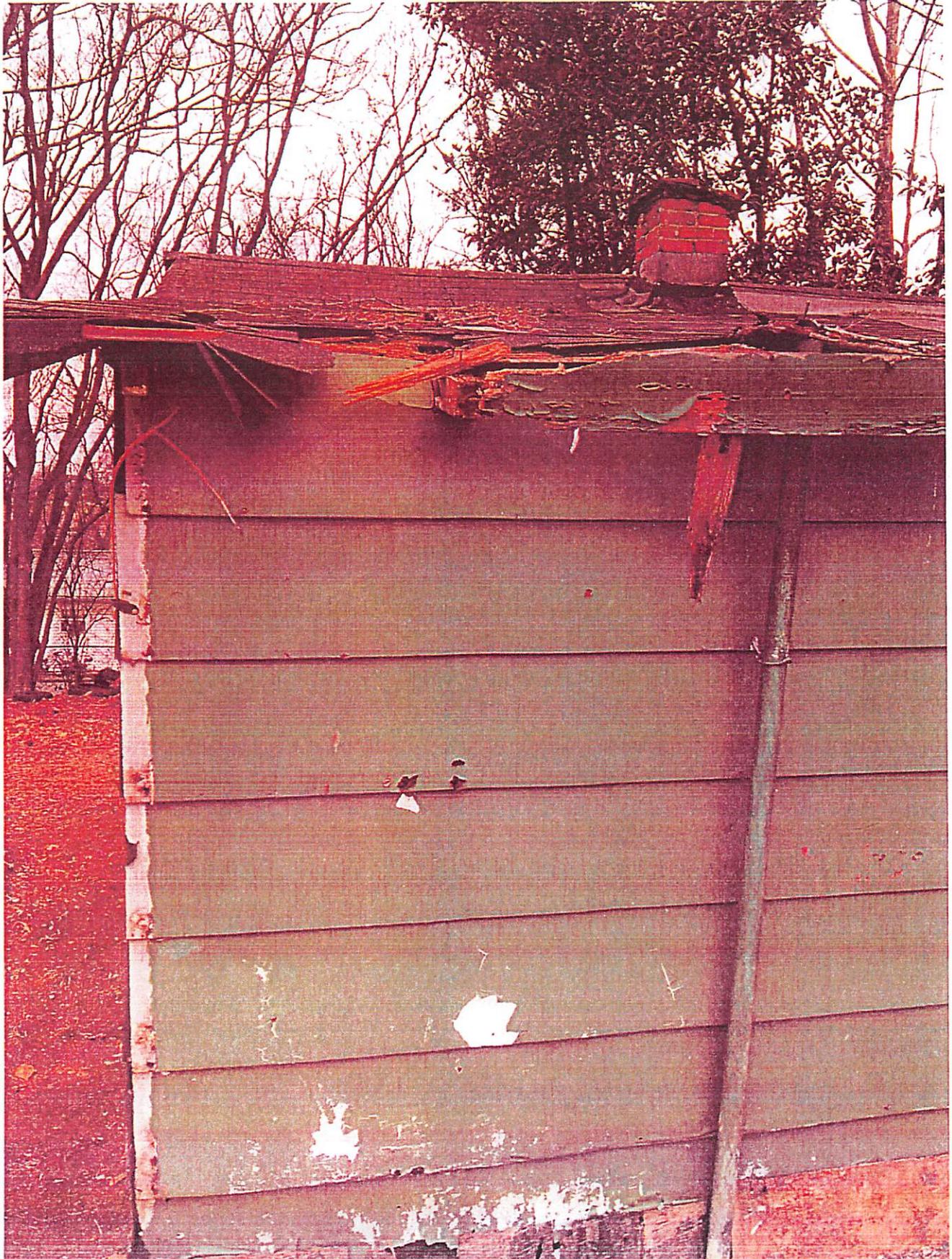


Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_26_37_AM.jpg	



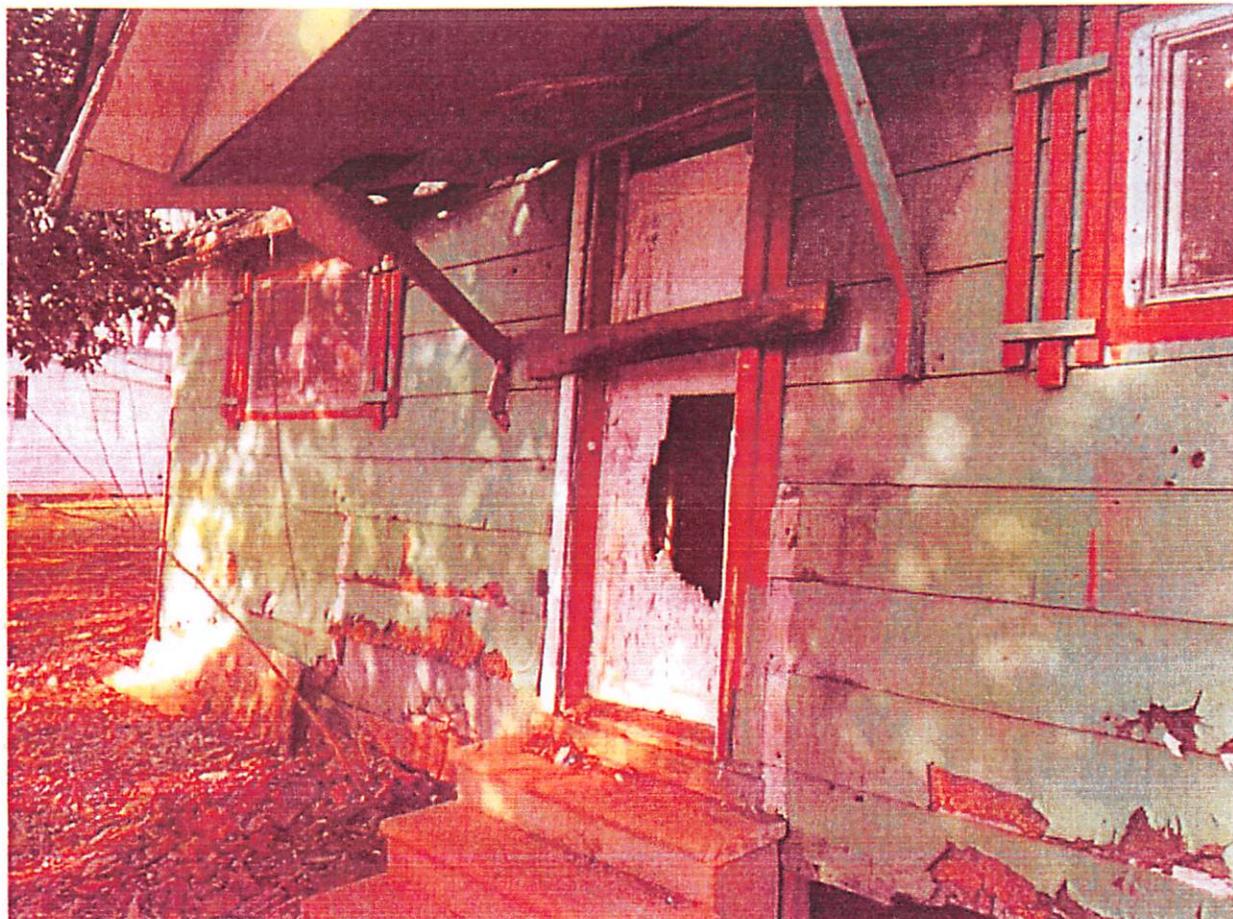
Case: CE17-54

Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/02/2017	1630_Aurora_Feb_02_11_26_55_AM.jpg	



Case: CE17-54

Address	Date	Title	Description
1630 AURORA AVE SE CLEVELAND TN 37311	02/01/2017	1630_AURORA_AVE_SE_2_.jpg	



Unofficial Property Record Card - Bradley, TN

General Property Data

Parcel ID 057L T 013.01 000
 Prior Parcel ID -
 Property Owner MOORE REBECCA BREWER
 J WAYNE
 Mailing Address 3675 STONE DR SE
 City CLEVELAND
 Mailing State TN Zip 37323
 Parcel Zoning R2

Account Number
 Property Location 1640 AURORA AVE SE
 Property Use PT 00
 Most Recent Sale Date 6/6/1991
 Legal Reference 336-269
 Grantor
 Sale Price 0
 Land Area 0.000 acres

Current Property Assessment

Card 3 Value	Building Value 0	Xtra Features Value 0	Land Value 0	Total Value 0
Total Parcel Value	Building Value 64,000	Xtra Features Value 0	Land Value 20,000	Total Value 84,000

Building Description

Building Style RESIDENTIAL
 # of Living Units 1
 Year Built 1940
 Building Grade AVERAGE
 Building Condition Poor
 Finished Area (SF) 598
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type PIERS
 Frame Type NONE
 Roof Structure GABLE/HIP
 Roof Cover COMP SHINGLE
 Siding SIDING B/AVG
 Interior Walls WALLBOARD
 # of Bedrooms 0
 # of 1/2 Baths 0

Flooring Type PINE/SOFT WD
 Basement Floor N/A
 Heating Type NONE
 Heating Fuel AVERAGE
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 2

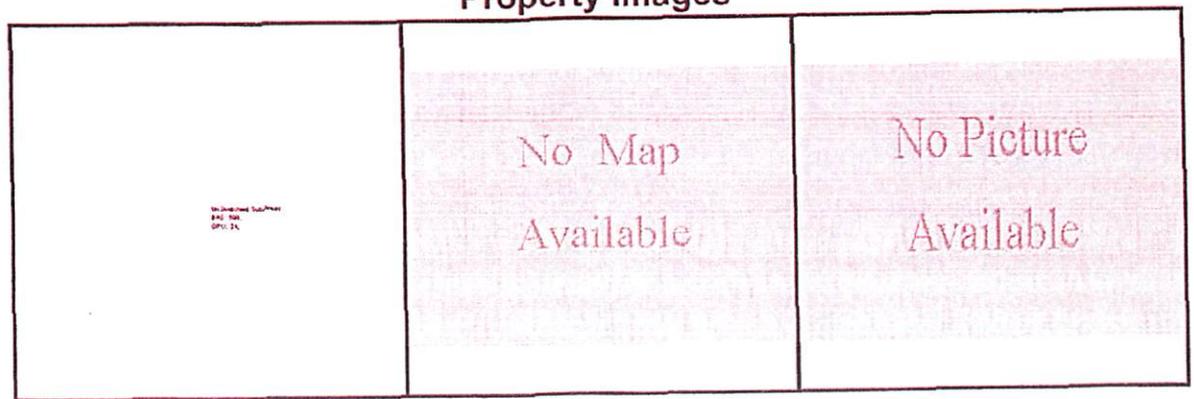
Legal Description

LOTS 24,25,26

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as PT 00 with a(n) RESIDENTIAL style building, built about 1940 , having SIDING B/AVG exterior and COMP SHINGLE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

There are 3 property record cards for this parcel.
 This is the card for 1630 Aurora.
 There is no value for this bldg. according to
 that assessor.

