

712 E RIVER



BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR
WEDNESDAY, APRIL 24, 2010

CODE COMPLIANCE DIVISION

MEMORANDUM

April 04, 2013

TO: The Honorable Chairman and Board Members

THROUGH: Karl Rimkus, Interim Division Manager, Code Compliance Department

FROM: Tom Maguire, C.B.O., Deputy Building Official

SUBJECT: 712 E. River Avenue, El Paso, Texas, 79902

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

- 1) First investigated on September 28, 2010. The multi story, multi family dwelling and accessory structures were built in 1925, of wood framed Adobe with stucco/plaster covering. The structure was found open, abandoned, and being used as harborage by vagrants and in a state of disrepair. The northwest corner of the structure has collapsed. The roof and ceiling assembly have not been maintained exposing the decaying wood members, roof joists and ceiling. There are many structural cracks exposing the underlying adobe. The plumbing, mechanical and electrical systems are nonexistent.
- 2) A certified condemnation letter was mailed to Victor M. Nevarez on October 1, 2010.
- 3) Certified notices of the public hearing scheduled for April 24, 2013, were mailed to the owners and all interested parties on April 5, 2013.
- 4) As of April 4, 2013, no taxes are owed.

The owners have been notified of the property maintenance violations at this property to date there has been no corrective action taken and therefore the Division recommends that it be found:

- 1) That the structures are substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structures cannot be rehabilitated; and
- 5) That the structures be demolished within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days; and
- 7) That upon failure by the owner 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.

CODE COMPLIANCE DIVISION
October 1, 2010

NOTICE OF VIOLATION

Victor M Nevarez
712 E. River Ave.
El Paso, Texas 79902-4456

Re: 712 E. River Ave.
Blk: 18 Alexander
Lot: 43 Ft of 7 to 10 Beg 39.5 Ft W of NEC & S 4 Ft.
Of W 39.5 Ft of 7
Zoned: R-5
BSC10-00918
7009 2820 0004 3726 3818

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:

18.50.106.1 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 Chapter 2.38 of this code.

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

18.50.106.1.1 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.

18.50.106.1.2 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.

18.50.106.1.3 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 **712 E. River Ave., El Paso, Texas, 79902**, is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- i. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- j. 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]
- k. 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 Building and Standards Commission at a hearing scheduled by this department.
- l.

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 City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department 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 Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, 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 599-3691.

Nellie Avalos
Building Inspector

MA/nms

CODE COMPLIANCE DIVISION
October 1, 2010

NOTICE OF VIOLATION

Victor Nevarez
13264 Camel Dale Rd
El Paso, Texas 79928

Re: 712 E. River Ave.
Blk: 18 Alexander
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S 4 Ft.
Of W 39.5 Ft of 7
Zoned: R-5
BSC10-00918
7009 1410 0001 7186 8126

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Should you have any questions regarding this matter, please contact me at 599-3691.

Nellie Avalos
Building Inspector

MA/nms

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <i>Victor Nevarez</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <i>Victor Nevarez</i></p> <p>C. Date of Delivery <i>10/02/04</i></p>
<p>1. Article Addressed to:</p> <p>Victor Nevarez 13264 Camel Dale Rd. El Paso, Texas 79925 BSC10-00918 712 E. River</p> <p style="text-align: right;">MA</p>	<p>D. Is delivery address different from face? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 10-02-10A10:15 RCVD</p> <p>E. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>F. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7009 1410 0001 7186 8126</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102004-02-M/104</p>	

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 Downtown Public Library, 501 N. Oregon, Auditorium,
El Paso, Texas 79901

DATE: April 24, 2013

TIME: 5:30 p.m.

