

Parcel Information

PIDN: 85298072.000
GISP: 774.17-00-0114.00M

Owner Information

Name: TEAGUE HARRIELD A & Percent of Ownership: 100
Name2: TEAGUE TERESA ANN
Mailing Address: 6436 HWY 57 Physical Address: 5401 CARTER RD GAUTIER
OCEAN SPRINGS MS 39564

Land Information

Section, Township, Range: 17 7S 7W Acreage: 10
Street Name: CARTER RD

Value and Tax Information

Total Assessed Value: 1663 Total Appraised Value: 11080
Improvement Value: 670 Land Value: 10410
Tax Amount: 227 SQ. FT: 0 Year Built: 1968

Legal Description

Description: LOTS 55 & 56 FOUNTAINEBLEAU ACRES (E1/2 NE1/4 SE1/4 SE1/4 & W1/2 NE1/4 SE1/4 SE1/4) DB 1218-631
(114M Map774.17)

Deed Book / Page: 1218 / 631

Hwy 57

The screenshot displays the Jackson County Dashboard interface. At the top, a navigation bar contains the title "Jackson County Dashboard" and "Powered by ArcGIS Server". Below this, a toolbar includes icons for home, search, settings, and help. The main map area shows a street grid with Baker Rd and Campbell Rd. A parcel search tool is active, highlighting a parcel with the following details: "10 ACRES", "5401", and "CARTER". A scale bar at the bottom left indicates distances of 300 m and 1000 ft. The map also shows contour lines and other street names like Carter Rd. A circular logo for the Jackson County Board of Commissioners is visible in the bottom right corner.

Mayor
Gordon T. Gallott

City of Gautier
Gautier, Mississippi

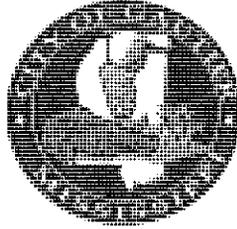
City Manager
Samantha D. Abell

City Clerk
Cynthia Russell

3330 Highway 90
Gautier, MS 39553
Phone: (228) 497-8000
Fax: (228) 497-8028

Email: gautier@gautier-ms.gov
Website: www.gautier-ms.gov

Council
At Large Mary F. Martin
Ward 1 Johnny Jones
Ward 2 Hurley Ray Guillotte
Ward 3 Casey C. Vaughan
Ward 4 Charles "Rusty" Anderson
Ward 5 Adam D. Colledge



December 26, 2013

Harrield A. Teague
C/O 6436 Highway 57
Ocean Springs, Mississippi 39553

COPY

DELIVERED 12-26-13
JB

Reference: 5401 Carter Road Gautier, Mississippi 39564

Mr. Teague,

This letter is to inform you the City of Gautier; Planning and Economic Development Department will recommend to the governing authority the property at 5401 Carter Road Ocean Springs, Mississippi is a menace to the public health, safety, and welfare of the community. Code Enforcement will request the mayor and city council review the history of the code violations on this property during a scheduled February 2014, council meeting. If the mayor and council determine the property meets the criteria for abatement they will set a public hearing for a scheduled March 2014 council meeting. The purpose of the hearing is to listen to testimony and determine if the property meets the requirements outlined in Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11 to begin the necessary clean-up of this property.

Code enforcement is requesting the property be in compliance by February 3, 2014. If you have any questions you can contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-1878 or cell number (228) 219-7035.

Sincerely,

Joseph Belles
Code Enforcement Officer

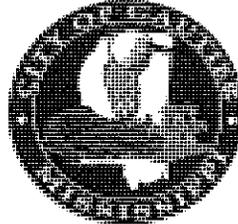
Mayor
Tommy Fortenberry

City of Gautier
Gautier, Mississippi
City Manager

City Manager
Samantha D. Abell

City Clerk
Cindy Russell

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March 20, 2013

Harrield A. Teague
C/O 6436 Highway 57
Ocean Springs, Mississippi 39553

Reference: 5401 Carter Road Gautier, Mississippi 39553

Mr. Teague,

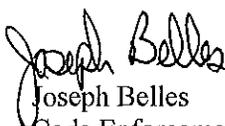
The City of Gautier, Code Enforcement Officer reviewed the property on March 18, 2013, to make certain the couple had relocated from the uninhabitable living condition and all the dogs and cats removed from the property. Code Enforcement confirmed both the individuals and animals were no longer at the property and the City of Gautier deeply appreciates your initial correction of these code violations. Remaining on the property is a large pile of household trash, vacant dilapidated manufactured homes, structures, vehicle, boats, debris scattered everywhere, etc. The City of Gautier, Unified Development Ordinance, Article XVI, Section 16.7, Care of Property and Premises States:

The general site and/or premises shall be maintained in general with particular references to insuring that the appearance will be and remain compatible and harmonious with properties in the general area and will not be so at variance with other properties in the general area as to cause a substantial depreciation of such property values.