057L

T

013.01

000

3 of 3

RESIDENTIAL

14

Total Card / Total Parcel

CMap

Group

Parcel

PI

SI

CARD

Bradley County

APPRaised: 0/ 84,000
 USE VALUE: 0/ 84,000
 ASSESSED: 0/ 21,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1640		AURORA AVE SE, CLEVELAND

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
RS	0.000				

Legal Description
LOTS 24,25,26

User Acct

OWNERSHIP

Owner 1: MOORE REBECCA BREWER
Owner 2: J WAYNE
Owner 3:
Street 1: 3675 STONE DR SE
Street 2:
Twn/City: CLEVELAND
St/Prov: TN Cntry Own Occ:
Postal: 37323 Type: RESIDEN

Total Card	0.000
Total Parcel	0.000
Source: Market Adj Cost	Total Value per SQ unit /Card: 0.00 /Parcel: 26.64

Entered Lot Size	Total Land: 1
Land Unit Type: LOT	

GIS Ref
GIS Ref
Insp Date



Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 057L T 013.01 000

129480!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
--------	-----	-----	------------	-----------	-----------	------------	-------------	---------------	-------	------

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry
Postal:

PRINT

Date	Time
02/02/17	10:58:50

LAST REV

Date	Time
06/08/13	17:59:08

bap00605

29480

USER DEFINED

County Delq
County RB:
Tax Freeze:
City Delq:
City RB:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Tax Freeze:
ASR Map: 057L
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

NARRATIVE DESCRIPTION

This parcel contains 1. LOT of land mainly classified as PT 00 with a RESIDENTIAL Building built about 1940, having primarily SIDING B/AVG Exterior and 598 Square Feet, with 1 Unit.

SALES INFORMATION

TAX DISTRICT 138 - CLEVELAND

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
---------	-----------	------	------	-----------	------------	---	-----	-------	-------

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
------	------------	--------	----------

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
------	--------	---------	--------	-----	------------	----------	------------	---------	------	--------	----	------

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	Zone: R2	100	Util-W	1	Public
o				Util-Se	1	Public
n				Util-EI	1	Public
Census:				Exmpt		
Flood Haz:						
D	000	BRADLEY CNT	100	Topo	0	Level
s	138	CLEVELAND	100	Street	3	Paved
t				Util-G	1	Public

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
RS	PT 00		0		AC	No Land		0	0.	0.00	101	1.00															No Land

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: RS PT 00 Prime NB Desc/Area I01 Total: Spl Credit: Total:

EXTERIOR INFORMATION

Type: 01 - RESIDENTIAL
 Sty Ht: 1.0 - 1.0 Stories
 (Liv) Units: 1 Total: 3
 Foundation: 01 - PIERS
 Frame: 00 - NONE
 Prime Wall: 03 - SIDING B/AVG
 Sec Wall: %
 Roof Struct: 02 - GABLE/HIP
 Roof Cover: 03 - COMP SHINGLE
 Color:
 View / Desir:

BATH FEATURES

Full Bath Rating:
 A Bath Rating:
 3/4 Bath Rating:
 A 3QBth Rating:
 1/2 Bath Rating:
 A HBth Rating:
 OthrFix: 2 Rating: AVERAGE

COMMENTS

SHED NV 150X150.

SKETCH

15

GENERAL INFORMATION

Grade: 01 - AVERAGE
 Year Blt: 1940 Eff Yr Blt: 1940
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

RESIDENTIAL GRID

1st Res Grid	Desc:	Summary	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 0	BRS: 0	Baths: HB

Unsketched SubAreas:
 BAS: 598,
 OPU: 24,

INTERIOR INFORMATION

Avg Ht/FL:
 Prim Int Wal 05 - WALLBOARD
 Sec Int Wall: %
 Partition:
 Prim Floors: 08 - PINE/SOFT WD
 Sec Floors: %

DEPRECIATION

Phys Cond: PR - Poor 90. %
 Functional: FUNC - Functiona 10. %
 Economic: %
 Special: PHYS - Physical 10. %
 Override: %
 Total: 100 %

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	0	0	All
Totals			
1	0	0	

CALC SUMMARY

Basic \$ / SQ: 67.00
 Size Adj.: 1.09234118
 Const Adj.: 0.70963663
 Adj \$ / SQ: 51.936
 Other Features: 5390
 Grade Factor: 1.00
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 36635
 Depreciation: 36635
 Depreciated Total: 0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WIAvS/SQ:				Ind.Val
Juris. Factor:			Before Depr:	51.94
Special Features: 0			Val/Su Net:	0.00
Final Total: 0			Val/Su SzAd	0.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BAS	BASE	598	51.940	31,058
OPU	OPU	24	7.790	187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip Type	%	Qu #	Ten
BAS		BASE			
OPU		OPU			

MOBILE HOME

Subfloor: 03 - WOOD W/O SUB
 Bsmnt Gar:
 Electric: 02 - BELOW AVERAG
 Insulation: 02 - BELOW AVERAG
 Int vs Ext:
 Heat Fuel: 03 - AVERAGE
 Heat Type: 00 - NONE
 # Heat Sys:
 % Heated: % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
------	-------------	-----------	----------	------	-----	------	------------	---------	-----	------	-------	------------	-----------	--------------

Net Sketched Area: 622	Total: 31,245
Size Ad 598 Gross Area 622	FinArea 598

IMAGE

AssessPro Patriot Properties, Inc

2

WARRANTY DEED

✓ *Mail to*
Mail Tax Bills To:

Sammy Hughes
P. O. Box 4802
Cleveland, TN 37320

✓
Part of 057L-T-013.01

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE
CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,
REBECCA BREWER MOORE AND HUSBAND, J. WAYNE MOORE, HEREINAFTER
CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO
TRANSFER AND CONVEY UNTO SAMMY HUGHES, HEREINAFTER CALLED THE
GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE
FOURTH CIVIL DISTRICT OF BRADLEY COUNTY, STATE OF TENNESSEE AND IN THE
THIRD WARD OF THE CITY OF CLEVELAND, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 26 in Block 12 of the Louisville Land Company's Addition as shown on Plat of record in
Plat Book 1, page 20, in the Register's Office of Bradley County, Tennessee

✓ For Prior Title See Deed of record in Deed Book 336 Page 269 in the Register's Office of Bradley
County, Tennessee

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

All notes, stipulations, restrictions, easements, conditions, and regulations as set out on recorded plat.

unimproved
This is improved property, known as

1640 AURORA AVENUE SE CLEVELAND, TN 37311
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto
belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are
lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless
otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever
defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons
whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender
shall be applicable to all genders.

BK/PG: 2407/169-170

16013173

2 PGS/AL-ALL DEEDS	
RHONDA BATCH: 180031	
10/20/2018 - 02:58 PM	
VALUE	5000.00
MORTGAGE TAX	0.00
TRANSFER TAX	18.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	31.50

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS

Witness my hand this 20th day of October, 2016.

Rebecca Brewer Moore
REBECCA BREWER MOORE

J. Wayne Moore
J. WAYNE MOORE

STATE OF TENNESSEE
COUNTY OF BRADLEY

On 10-20-16, before me, a Notary Public in and for said County and State, personally appeared **REBECCA BREWER MOORE AND HUSBAND, J. WAYNE MOORE**, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Cleveland, Tennessee.

_____ Notary Public

Commission expires: 3-21-18



STATE OF TENNESSEE
COUNTY OF BRADLEY

The actual consideration or value for this transaction is \$ 5000.00

Sammy Hughes
AFFIANT

Witness my hand and official seal at Cleveland, Tennessee this 20th day of October 2016.

_____ Notary Public

Commission expires: 3-21-18



✓ PREPARED BY:

Sammy Hughes
P. O. Box 4802
Cleveland, TN 37320

City of Cleveland

CLEVELAND TENNESSEE
Development & Engineering Services

Bryan Turner
Chief Building Official
bturner@clevelandtn.gov

185 Second Street NE
Cleveland, TN 37311
(423) 457-3095



02/03/2017

Sammy Hughes
PO Box 4802
Cleveland, TN 37311

Re: **1630 AURORA AVE SE, CLEVELAND, TN 37311**

An initial inspection of the property on 02/01/2017, and subsequent inspections thereafter, at the location referenced above and legally identified as Parcel ID number 057L T 013.01, indicates the single family home is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, to the extent that it is unreasonable to repair the structure and in its current condition promotes blight to the area. (See photos attached.)

Section 13-305 of the City of Cleveland Municipal Code states the following in regard to reasonableness of repair: **"(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent [50%] of the reasonable value), requiring the owner, during the time specified in the order, to repair, alter, or improve such structure to render it fit for human occupancy or use or to vacate and close the structure for human occupancy or use; or (2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent [50%] of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.**

Pursuant to the 2012 International Property Maintenance Code (IPMC) 110.1 as amended and adopted by reference in Section 12-901 of the City of Cleveland Municipal Code, it is hereby ordered that the structure must be demolished and removed by end of business **03/06/2017**. The structure will be posted at each entrance with a placard as follows: ***"This structure is Unsafe and Its Occupancy has been Prohibited by the Building Official."*** It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making required repairs, removing the hazardous condition or demolishing the same.

You have the right to appeal this notice and order by filing a written application for appeal with the Building Board of Adjustment and Appeals for the City of Cleveland. The application for appeal must be filed within twenty (20) days after the day this notice was served. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

The appeal can be hand delivered or mailed to 185 2nd Street NE, Cleveland, TN 37311, attention Bryan Turner, City of Cleveland Building Official. At such time an appeal is received, a hearing date and time will be determined and all parties will be notified.

If you fail to demolish and remove the structure, the City of Cleveland will cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate

upon which the structure is located and shall be a lien upon the real estate. Should you have any questions, please contact either myself at the number and email listed above, or Tina Rymer Bishop at 423-650-3768 or trymer@clevelandtn.gov to discuss any concerns. We look forward to working with you to resolve this matter.