PROPERTY: 712 E. River, EL PASO, TEXAS also described as The middle FORTY THREE (43) feet of the North TWENTY TWO (22) feet of Lot Seven (7), the middle Forty Three (43) feet of Lots Eight (8), Nine (9) and Ten (10) in block EIGHTEEN (18) of the ALEXANDER ADDITION to the City of El Paso in El Paso County, Texas known as 712 River Avenue; and the South FOUR (4) feet of the West EIGHTY TWO and ONE HALF (82 1/2) feet of Lot SEVEN (7) in Block EIGHTEEN (18) of the ALEXANDER ADDITON to the City of El Paso, in El Paso County, 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, Victor M. Nevarez, 13264 Camel Dale Drive, El Paso, TX 79928, is the owner, herein after referred to as the "Owner" 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 including 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 Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20th 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 September 9, 2010, October 26, 2010, & December 19, 2010 an inspection of the Property was conducted by the Environmental Services Division and the following violations were identified:

- a. 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]

- b. 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,]
- c. 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]
- d. 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]
- e. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- f. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- g. 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]
- h. 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]
- i. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- j. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- k. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- l. 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]
- m. 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]
- n. 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]

- o. 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]

The Owner is 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 Owner fails 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 Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

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

John R. Batoon
Assistant City Attorney

Tom Maguire, 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 regarding the property located at 712 E. River Ave. El Paso, Texas was PUBLISHED in the official City newspaper on the ____ day of _____, 2013.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victor M. Nevarez
13264 Camel Dale Drive
El Paso, TX 79928

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victor M. Nevarez
712 E. River Ave.
El Paso, TX 79902

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River Ave. was HAND-DELIVERED to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River Ave. 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 712 E. River Ave. 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 712 E. River Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
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 712 E. River Ave. Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 712 E. River Ave. El Paso, Texas.

Date: _____
Time: _____
Inspector: _____



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: April 3, 2013

REP. DISTRICT: 8

ADDRESS: 712 E. River Avenue

ZONED: R-5

LEGAL DESCRIPTION: The middle FORTY THREE (43) feet of the North TWENTY TWO (22) feet of Lot Seven (7), the middle Forty Three (43) feet of Lots Eight (8), Nine (9) and Ten (10) in block EIGHTEEN (18) of the ALEXANDER ADDITION to the City of El Paso in El Paso County, Texas known as 712 River Avenue; and the South FOUR (4) feet of the West EIGHTY TWO and ONE HALF (82 1/2) feet of Lot SEVEN (7) in Block EIGHTEEN (18) of the ALEXANDER ADDITON to the City of El Paso, in El Paso County, Texas

OWNER: Victor M. Nevarez

ADDRESS: 712 E. River
El Paso, Texas 79902

BUILDING USE: Multi-Family Dwelling

TYPE OF CONSTRUCTION: III

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Wood flooring/carpet and vinyl covering

CONDITION: Poor. Second story wooden floor system is on the verge of collapsing due to the load bearing exterior wall structural failure.

EXTERIOR WALLS: Adobe with stucco/plaster covering

HEIGHT: 20' – 25'+/-

THICKNESS: 8" - 12"

CONDITION: Poor. Structural failure on the northwest corner of the structure Evident signs of structural separation thru-out the entire building due to lack of maintenance and exposure to the elements.

INTERIOR WALLS & CEILINGS:

CONDITION: Poor. Ceilings and walls have collapsed due to structural failure.

ROOF STRUCTURE: Wood frame/flat roof with rolled composition covering.

CONDITION: Poor. Disintegrating due to lack of maintenance. A registered roofing contractor should be hired to evaluate actual condition.

DOORS, WINDOWS, ETC.: Wood frame/metal frame.

CONDITION: Poor. Broken doors and windows will need to be replaced in order to make them operational.

MEANS OF EGRESS: Does not meet egress.

CONDITION: Poor. Windows and doors must be replaced to make them operational.

PLUMBING: Inadequate. A licensed plumber should be hired to bring system up to code.

ELECTRICAL: Inadequate. A licensed electrician should be hired to bring system up to code.

