

# 128 Cinecue Way



**BUILDING AND STANDARDS BOARD AGENDA ITEM 7 FOR  
WEDNESDAY, MARCH 25, 2015**

**CITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION**

**MEMORANDUM**

March 17, 2015

**TO:** The Honorable Chairman and Board Members

**THROUGH:** Victor Morrison-Vega, Deputy Director, City Development Department

**FROM:** Ron Roth, C.B.O., Deputy Building Official

**SUBJECT:** 128 Cinecue Way, El Paso, Texas 79907

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated on January 13, 2015. This single family dwelling was built in 1951, constructed of Adobe and the roof is wood framed with roll roof covering, and a concrete slab foundation. The exterior walls finish consists in a combination of plaster and cement stucco. The interior walls and ceilings finish consists of wood framing with gypsum board covering. Attempts to maintain the structure secure have become unsuccessful. There is weeds, trash, debris and accumulation of combustibles throughout the property.
- 2) A certified condemnation letter was mailed to the owner Jose & Manuela Boyar % Charles Campos.
- 3) Certified notices of the public hearing scheduled for March 25, 2015 were mailed to the owner and all interested parties on March 5, 2015.
- 4) As of March 17, 2015, \$10,397.10 is owed in taxes.

The owner has been notified of the property violations at this property. To date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare.
- 2) That the structure are is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
- 3) That the Certificate of Occupancy be revoked; and
- 4) That the structure cannot be rehabilitated; and
- 5) That the structure be demolished within 30 days; and
- 6) That the premises be cleaned within 30 days & maintained clean thereafter.
- 7) That upon failure by the owners or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Building Safety Division  
1-14-2015  
**NOTICE OF VIOLATION**

Jose & Manuela Boyar  
% Charles Campos  
PO BOX 2245  
East Chicago, IN 46312-6312

Re: 128 Cinecue Way  
Blk: 33 Ysleta  
Lot: TR 9-A  
Zoned: R-F  
ENHS15-00095  
91-7199-9991-7030-7540-9128

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

**18.50.108.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

**18.50.108.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**18.50.108.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the

premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

### **18.50.108.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **128 Cinecue Way** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will

not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec.703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- y. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

- b. By authority of Chapter 18.02.108.10 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Salvador Reyes  
Building Inspector

## **NOTICE OF PUBLIC HEARING**

### **To all interested parties:**

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the “Commission”, at the following time and place:

**LOCATION:** El Paso City Hall, City Council Chamber, 300 N. Campbell, 1<sup>st</sup> Floor, El Paso, Texas 79901

**DATE:** March 25, 2015

**TIME:** 5:30 p.m.

**PROPERTY:** 128 Cinecue Way, El Paso, Texas, 79907 also described as .146 Acres, Tract 9A, Block 33, YSLETA GRANT, El Paso, Teas, EL Paso County, Texas; also known as 128 Cinecue Way, El Paso, Texas

The property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Boyar Jose & Manuela, % Campos Charles, P. O. Box 2245, East Chicago, IN, 46312-6312 are the owners, herein after referred to as the “Owners” of the property. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the property, even if you do not.

On or about January 13, 2015, an inspection of the property was conducted by the Building Safety Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2.]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- y. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

The owners are entitled to show cause that the property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the owners fail to comply with the order of the Commission, the City may pursue one or more of the following actions:

- Perform any and all work necessary to bring the property into compliance with the Commission's order;

- Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Building Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

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Wendi N. Vineyard  
Assistant City Attorney

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Ron Roth, C.B.O.  
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 128 Cinecue Way, El Paso, Texas, 79907 was filed with the County Clerk's Office, the official public records of real property for El Paso County.

\_\_\_\_\_  
Richarda Duffy Momsen

Executed this \_\_\_\_ day of \_\_\_\_\_, 2015 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 128 Cinecue Way, EL Paso, Texas, 79907 was PUBLISHED in the official City newspaper on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Boyar Jose & Manuela  
% Campos Charles  
P. O. Box 2245  
East Chicago, IN, 46312-6312

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was HAND-DELIVERED to:

City of El Paso  
C/O City Clerk  
300 N. Campbell  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court  
500 E. San Antonio Avenue, Suite 105  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 128 Cinecue Way, El Paso, Texas, 79907 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer  
Linebarger, Heard & Perez, LLP  
Attn: Bonnie Cooper  
221 N. Kansas Suite 1400  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice was POSTED at 128 Cinecue Way, El Paso, Texas, 79907.