Thank you,

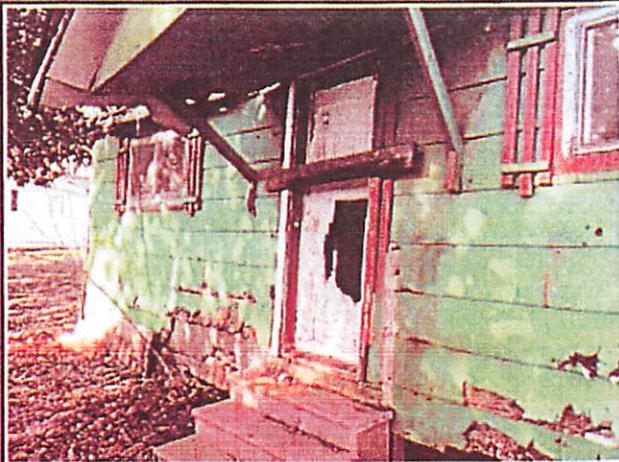


Bryan Turner
Chief Building Official

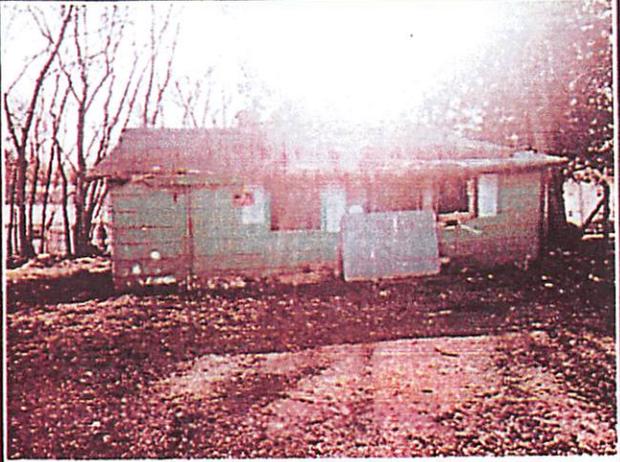


Tina Rymer Bishop
Building Inspector

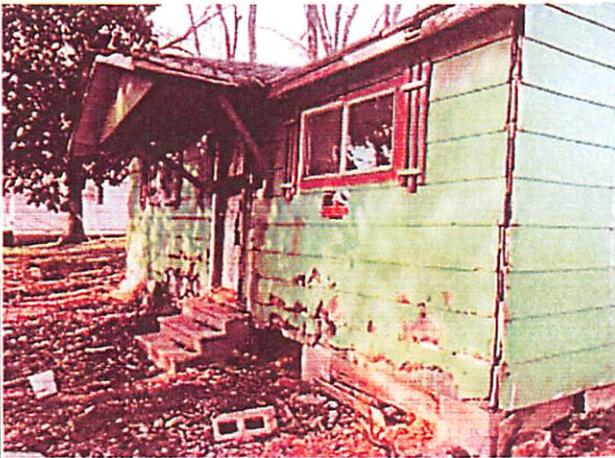
Attachment: Photos



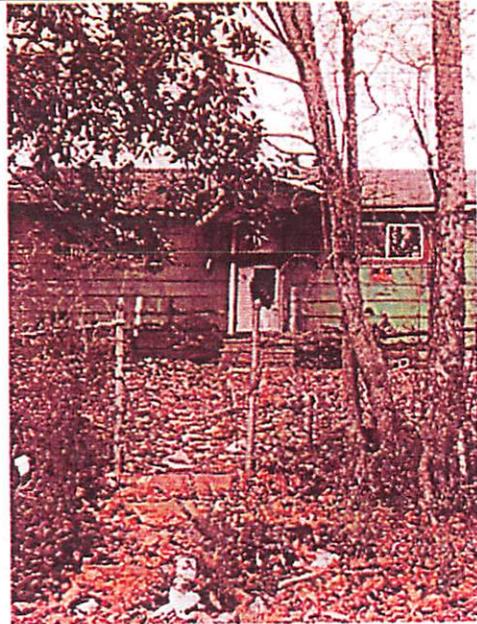
Uploaded on: 02/01/2017 -
1630_AURORA_AVE_SE_2_.jpg



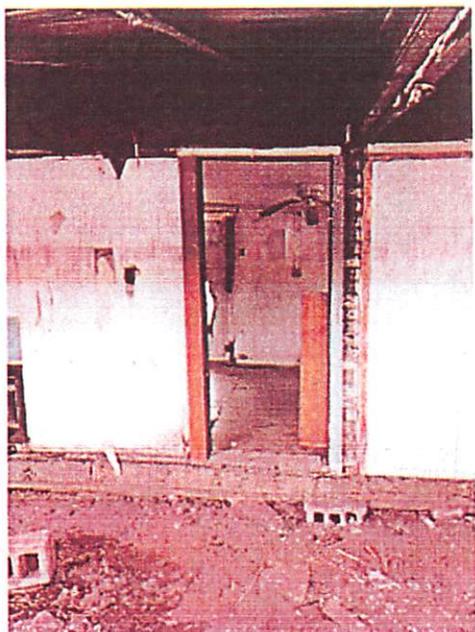
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1630_AURORA_AVE_SE_3_.jpg



Uploaded on: 02/01/2017 -
1630_AURORA_AVE_SE_1_.jpg



Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_23_43_AM.jpg



Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_25_53_AM.jpg



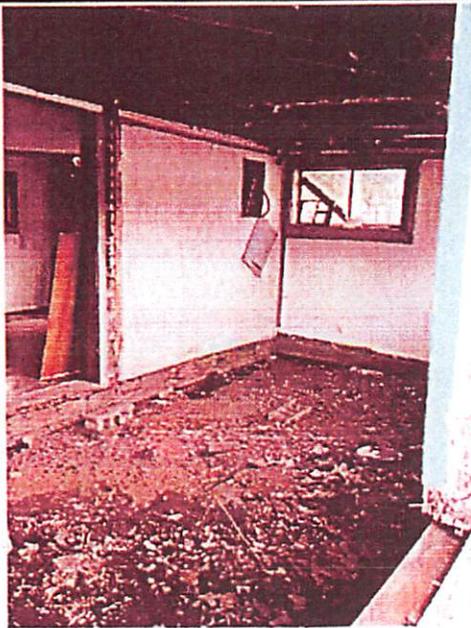
Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_25_57_AM.jpg



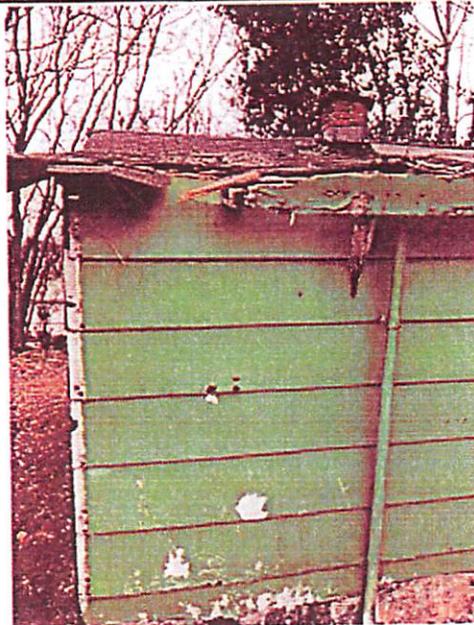
Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_26_26_AM.jpg



Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_26_32_AM.jpg



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1630_Aurora_Feb_02_11_26_37_AM.jpg



Uploaded on: 02/02/2017 -
1630_Aurora_Feb_02_11_26_55_AM.jpg

**INITIAL INVESTIGATIVE FORM
CODES ENFORCEMENT OFFICER**

Date: 6/3/14**Time: 09:10am****Violation location 1630 Aurora Ave SE****(complete address)****Cleveland, TN 37311****OWNER INFORMATION:****Name: Buddy Brewer****Address: PO Box 1477****(complete address) Cleveland, TN 37311****Telephone 423-284-7971****COMPLAINANT INFORMATION:****Name: Impact Group****Address: Blythe School****(complete address) Cleveland, TN 37311****Telephone: 423-472-9876 or 423-413-9311****MAP: 057L****GROUP: T****PARCEL: 013.00****Nature of Complaint: Meth House****Initial Action: Went by & took pictures****Further Action: Filled out report, turned report & pictures over to Property Maintenance Official Bryan Turner for further action on the condemnation.****Final Disposition:****Codes Enforcement Officer Signature: Criss Caywood****Date: 6/3/14**

Tennessee Methamphetamine Task Force

1110 Market Street Suite 322 Chattanooga, TN 37402

(423) 752-1479 Phone (423) 267-8983 Fax



Incident Report

<u>Incident Date</u>	<u>Agency</u>	<u>City</u>	<u>State</u>	<u>Incident ID</u>
1/26/2003 12:00:00 AM	CLEVELAND PD	CLEVELAND	TN	1010
<u>Reporting Officer</u>	<u>Telephone Number</u>	<u>COPS Number</u>	<u>Report Type</u>	
DET. DEAN BEVERLY	(423) 559-3305	KX-03-S226	LAB SEIZURE	
<u>Laboratory Address</u>	<u>County</u>	<u>Lab Capacity</u>	<u>Quarantine Date</u>	<u>Clean Up Approved Date</u>
1630 AURORA AVE. CLEVELAND, TN 37311	BRADLEY	2 - 8 Oz		

Buddy Brewer

Unofficial Property Record Card - Bradley County, TN

General Property Data

Parcel ID 057L T 013.00 000	Account Number 29479
Prior Parcel ID --	
Property Owner BREWER BUDDY ETUX MARY LOU	Property Location 1620 AURORA AVE SE
	Property Use PT 00
Mailing Address PO BOX 1477	Most Recent Sale Date 6/10/1991
	Legal Reference 336-330
City CLEVELAND	Grantor
Mailing State TN Zip 37364	Sale Price 0
ParcelZoning R2	Land Area 0.000 acres

Current Property Assessment

Card 1 Value	Building Value 14,300	Xtra Features Value 0	Land Value 7,000
	Total Value 21,300	Assessed Value 5,325	Agricultural Credit 0
	Full Market Value 21,300		

Building Description

Building Style RESIDENTIAL	Foundation Type PIERS	Flooring Type CARPET COMBO
# of Living Units 1	Frame Type NONE	Basement Floor N/A
Year Built 1940	Roof Structure GABLE/HIP	
Building Grade AVERAGE	Roof Cover COMP SHINGLE	Heating Fuel AVERAGE
Building Condition Average	Siding SIDING B/AVG	Air Conditioning 0%
Finished Area (SF) 672	Interior Walls PAN-PLAS-DRY	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 2

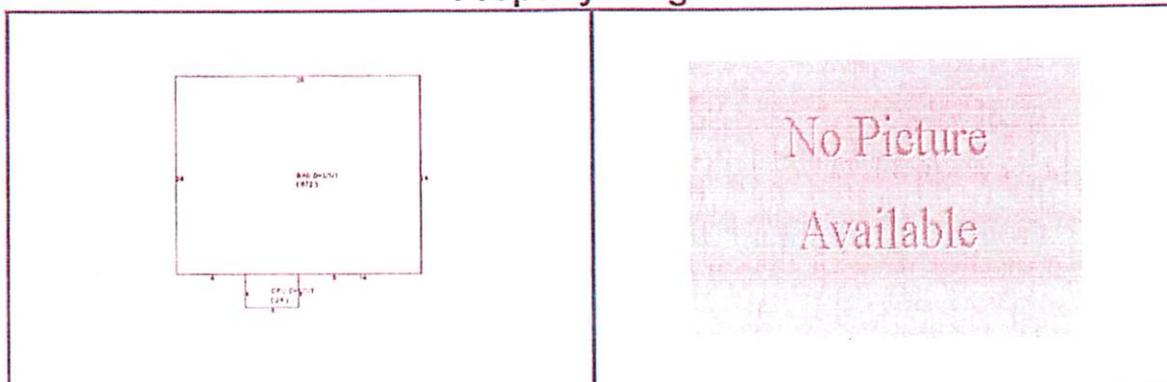
Legal Description

Subdivision LL CO	Lot 27	Plat Book 0001
Plat Page 0020	Legal Description	District 138
City CLEVELAND	State TN	Zip