The property is clearly in violation of numerous codes of the City Ordinance and State Laws and must come into compliance with all ordinances/laws by the removal of all dilapidated manufactured homes, structures, non-operational vehicles, boats, and trash/debris removed from the property by June 3, 2013.

Code Enforcement will immediately begin monitoring the property for compliance of all violations stated above. Upon your request, copies of any of the ordinance/laws will be provided to you or may be obtained on the city/state website. You may contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-1878. Code Enforcement will be happy to assist you with any questions that you may have.

Sincerely,


Joseph Belles
Code Enforcement Officer

COPY

Mailed 3-21-13
Delivered JB

Mayor
Tammy Fortenberry

City of Gautier
Gautier, Mississippi
City Manager

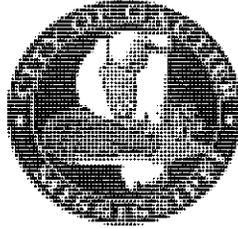
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Ward 5 Adam D. Colledge



March 4, 2013

Harrield A. Teague
C/O 6436 Highway 57
Ocean Springs, Mississippi 39553

COPY

Delivered 3-04-13
JB

Reference: 5401 Carter Road Gautier, Mississippi 39553

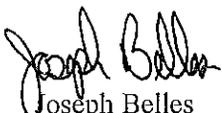
Mr. Teague,

On February 26, 2013, you allowed the City of Gautier's Building Administrator and Code Enforcement Officer to review the above referenced property. The observations of both city employees were; an individual or couple residing in an old bus without any electricity or approved water source and no observed bathrooms facilities. There were at least nine dogs observed all chained or within fenced enclosures. Inside the bus were at least twenty cats that entered and left the bus by open windows. None of the animals had any tags and there was no documentation of required vaccinations. The odor from either animal or human feces was unbearable. Additionally, the property is scattered with trash, debris, vacant dilapidated manufactured homes, structures, and boats. The property is clearly in violation of numerous codes of the City's Ordinance.

As identified in code enforcements previous letter you cannot continue to allow these individuals to remain on your property without a habitable structure and the required utilities required by City Ordinance and the International Building Code Standards. The individuals must vacate the property immediately but not later than March 15, 2013. You need to inform code enforcement or the City's animal control officer what the couple intend to do with the animals so the city may proceed to take control of the animals if the owners do not take them. In addition, the property must come into compliance with all ordinances and all dilapidated manufactured homes, structures, non-operational boats, and trash/debris removed from the property by June 3, 2013.

Code Enforcement will immediately begin monitoring the property for compliance of all violations stated above. Upon your request, copies of any of the above ordinances will be provided to you or may be obtained on the city website. You may contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-1878. Code Enforcement will be happy to assist you with any questions that you may have.

Sincerely,


Joseph Belles
Code Enforcement Officer

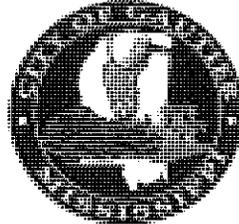
Mayor
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City Manager

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February 14, 2013

Delivered 2-14-13
JB

Harrield A. Teague
C/O 6436 Highway 57
Ocean Springs, Mississippi 39553

Reference: 5401 Carter Road Gautier, Mississippi 39553

Mr. Teague,

On February 13, 2013, both the City of Gautier's Building Administrator and Code Enforcement Officer discussed the above referenced property. You informed both city employees you were aware of the two individuals residing on your property and stated, "They have been there for several years living in a Chevrolet Bus." There is no habitable structure on the property and there is no utility services connected (electrical power or water). You cannot continue to allow these individuals to remain on your property without a habitable structure and the required utilities as required by City Ordinance and the International Building Code Standards. In addition, there are complaints concerning numerous animals (dogs and cats) on the property that may or may not have adequate food, water and shelter as required by city ordinance.

Code Enforcement fully understands your desire to provide a place for these otherwise homeless individuals but City of Gautier cannot allow or overlook the violations of the City Ordinance. Code Enforcement is prepared and ready to discuss our observations to maintain an amicable appearance with other property owners in this area and compliance with the City's Ordinance.

Code Enforcement is requesting you permit an inspection of your property at a reasonable time within the next seventy-two hours to inspect the property and the living conditions for both the people and the animals on your property. You may contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-1878. Code Enforcement will be happy to assist you with any questions that you may have.

Sincerely,


Joseph Belles
Code Enforcement Officer