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

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# UNSAFE STRUCTURES REPORT

## PLANNING AND INSPECTIONS DEPARTMENT

**DATE OF EXAMINATION:** MARCH 5, 2015

**REP. DISTRICT:** 7

**ADDRESS:** 128 CINECUE WAY

**ZONED:** R-F

**LEGAL DESCRIPTION:** 33 YSLETA TR 9-A (0.146 ACRE)

**OWNER:** JOSE & MANUELA BOYAR  
% CHARLES CAMPOS

**ADDRESS:** PO BOX 2245  
EAST CHICAGO, IN  
46312-6312

**BUILDING USE:** SINGLE FAMILY DWELLING

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** UNABLE TO DETERMINE

**CONDITION:** UNABLE TO DETERMINE CONDITION OF FOOTING DUE TO SUB-TERRANEAN PLACEMENT. A STRUCTURAL ENGINEER SHOULD BE HIRED TO EVALUATE ACTUAL CONDITIONS.

**FOUNDATION WALL:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** CONCRETE SLAB ON GRADE

**CONDITION:** UNABLE TO DETERMINE. A STRUCTURAL ENGINEER OR REGISTERED CONTRACTOR MUST BE HIRED TO EVALUATE THE FLOORING SYSTEM

**EXTERIOR WALLS:** DILAPIDATED ADOBE WITH PLASTER COVERING

**HEIGHT:** 7' TO 10'

**THICKNESS:** 12" TO 16"

**CONDITION:** POOR. DUE TO LACK OF MAINTENANCE, THE PLASTER COATING HAS FALLEN IN SEVERAL AREAS EXPOSING THE ADOBE TO THE ELEMENTS CAUSING STRUCTURAL DEFICIENCIES ON THE WALL SYSTEM. A STRUCTURAL ENGINEER SHOULD BE HIRED TO EVALUATE STRUCTURAL ELEMENTS OF THE BUILDING AND SUBMIT A REPORT ON THE CORRECTIONS REQUIRED TO MAKE THE BUILDING SAFE

**INTERIOR WALLS & CEILINGS:** ADOBE WITH WOOD FRAME AND PLASTER COVERING, SHEETROCK CEILINGS.

**CONDITION:** POOR. THE WALLS AND CEILINGS WILL NEED TO BE REPAIRED, PLASTERED AND PAINTED. A STRUCTURAL ENGINEER SHOULD BE HIRED TO EVALUATE STRUCTURAL ELEMENTS OF THE BUILDING AND SUBMIT A REPORT ON THE CORRECTIONS REQUIRED TO MAKE THE BUILDING SAFE

**ROOF STRUCTURE:** FLAT ROOF WITH ROLLED ASPHALT ROOFING.

**CONDITION:** POOR. A REGISTERED ROOFING CONTRACTOR OR BUILDING CONTRACTOR MUST BE HIRED TO EVALUATE THE ROOFING SYSTEM AND SUBMIT A REPORT OF REQUIRED CORRECTIONS TO BRING THE ROOFING SYSTEM INTO COMPLIANCE.

**DOORS, WINDOWS, ETC.:** WOOD FRAME DOORS AND METAL FRAMED WINDOWS

**CONDITION:** POOR. WINDOWS AND DOORS NEED REPLACING OR REPAIRS DONE TO MAKE THEM OPERATIONAL

**MEANS OF EGRESS:** DOES NOT MEET CODE REQUIREMENTS

**CONDITION:** WINDOWS AND DOORS NEED REPLACING OR REPAIRS DONE TO MAKE THEM OPERATIONAL

**PLUMBING:** A LICENSED PLUMBER SHOULD BE HIRED TO REPLACE SYSTEM

**ELECTRICAL:** A LICENSED ELECTRICIAN SHOULD BE HIRED TO BRING SYSTEM UP TO CODE

**MECHANICAL:** A LICENSED MECHANICAL CONTRACTOR SHOULD BE HIRED TO BRING SYSTEM UP TO CODE

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** 0

**WARNING POSTED:** YES      **BARRICADED:** NO      **POLICE AID REQD.:** NO

**REMARKS:** THE STRUCTURE IS BEYOND REPAIR AND IS AN ATTRACTIVE NUISANCE TO UNWANTED ACTIVITY. THE BUILDING SHOULD BE DEMOLISHED.

SALVADOR REYES  
**Building Inspector**

# TAX REPORT



INDEPENDENT PUBLIC SERVICE BOARD

**Certified Owner:**  
 BOYAR JOSE & MANUELA  
 % CAMPOS CHARLES  
 PO BOX 2245  
 EAST CHICAGO, IN 46312-6312

**Legal Description:**  
 33 YSLETA TR 9-A (0.146 ACRES)

Account No: Y805-999-0330-0901

2014 Value: \$7,540  
 Prop. ID. No.: 395802

Legal Acres: .1423  
 Parcel Address: 128 CINECUE WAY

As of Date: 03/10/2015 Case No: 2012DTX03292

Print Date: 03/10/2015 Printed By: EVAR

Year	Tax Units	Remaining Levy	IF PAID BY END OF MONTH MARCH 2015			IF PAID BY END OF MONTH APRIL 2015			IF PAID BY END OF MONTH MAY 2015		
			Penalty	Interest	Total	Penalty	Interest	Total	Penalty	Interest	Total
2003	1 5 6 7	\$432.33	\$507.34	\$939.67	\$512.32	\$944.65	\$517.28	\$949.59			
2004	1 5 6 7	\$461.57	\$541.66	\$1,003.23	\$546.95	\$1,008.52	\$552.26	\$1,013.83			
2005	1 5 6 7	\$457.81	\$580.50	\$1,038.31	\$586.00	\$1,043.81	\$591.50	\$1,049.31			
2006	1 5 6 7	\$420.44	\$533.11	\$953.55	\$538.12	\$958.63	\$543.21	\$963.65			
2007	1 5 6 7	\$393.53	\$498.99	\$892.52	\$503.12	\$897.60	\$507.84	\$902.97			
2009	1 5 6 7 8	\$509.66	\$551.46	\$1,061.12	\$556.12	\$1,066.20	\$560.83	\$1,071.29			
2010	1 5 6 7 8	\$519.56	\$487.56	\$1,007.12	\$491.87	\$996.99	\$496.00	\$991.99			
2011	1 5 6 7 8 9000 9009	\$988.00	\$416.13	\$1,404.81	\$420.12	\$1,384.63	\$424.63	\$1,417.31			
2012	1 5 6 7 8	\$532.80	\$346.91	\$879.71	\$351.27	\$886.07	\$355.65	\$892.45			
2013	1 5 6 7 8	\$628.06	\$318.57	\$946.63	\$323.07	\$954.13	\$327.56	\$961.62			
2014	1 5 6 7 8	\$215.73	\$54.70	\$270.43	\$59.63	\$275.36	\$64.56	\$280.35			
<b>TOTAL AMOUNT DUE:</b>		<b>\$5,660.17</b>	<b>\$4,836.93</b>	<b>\$10,397.10</b>	<b>\$4,899.82</b>	<b>\$10,499.99</b>	<b>\$4,962.76</b>	<b>\$10,522.93</b>			

\$10,522.93

**THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED ON.**  
 MONTHLY PAYMENT AMOUNTS MAY CHANGE DUE TO APPLICABLE FEES ALLOWED PER PROPERTY TAX CODE. BALANCE MENSUAL SUJETO A CAMBIO DEBIDO A LOS RECARGOS PERMITIDOS BAJO EL CODIGO DE IMPUESTOS DEL ESTADO.

Print Date: 03/10/2015

Prop. ID. No.: 395802

10.1.04