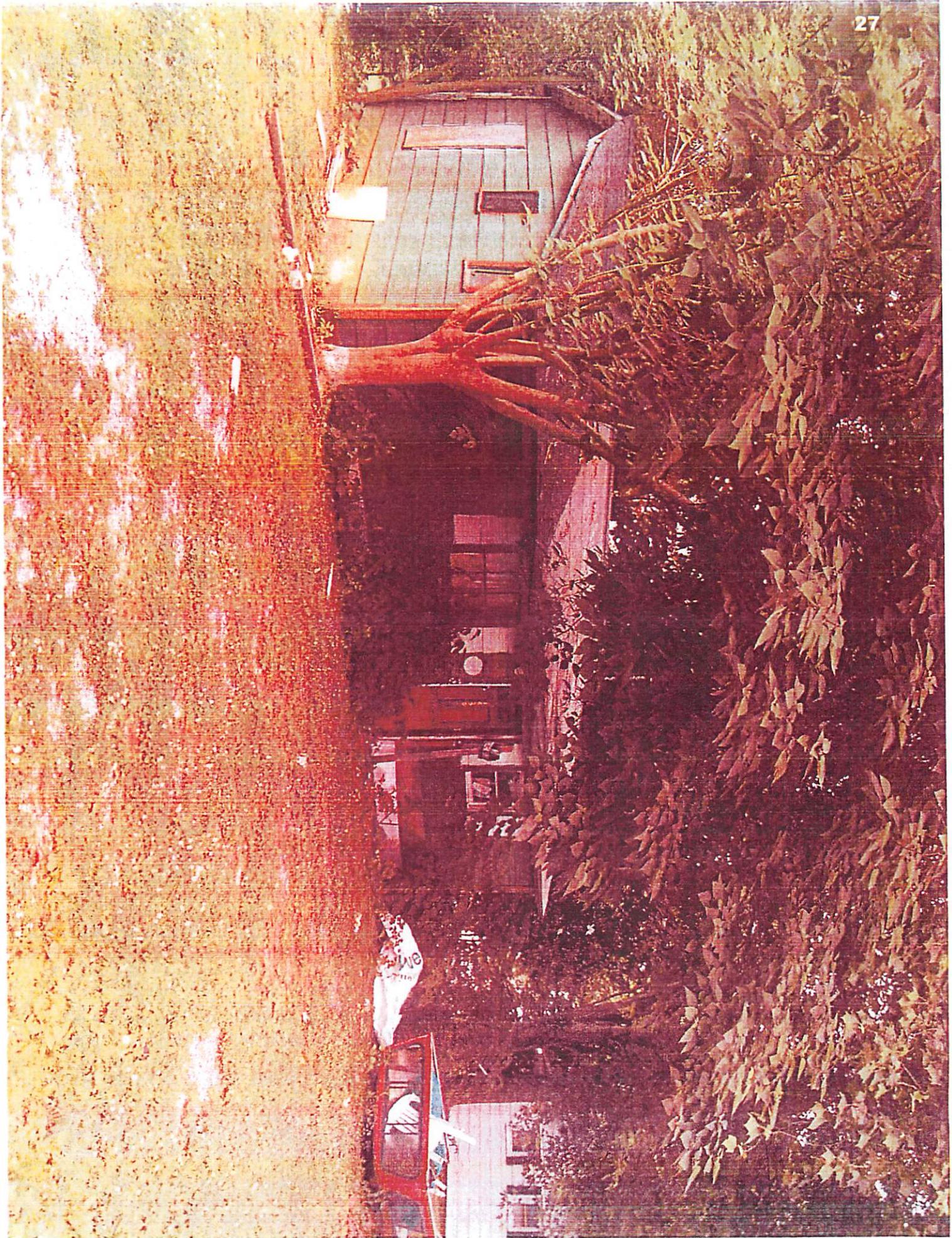
Narrative Description of Property

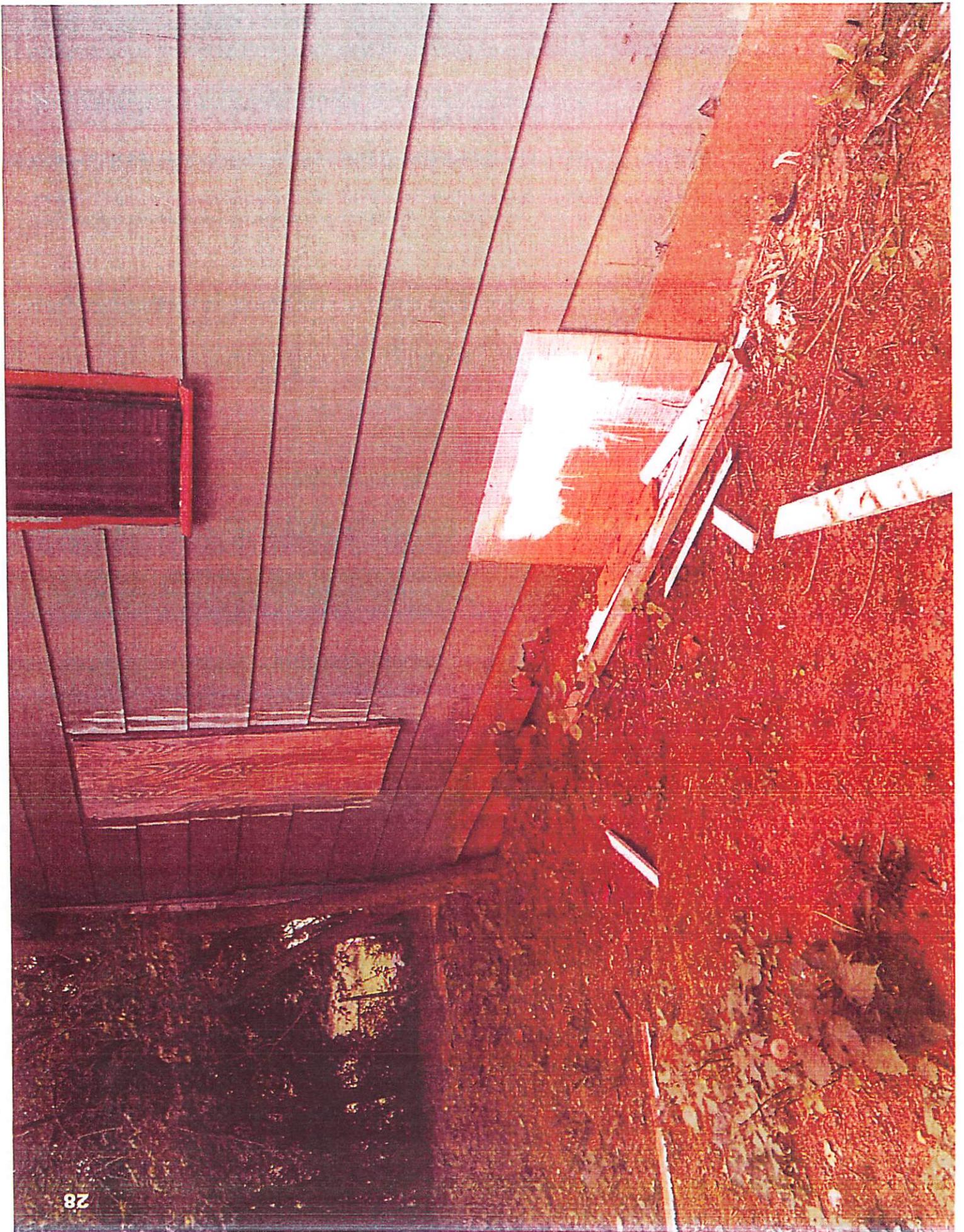
This property contains 0.000 acres of land mainly classified as PT 00 with a(n) RESIDENTIAL style building, built about 1940 , having SIDING B/AVG exterior and COMP SHINGLE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.





JOE V. WILLIAMS

545 2ND STREET NE

PARCEL ID: 057D K 019.00 000

BBA Case Info regarding 545 2nd Street NE

Page 1_Appeal Request

Page 2_Report from CFD (Cleveland Fire Department) Page

3_Case Field Report and Notes

Pages 4-6_Photos of Property

Page 7_Assessor of Property Card

Pages 8-9_Deed to Property

Pages 10-14_Notice (with attachments) to Owner Pages

15-25_Prior Case File on property



**Louisville Land Company
P.O. Box 92
92 Oak Street SW
Cleveland, TN. 37364
Phone (423) 472-6967**

Date: March 1, 2017

Joe V. Williams, III
Louisville Land Company
P.O. Box 92
Cleveland, TN. 37364

City of Cleveland
Building Board of Adjustment and Appeals
185 Second Street NE
Cleveland, TN. 37311

Reference: 545 2nd Street SE

Dear Sir:

We appeal this finding of 02/16/2017. The property has been cleaned out and is secured. The damage from the arson fire does not exceed 50% of the value of the residence.

We await your response and hearing.

Kindest Regards,

A handwritten signature in dark ink, appearing to read "Joe V. Williams III", is written over a faint, illegible printed name.

Joe V. Williams III
Louisville Land Company
Owner / President

From: [Bryan Turner](#)
To: [Tina Rymer](#)
Subject: FW: 545 2nd Street SE
Date: Monday, February 13, 2017 10:14:24 AM

Bryan Turner | *Chief Building Official*
City of Cleveland, TN | Development & Engineering
Mobile: 423.457.3095 | Permit Office: 423.479.1913
clevelandtn.gov/building | [Connect with us on Facebook](#)

From: Ben Atchley
Sent: Monday, February 13, 2017 10:06 AM
To: Bryan Turner <bturner@clevelandtn.gov>
Subject: 545 2nd Street SE

Bryan,

We were called to 545 2nd Street SE early Sunday morning for a small fire on the back porch of the structure. The structure is vacant and unsecured and there are obvious signs of people entering the structure.

Ben Atchley
Fire Marshal
Cleveland Fire Department
555 South Ocoee Street
Cleveland, TN 37311
(423) 559-3325 Office
(423) 472-9169 Fax

		Assigned To: Turner, Bryan		CE17-109
Location of Violation:	545 2ND Street SE CLEVELAND, TN 37311	APN#		
CDBG NO	Custom Location Field Property Type: Vacant Residential District: 2	Custom Field Structure Type: single family home Parcel ID#: 057D K 019.00		
Owner Name:	Business: Louisville Land Company	Address (if different) PO Box 92 Cleveland, TN 37364-0092	Hm: Wk: Cell:	
Open Violation(s) Building - Unsecured Vacant Structure Building - Dangerous Structure or Premises		Code Section 13-305 (1) 2012 IPMC 108.1.5		
Entry Date	Note Action Date	Type	Officer	Note/Activity
03/02/2017	2017-03-02	Note	Turner, Bryan	Tentatively the hearing is scheduled for 3/21/17 at 5:15pm pending a quorum of the board.
03/02/2017	2017-03-02	Note	Turner, Bryan	I was by the property yesterday, 3/1/17. There are several windows broken out that have not been secured. There were new no trespass signs that had been added. Today, 3/2/17, we received an appeal request from Joe V.
02/16/2017	2017-02-16	Note	Turner, Bryan	Sending notice to owner today giving 10 days to have secured. That will be by end of business Monday, 2/27/17.
02/14/2017	2017-02-14	Note	Turner, Bryan	Received this case from Ben Atchley yesterday. There was a warning fire on the property on the back porch of the structure. He stated it is vacant and unsecured with obvious signs of people entering the structure. I will send a letter to owner to secure it and request a POA but is also considered dangerous under Item 7 Section 108.1.5 of the 2012 IPMC due to unsecured and abandoned, becoming a harbor for criminals or immoral persons or an attractive nuisance to children who might wander in. TRB
02/14/2017 -		Violation	Turner, Bryan	Added: Building - Unsecured Vacant Structure
02/14/2017 -		Violation	Turner, Bryan	Added: Building - Dangerous Structure or Premises
02/14/2017 -		Case	Turner, Bryan	Initial Case Status Building: CFD Initiated
02/14/2017 -		Case	Turner, Bryan	Case Opened (Created)
Follow-up	02/27/2017	Has property been secured by owner?		
INVESTIGATION:				

Case: CE17-109

Address

Date

Title

Description

545 2ND Street SE CLEVELAND TN 37311 02/16/2017 545_2nd_St_SE_Feb_15_1_44_34_PM.jpg



Case: CE17-109

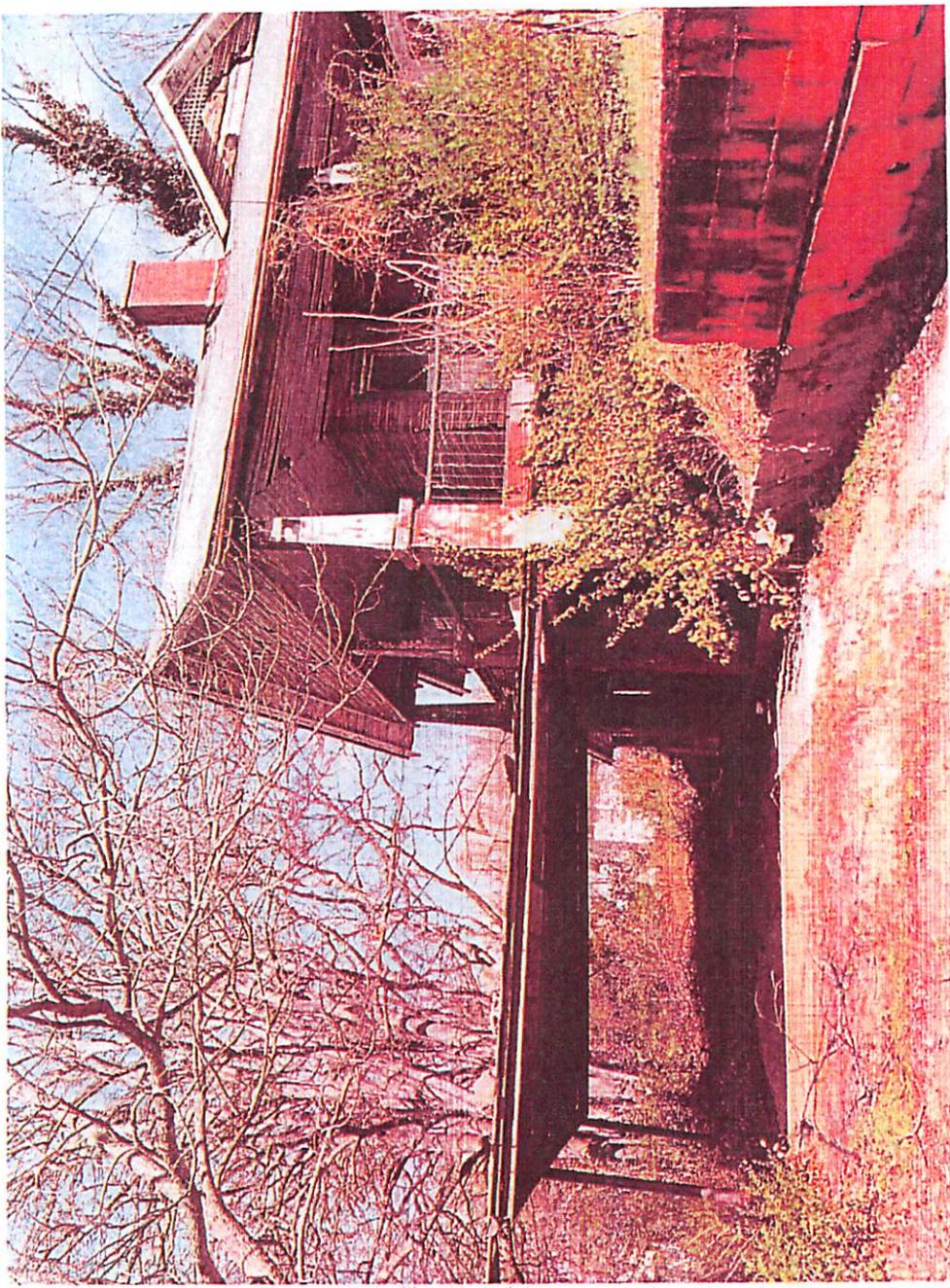
Address

Date

Title

Description

545 2ND Street SE CLEVELAND TN 37311 02/16/2017 545_2nd_St_SE_Feb_15_1_44_47_PM.jpg



Case: CE17-109

Address	Date	Title	Description
545 2ND Street SE CLEVELAND TN 37311	02/16/2017	545_2nd_St_SE_Feb_15_1_45_28_PM.jpg	



Unofficial Property Record Card - Bradley, TN

General Property Data

Parcel ID 057D K 019.00 000 Prior Parcel ID Y - Property Owner LOUISVILLE LAND COMPANY INC Mailing Address PO BOX 92 City CLEVELAND Mailing State TN Zip 37364-0092 Parcel Zoning CH	Account Number Property Location 545 2ND ST SE Property Use PT 08 Most Recent Sale Date 1/22/1988 Legal Reference NA-NA Grantor Sale Price 10,000 Land Area 0.000 acres
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Current Property Assessment

Card 1 Value	Building Value 32,300	Xtra Features Value 0	Land Value 12,800	Total Value 45,100
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Building Description

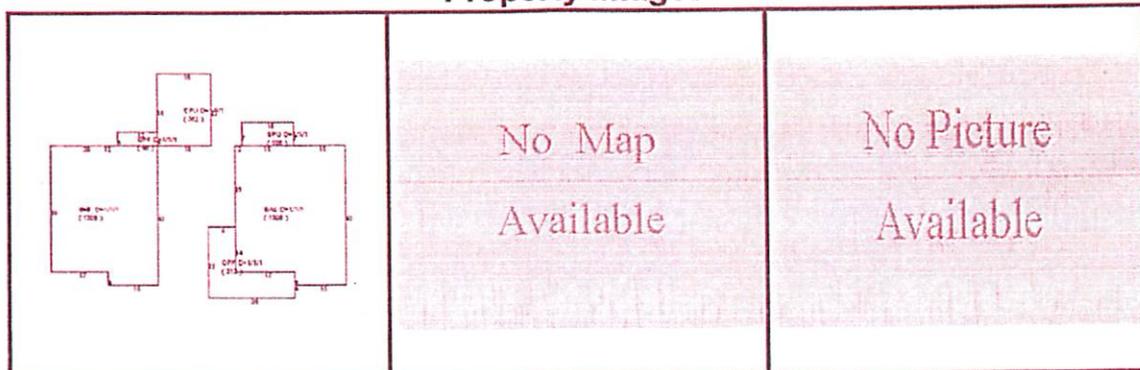
Building Style DUPLEX # of Living Units 3 Year Built 1920 Building Grade AVERAGE Building Condition Fair Finished Area (SF) 1308 Number Rooms 0 # of 3/4 Baths 0	Foundation Type CONT FOOT Frame Type NONE Roof Structure GABLE/HIP Roof Cover COMP SHINGLE Siding SIDING B/AVG Interior Walls DRYWALL # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type PINE/SOFT WD Basement Floor N/A Heating Type NONE Heating Fuel BEL AVG Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 6
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Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as PT 08 with a(n) DUPLEX style building, built about 1920 , having SIDING B/AVG exterior and COMP SHINGLE roof cover, with 3 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

TAX ID 64-63-0520-4/19

Prepared by Robert W. Varnell, Jr.,
Attorney, Cleveland, Tennessee (c) b

FOR FIVE DOLLARS (\$5.00) and other valuable considerations to it
said, UNITED WAY OF BRADLEY COUNTY, INC., has this day bargained and
sold, and does hereby sell, transfer and convey unto LOUISVILLE LAND
COMPANY, INC., its successors and assigns, forever in fee simple, the
following described real estate in the Fourth Civil District of Bradley
County, Tennessee, and in the Third Ward of the City of Cleveland.
to-wit:

Fronting on the North side of 34th Street, 65 feet, more or less, and
extending back North of uniform width, 106 feet, to property now or
formerly owned by W. M. Carson. BOUNDED on the North by Carson lot;
East by lot conveyed to Roy Watson; South by 34th Street and West by
Goins property.

PRIOR TITLE SOURCE: Being the same real estate conveyed to the United
Way of Bradley County, Inc., by Deed from Steve A. McKenzie and wife,
Brenda Gail McKenzie, dated 10 January 1985 recorded in ROBT in Deed
Book 286, page 919.

Grantee to be responsible for payment of the 1988 taxes.

Address of owner/Grantee(s) is/are: P.O. Box 92
Cleveland, TN 37311
Said person(s) is/are responsible for payment of real property taxes

TO HAVE AND TO HOLD said real estate unto the said LOUISVILLE LAND
COMPANY, INC., its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said
real estate; that it has a good and lawful right to sell and convey the
same; that the title thereto is clear, free and unencumbered, and it
will forever WARRANT AND DEFEND the title thereto against all lawful
claims.

1001

WITNESS the signature of said Corporation by its duly authorized Officer this 18 January 1988.

UNITED WAY OF BRADLEY COUNTY, INC.
By Harris A. Samples
Duly Authorized Officer

STATE OF TENNESSEE)
COUNTY OF BRADLEY)

Before me personally appeared Harris A. Samples to me known (or satisfactorily proved to me) to be the Treasurer of UNITED WAY OF BRADLEY COUNTY, INC., a Corporation, the within named bargainer, and upon oath acknowledged himself to be such officer for said corporation, and has authority to and does execute the foregoing instrument for the purposes therein contained by signing the name of said Corporation by himself as such officer.

WITNESSED by me, this 1st day of January 1988.