MECHANICAL: Inadequate. A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

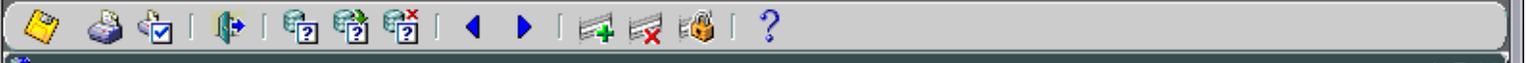
BARRICADED: No

POLICE AID REQD.: No

REMARKS: The multi story, multi family dwelling and accessory structures built in 1925 was found open, abandoned, in a state of disrepair and being used as harborage by unwanted vagrants. The department recommends these structures to be demolished within thirty (30) days and the property be cleaned of all weeds, trash and debris within thirty (30) days.

Kevin D. Harrell

Building Inspector



Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: _____

EVAR ACT8006 v1.233 04/04/2013 16:50: ACTEP

STATUS DETAIL **Expand Fees** Summary

Account Information

Account No. **A462-999-0180-2601** Roll Code REAL PROPERTY

Certified Owner NEVAREZ VICTOR M

Parcel Address 712 E RIVER AVE

Amount Due as of 04/04/2013 CAD No. 323049

Tax Units

Tax Unit Description

List of Tax Units

1	3	6	7	8	8001
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AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit _____

Year _____

Rec. Type _____

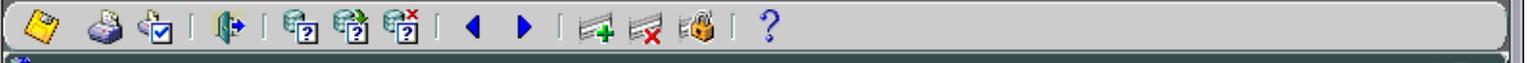
Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$99,712					\$2,601.21	\$2,601.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$99,712					\$2,555.03	\$2,555.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$99,712					\$2,534.24	\$2,534.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$103,264					\$2,572.65	\$2,572.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$104,515					\$2,611.60	\$2,611.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$104,515					\$2,632.85	\$2,632.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$68,721					\$1,988.93	\$1,988.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$57,574					\$1,797.69	\$1,797.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$57,574					\$1,788.37	\$1,788.37	\$0.00	\$0.00	\$0.48	\$0.00	\$0.00
Totals						\$38,542.89	\$38,542.89	\$0.00	\$0.00	\$0.48	\$0.00	\$0.00

Last Payment Date _____ Last Payer _____

Alert



Account Status Go To:

EVAR 04/04/2013 16:50
 ACT8006 v1.233 ACTEP

Account Information		Tax Units		Tax Unit, Yr, Rec. Type		
Account No.	<input type="text" value="A462-999-0180-2600"/>	Roll Code	<input type="text" value="REAL PROPERTY"/>	Tax Unit Description	<input type="text"/>	
Certified Owner	<input type="text" value="NEVAREZ VICTOR M"/>					
Parcel Address	<input type="text" value="712"/>	<input type="text" value="E RIVER AVE"/>				
Amount Due as of	<input type="text" value="04/04/2013"/>	CAD No.	<input type="text" value="168382"/>			
		List of Tax Units	<input type="text"/>			
		1	3	6	7	8
		AG INCLUDED				Remove Fees
						Countywide <input type="checkbox"/>
						Multi Select

Amount Due/Paid Information												
Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$18,927					\$493.76	\$493.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$18,927					\$484.99	\$484.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$33,495					\$851.29	\$851.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$34,466					\$858.66	\$858.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$34,860					\$871.06	\$871.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$34,860	Y				Exemption	\$409.48	\$409.48	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$24,417	Y				Exemption	\$421.98	\$421.98	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$21,047	Y				Exemption	\$384.53	\$384.53	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$41,757	Y					\$1,027.43	\$1,027.43	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$11,755.17	\$11,755.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date:
 Last Payer: