

4624 Tropicana



**BUILDING AND STANDARDS BOARD AGENDA ITEM #7 FOR
WEDNESDAY, August 31, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM
August 31, 2016

TO: The Honorable Chairman and Board Members

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

FROM: Nathan Walsh, Chief Building Inspector

SUBJECT: 4624 Tropicana, El Paso, Texas 79924

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

- 1) First investigated on July 20, 2016. This single family dwelling was built in 1969, constructed of wood framing with shingle roof covering, and a concrete slab foundation. The exterior walls consist of a brick veneer with siding. The interior walls and ceilings finish consists of wood framing with gypsum board covering. Attempts to maintain the structure secure have become unsuccessful. The structure is in a state of disrepair and partial collapse is possible.
- 2) A certified condemnation letter was mailed to the owner Seymour F. Adams & Jean L. Adams.
- 3) Certified notices of the public hearing scheduled for August 31, 2016 were mailed to the owner and all interested parties on August 11, 2016.
- 4) As of August 9, 2016, \$950.66 is owed in taxes.

The owner has been notified of the property violations at this property. To date there has been no 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 is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
- 3) That the Certificate of Occupancy remain revoked; and
- 4) That the structure cannot be rehabilitated; and
- 5) That the structure be demolished and the pool filled in 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
7-20-2016
NOTICE OF VIOLATION

Seymour F Adams & Jean L Adams
PO Box 413
Fulton, Tx 78358-0413

Re: 4624 Tropicana
Blk: 2 North Ridge
Lot: W 70ft of 7
Zoned: R-3
ENHS16-02516
91-7199-9991-7034-9453-2704

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 **4624 Tropicana** 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. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]
- c. 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]
- d. 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]
- e. 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]
- f. 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]

- g. 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]
- h. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- i. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- j. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- 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. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- m. 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]
- n. 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]
- o. 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]
- p. 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]
- q. 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 18.02.103.10.3.3 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) 478-7531.

Nathan J. Walsh
Chief 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 Chambers, 300 N. Campbell El Paso, Texas 79901

DATE: 8-31-2016

TIME: 5:30 p.m.

PROPERTY: 4624 Tropicana, EL PASO, TEXAS also described as Lot 7 except the East 3 feet, Block 2, North Ridge to the City of El Paso, 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, Seymour F Adams & Jean L Adams PO Box 413 Fulton, Tx, 78358, 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, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, 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 July 20, 2016, an inspection of the Property was conducted by the Building and 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. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]
- c. 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]
- d. 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]
- e. 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]
- f. 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]
- g. 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]
- h. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- i. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- j. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- 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. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- m. 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]
- n. 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]

- o. 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]
- p. 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 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 Owners 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. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, 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

Wendi N. Vineyard
Assistant City Attorney

Nathan J. Walsh
Chief Building Inspector

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 4624 Tropicana El Paso, Texas, 79924, 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 _____, 2016 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 _____, 2016.

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 4624 Tropicana El Paso, Texas, 79924, was PUBLISHED in the official City newspaper on the ____day of _____, 2016.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F Adams & Jean L Adams
PO Box 413
Fulton, Tx 78358-0413

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F Adams & Jean L Adams
10612 Pisces Pl
El Paso, Tx 79924

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F. Adams A/K/A/ Seymour Adams
And Jean L. Adams A/K/A Jean C. Adams
4624 Tropicana Ave.
El Paso, Tx 79924

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F. Adams aka Seymour Adams
And Jean L. Adams aka Jean C. Adams
209 North Mesa Hills Dr # 1916
El Paso, Tx 79912

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Tarpon Hunters, LLC
4131 Spicewood Springs Road Bldg J-1
Austin, Tx 78759

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert Andrew "Bobby" Preisler, Jr.
3624 North Hills Dr., Suite B-100
Austin, Tx 78731

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Tarpon Hunters, LLC
3432 Greystone Drive, Suite 100
Austin, Tx 78731

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Adams, Jean C and Adams Seymour
And Ulrich Marion A
4624 Tropicana Ave
El Paso, Tx 79924

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F Adams & Jean L Adams
1601 FM 3036 Lot 22
Rockport, Tx 78382

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4624 Tropicana El Paso, Texas, 79924, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Seymour F Adams & Jean L Adams
6104 Via Fortuna Ln
El Paso, Tx 79912-2603

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 44624 Tropicana El Paso, Texas, 79924, 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 4624 Tropicana El Paso, Texas, 79924, 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 44624 Tropicana El Paso, Texas, 79924, 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 4624 Tropicana El Paso, Texas, 79924, 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 44624 Tropicana El Paso, Texas, 79924, 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 4624 Tropicana El Paso, Texas, 79924, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

PLANNING AND INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: August 24, 2016

REP. DISTRICT: 4

ADDRESS: 4624 Tropicana Ave

ZONED: R-3

LEGAL DESCRIPTION: Lot 7 except the East 3 feet, Block 2, North Ridge to the City of El Paso, El Paso County, Texas.

OWNER: Seymour F. Adams
Jean L. Adams

ADDRESS:
PO BOX 413
Fulton Texas 78358-0413

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: Brick Veneer with siding.

HEIGHT: 7' TO 10'

THICKNESS: 12" TO 16"

CONDITION: POOR. 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: Wood Frame with Gypsum Board

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: PITCHED ROOF WITH SHINGLE ROOF COVERING.

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 IN DANGER OF COLLAPSE.

SALVADOR REYES
Building Inspector

TAX REPORT

Oracle Account Status

Account No. **N463-999-0020-1300** Roll Code **REAL PROPRT**

Certified Owner **ADAMS SEYMOUR F & JEAN L**

Parcel Address **4624 TROPICANA AVE**

Amount Due as of **08/09/2016** CAD No. **77675**

Tax Units: 1, 3, 6, 7, 8, 9009, 9089

AG INCLUDED Remove Fees Countywide

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2015	\$24,097					\$667.95	\$0.00	\$0.00	\$667.95	\$282.71	\$0.00	\$950.66
2014	\$109,486					\$3,170.86	\$3,170.86	\$0.00	\$0.00	\$966.18	\$0.00	\$0.00
2013	\$109,486					\$3,518.98	\$3,518.98	\$0.00	\$0.00	\$1,595.96	\$0.00	\$0.00
2012	\$109,486					\$2,856.19	\$2,856.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$107,648					\$2,758.37	\$2,758.37	\$0.00	\$0.00	\$193.08	\$0.00	\$0.00
2010	\$107,648					\$2,735.93	\$2,735.93	\$0.00	\$0.00	\$1,355.71	\$0.00	\$0.00
2009	\$108,735					\$2,708.95	\$2,708.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$108,186					\$2,703.34	\$2,703.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$115,575					\$2,911.47	\$2,911.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$47,052.08	\$46,384.13	\$0.00	\$667.95	\$8,141.27	\$0.00	\$950.66

Last Payment Date: _____