Phyllis Roberts
My Commission Expires 7/28/91

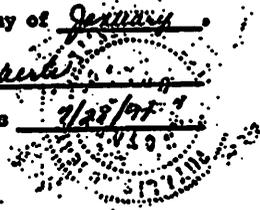


In accordance with TCA 67-4-409(a)(6)(A) \$ 10,000.00 is the greater of the actual consideration or value as of the date of transfer of the property above described.

[Signature]
Buyer, or person acting for Buyer

SWORN TO this 1st day of January 1988.

Phyllis Roberts
NOTARY PUBLIC
My Commission Expires 7/28/91



STATE OF TENNESSEE, BRADLEY COUNTY
The foregoing instrument and certificate were noted in Note Book 5 Page 270 at 9:00 AM on 1-22-1988 and recorded in D.B. Book 370 Page 1001 State Tax Paid 28.00 Fee 5.00 Recording Fee 8.00 Total 36.50 witness my hand
Receipt No. 39564
Odell Swafford, Register

1002

Jere Swafford

City of Cleveland

CLEVELAND TENNESSEE
Development & Engineering Services

Bryan Turner
Chief Building Official
bturner@clevelandtn.gov

185 Second Street NE
Cleveland, TN 37311
(423) 457-3095



02/16/2017

Louisville Land Company
PO Box 92
Cleveland, TN 37364-0092

Re: 545 2ND Street SE, CLEVELAND, TN 37311

A report from the City of Cleveland Fire Marshal Ben Atchley on 02/13/2017 regarding the location referenced above and legally identified as Parcel ID number 057D K 019.00, indicated a small fire on the back porch of the structure and also noted the structure is vacant and unsecured with obvious signs of people entering the structure.

An assessment of the property on 2/15/17 indicates the single family home, is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy to the extent that it is unreasonable to repair. In its current condition the structure promotes blight to the area, could be considered an attractive nuisance to children who might play in the building to their danger and provides a harbor for vagrants or immoral persons conducting illegal activity. The structure is found to be in violation of the 2012 International Property Maintenance Code Section 108.1.5(7) as adopted by reference of Section 12-901 of the City of Cleveland Municipal Code and is considered a dangerous structure and is thereby ordered to be removed.

Section 13-305 of the City of Cleveland Municipal Code states the following in regard to reasonableness of repair versus demolition: "(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent [50%] of the reasonable value), requiring the owner, during the time specified in the order, to repair, alter, or improve such structure to render it fit for human occupancy or use or to vacate and close the structure for human occupancy or use; or (2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent [50%] of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.

Pursuant to the 2012 IPMC 110.1 as amended and adopted by reference in Section 12-901 of the City of Cleveland Municipal Code, it is hereby ordered that the structure must be demolished and removed by the end of business day Monday, 03/20/2017. The structure may be posted at each entrance with a placard as follows: ***"This structure is Unsafe and Its Occupancy has been Prohibited by the Building Official."*** It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making required repairs, removing the hazardous condition or demolishing the same.

As property owner, it is your responsibility to ensure the structure is secured until such time the demolition is performed. You will have until the end of business day Monday, 2/27/17, to complete the boarding up of the property. Should you fail to board and secure the property in the time provided, the City of Cleveland, either through an available public agency or by contract arrangement through others, will board the property and the cost of such shall be charged against the real estate upon which the structure is located and shall be a lien upon the real estate.

You have the right to appeal this notice and order by filing a written application for appeal with the Building Board of Adjustment and Appeals for the City of Cleveland. The application for appeal must be filed within twenty (20) days from the date this notice was served. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means. The appeal can be hand delivered or mailed to 185 2nd Street NE, Cleveland, TN 37311, to my attention. At such time an appeal is received, a hearing date and time will be determined and all parties will be notified.

If you fail to demolish and remove the structure, the City of Cleveland will cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon the real estate. Please contact either myself at the number and email listed above, or Tina Rymer Bishop at 423-650-3768 or trymer@clevelandtn.gov to discuss this further. We look forward to working with you to resolve this matter.

Thank you,

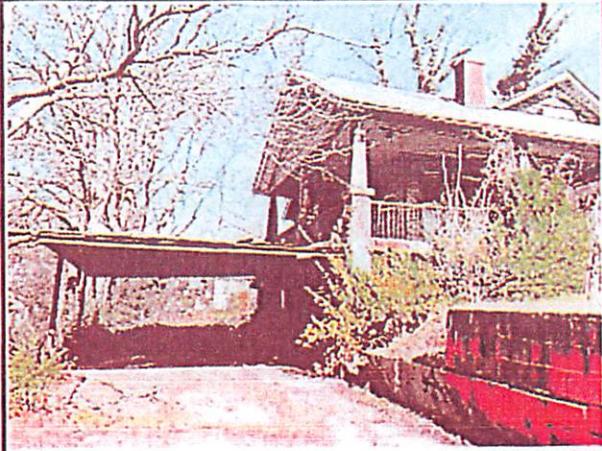

Bryant Turner
Chief Building Official


Tina Rymer Bishop
Building Inspector

Attachments: Photos, Property Record Card, Report from Fire Marshal



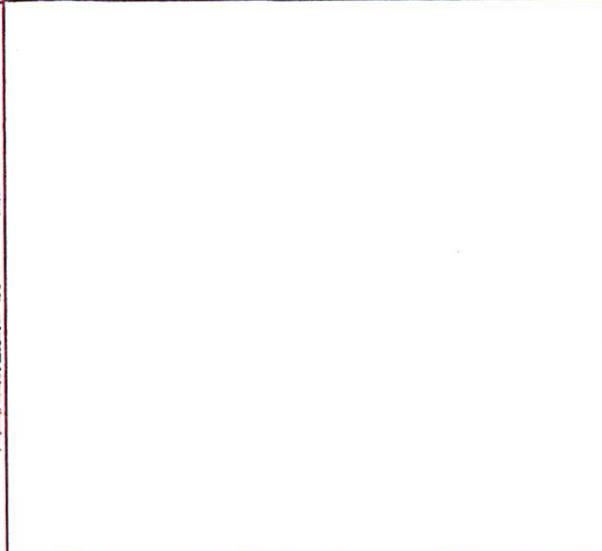
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545_2nd_St_SE_Feb_15_1_45_28_PM.jpg



Unofficial Property Record Card - Bradley, TN

General Property Data

Parcel ID	05TD K 019 00 000	Account Number	
Prior Parcel ID	Y --	Property Location	545 2ND ST SE
Property Owner	LOUISVILLE LAND COMPANY INC	Property Use	PT 08
Mailing Address	PO BOX 92	Most Recent Sale Date	1/22/1988
City	CLEVELAND	Legal Reference	NA-NA
Mailing State	TN	Grantor	
Zip	37364-0092	Sale Price	10,000
Parcel Zoning	CH	Land Area	0.000 acres

Current Property Assessment

Card 1 Value	Building Value	32,300	Xtra Features Value	0	Land Value	12,800	Total Value	45,100
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Building Description

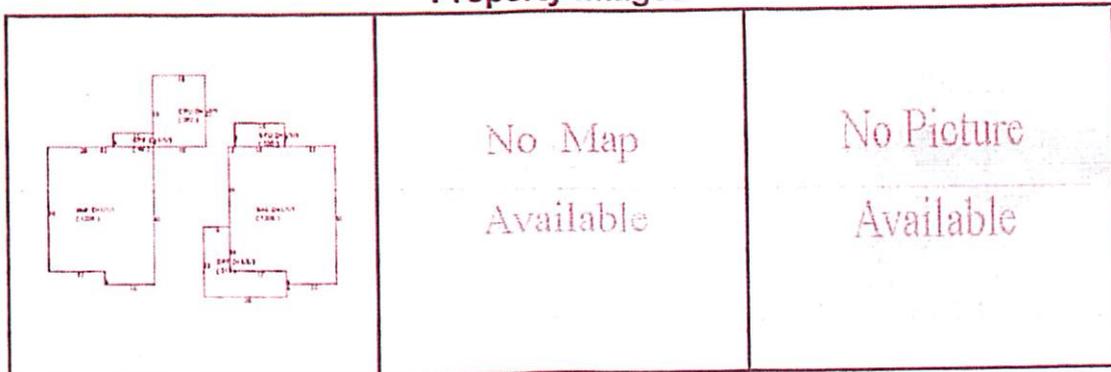
Building Style	DUPLEX	Foundation Type	CONT FOOT	Flooring Type	PINE/SOFT WD
# of Living Units	3	Frame Type	NONE	Basement Floor	N/A
Year Built	1920	Roof Structure	GABLE/HIP	Heating Type	NONE
Building Grade	AVERAGE	Roof Cover	COMP SHINGLE	Heating Fuel	BEL AVG
Building Condition	Fair	Siding	SIDING B/AVG	Air Conditioning	0%
Finished Area (SF)	1303	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	6

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as PT 08 with a(n) DUPLEX style building, built about 1920 , having SIDING B/AVG exterior and COMP SHINGLE roof cover, with 3 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Tina Rymer

From: Bryan Turner
Sent: Monday, February 13, 2017 10:14 AM
To: Tina Rymer
Subject: FW: 545 2nd Street SE

Bryan Turner | Chief Building Official
City of Cleveland, TN | Development & Engineering
Mobile: 423.457.3095 | Permit Office: 423.479.1913
clevelandtn.gov/building | [Connect with us on Facebook](#)

From: Ben Atchley
Sent: Monday, February 13, 2017 10:06 AM
To: Bryan Turner <bturner@clevelandtn.gov>
Subject: 545 2nd Street SE

Bryan,

We were called to 545 2nd Street SE early Sunday morning for a small fire on the back porch of the structure. The structure is vacant and unsecured and there are obvious signs of people entering the structure.

Ben Atchley
Fire Marshal
Cleveland Fire Department
555 South Ocoee Street
Cleveland, TN 37311
(423) 559-3325 Office
(423) 472-9169 Fax

City of Cleveland

CLEVELAND, TENNESSEE
Community Development Department



Greg Thomas
Director of Community Development
gthomas@cityofclevelandtn.com

185 Second Street, N.E., Suite 1
Cleveland, Tennessee 37311
(423) 479-1913
Fax: (423) 559-3373

City of Cleveland Community Development Department Building Inspections

Mary Baier
Chief Building Official
mbaier@cityofclevelandtn.com
Cell: (423)-593-5657

185 2nd Street, N.E.
Cleveland, TN 37311
(423) 479-1913
Fax: (423) 559-3373

March 04, 2011

Mr. Joe V. Williams & Louisville Land Company
P. O. Box 92
Cleveland, TN 37364-0092

Re: 545 2nd Street, SE

Dear Sir:

An investigation of the property identified as **Map 057D, Group K, and Parcel 019.00** occurred on February 28, 2011. The investigation was conducted by Criss Caywood (Codes Enforcement Inspector).

It is my duty to give you notices that you are in violation of the International Property Maintenance Code 2006 & the Municipal Code of the City of Cleveland Section 13-314, and Section 13-305, under the authority of Tennessee Code Annotated. I have determined that the building located at the above address is substandard due to interior & exterior structural degeneration and the structural deterioration of the building is so vast that it is a serious public health hazard to the community that upon receipt of this notice must be demolished.

It shall be unlawful, as stated in 13-314 of the Municipal Codes of the City of Cleveland, TN, for any owner of record to create, maintain or permit to be maintained in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the city.

Section 13-305(2) of the City of Cleveland Municipal Code, under the authority of Tennessee Code Annotated 6-54-113, states that "If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent (50%) of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure."

The demolition must occur within thirty (30) days of receipt of this notice (this excludes weekends and holidays). If the property is not demolished within the time allotted, the City of Cleveland may initiate due process proceedings to remove the building and charge the cost of the work as a lien on the property taxes payable on the property.

You have the right to an appeal of any determination to the Cleveland Board of Housing Adjustments and Appeals. This appeal must be in writing and filed within ten (10) days following the receipt of this notice. Appeal letter must arrive at the Community Development Department at 185 2nd St NE, Cleveland, TN. Failure to appeal within this time shall, without exception, constitute a waiver of the right to a hearing. If you are not the property owner please notify me.

I look forward to working with you to resolve this situation. Feel free to contact me during normal business hours, 8 AM to 5 PM, Monday thru Friday at 423-593-5657.

Sincerely,

A handwritten signature in black ink that reads "Mary Baier". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Mary Baier
Chief Building Official
City of Cleveland, TN

**INITIAL INVESTIGATIVE FORM
CODES ENFORCEMENT OFFICER**

Date 2-28-11 Time 2:12 PM

Violation location 545 2nd St SE
(complete address) Cleveland, TN 37311

OWNER INFORMATION:

Name Louisville Land Company (Joe V. Williams)
Address PO Box 92
(complete address) Cleveland, TN 37364-0092
Telephone 423-472-6967 or 423-284-2150 Fax: 479-1496
email: joev@williamsrealtyservices.com

COMPLAINANT INFORMATION:

Name Lt. Harbison
Address 100 Church St NE
(complete address) Clev. TN 37311
Telephone 423-476-1121

MAP 057D GROUP K PARCEL 019.00

Nature of Complaint: House in bad shape, carport falling in, doors boarded up in back, lot of rotten boards, + house looks like its going to fall in.

Initial Action: Went by + inspected house, the carport is barely holding up + is a safety hazard, there are alot of rotten boards looks like termite damage + appears to have gotten in floor joist, the home is structurally in bad shape the siding looks like it is asphalt shingles used for siding + has some kind of fungus growing on it, what I could see inside looking in window the kitchen is in disrepair + appears there is electrical problems. House is in bad shape + is up for rent.

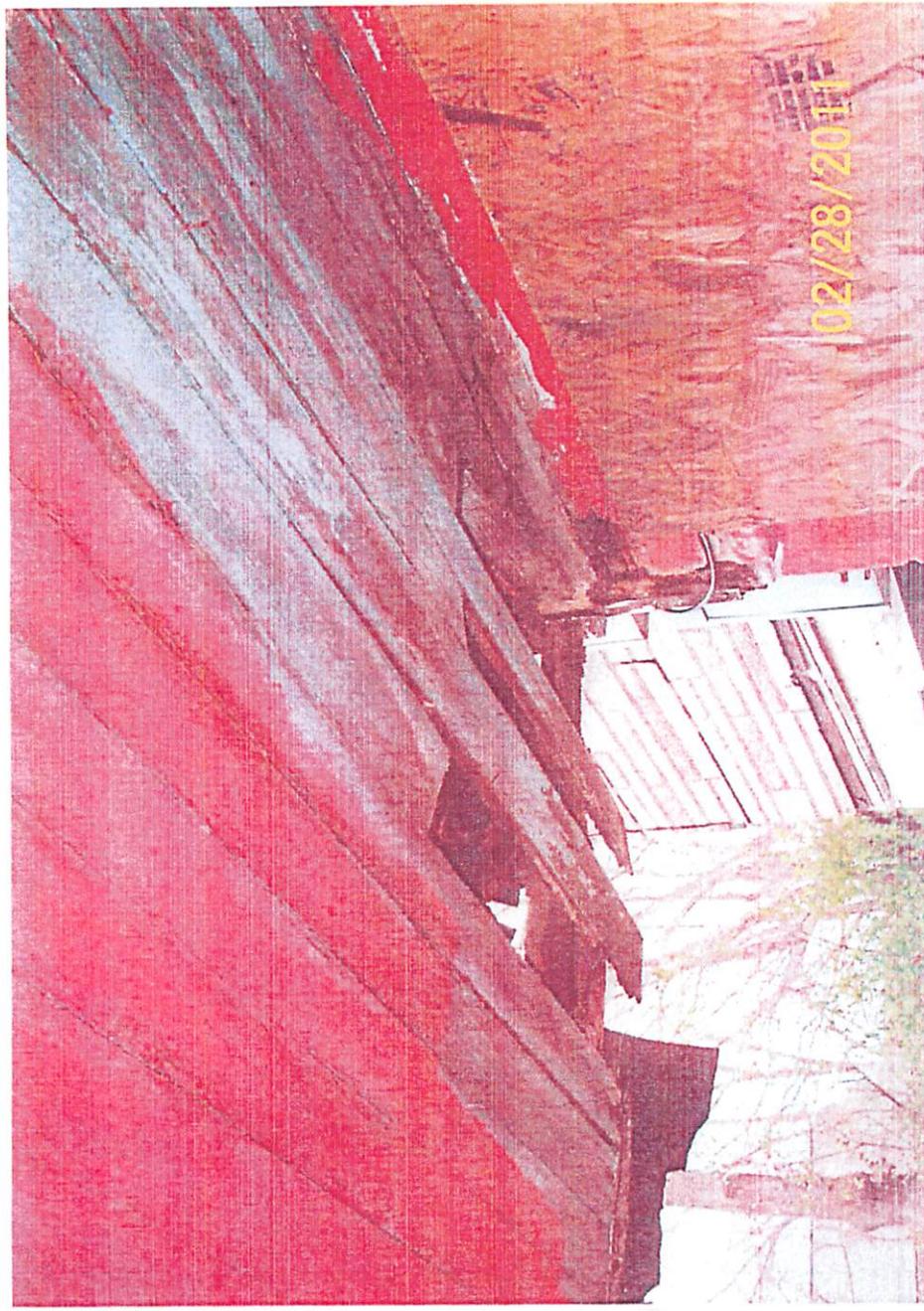
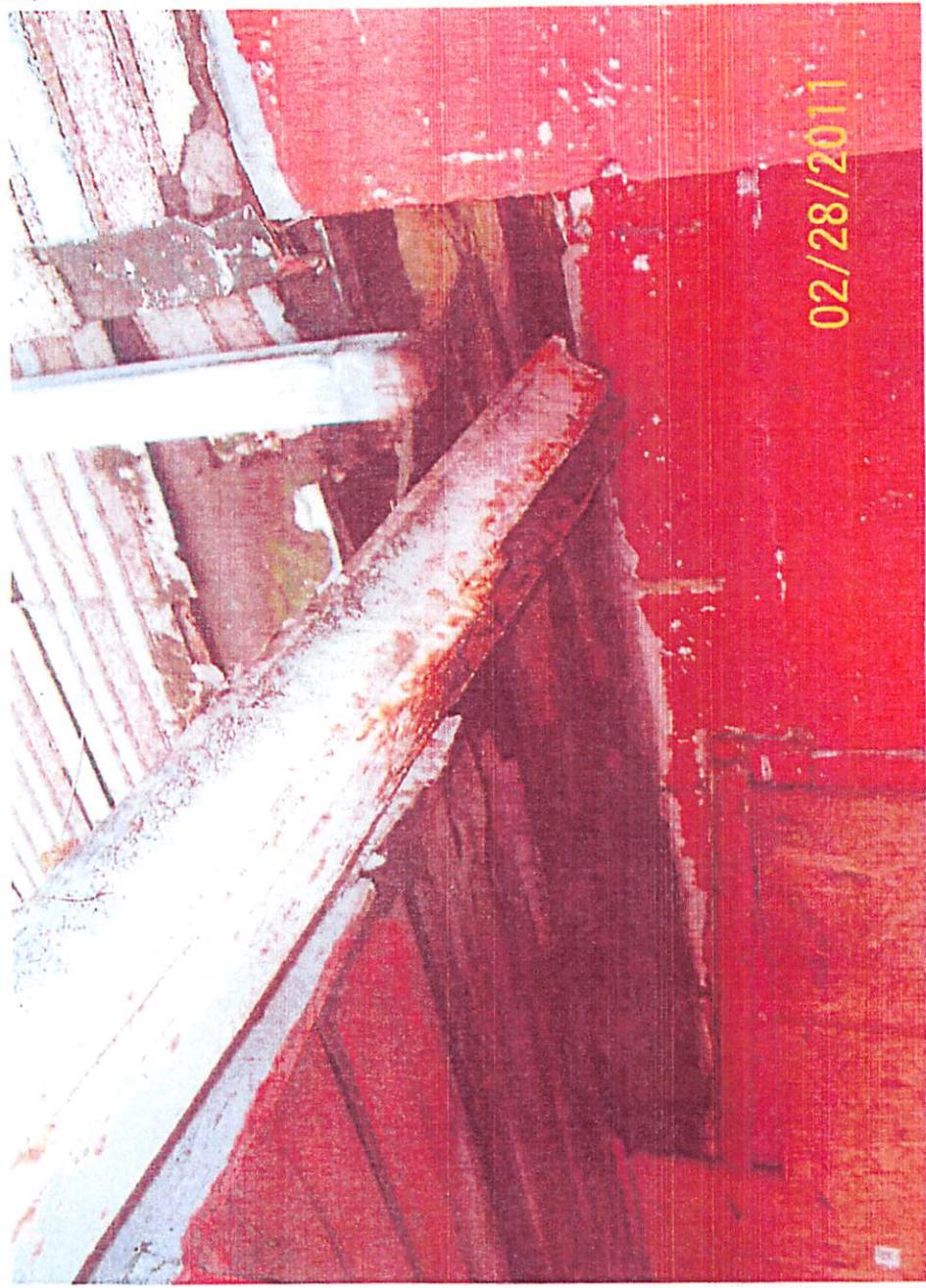
Further Action: Filled out report + took pictures, turning over to building inspector for further action.

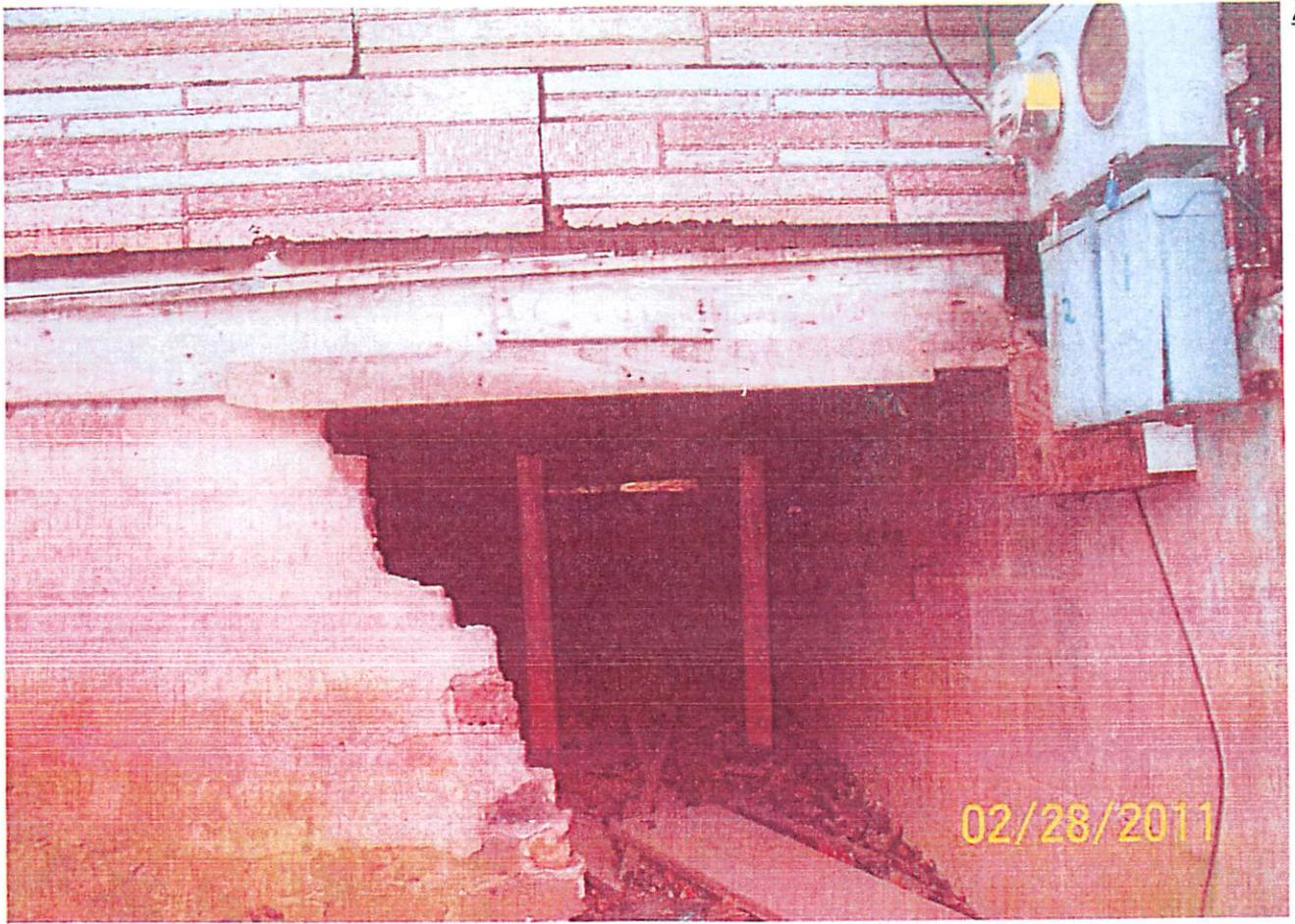
Final Disposition: _____

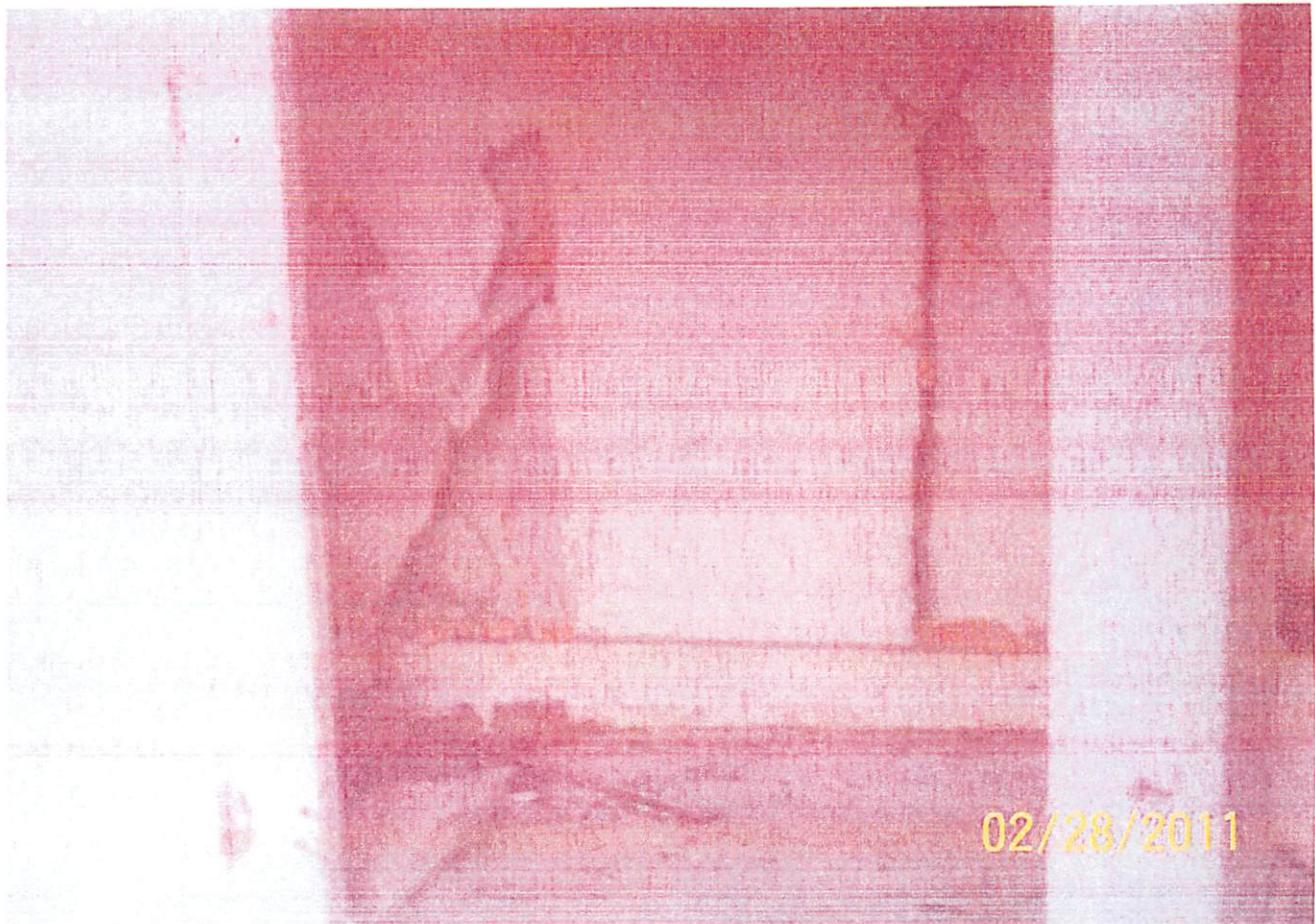
Codes Enforcement Officer Signature: Craig R Caywood Date: 2-28-11

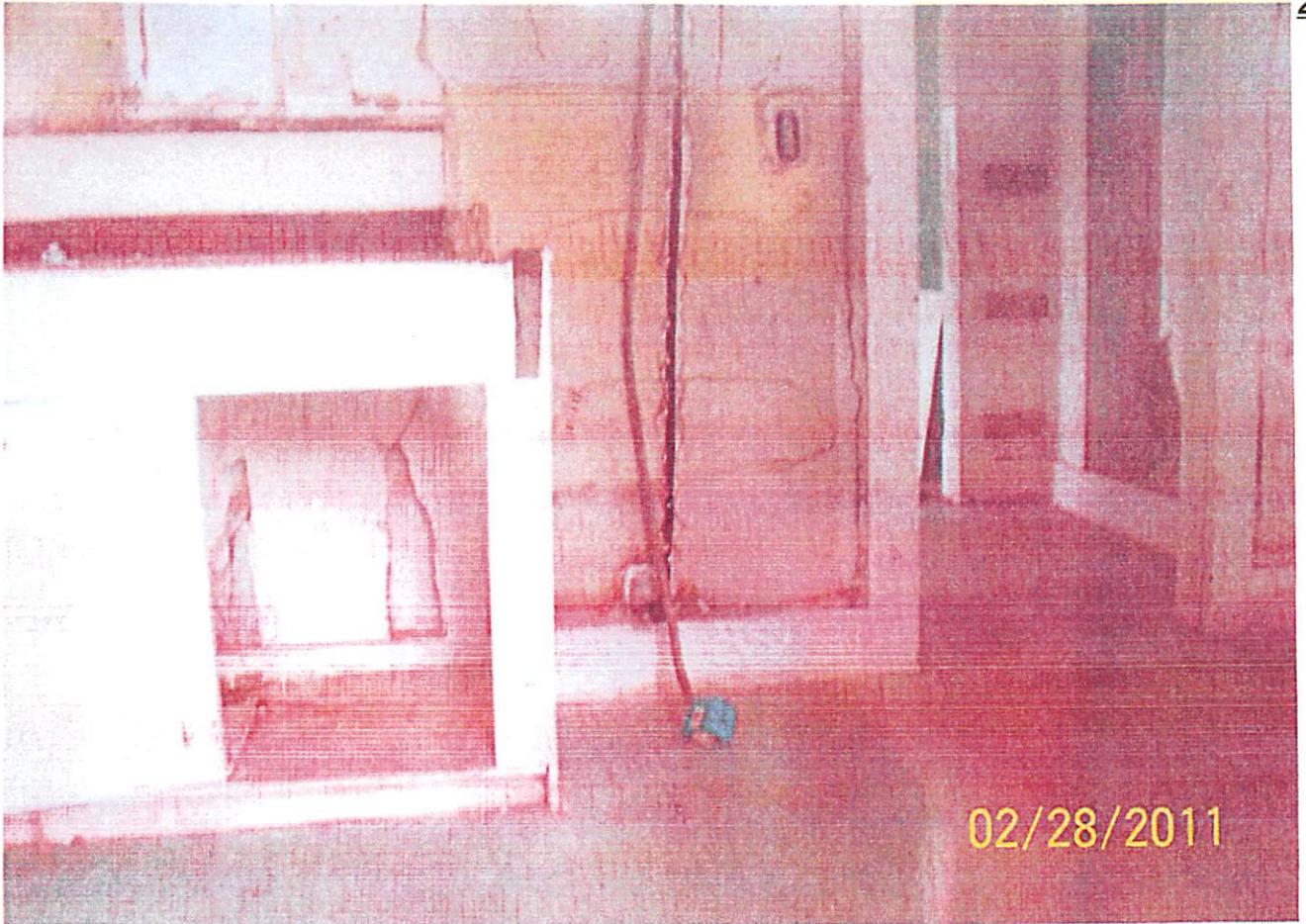












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