

FARMERSVILLE BUILDING & PROPERTY STANDARDS COMMISSION
AGENDA ~ February 27, 2014
6:00 P.M. City Hall

I. PRELIMINARY MATTERS

- Call to Order, Roll call, Prayer and Pledge of Allegiance, and recognition of visitors

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon approving minutes from the July 11, 2013 Building & Property Standards Commission Meeting
- B. Consider, discuss and act upon violations of Chapter 4, Section 4.110 of the City's Code of Ordinances regarding the property and structure(s) situated at 603 Maple, Block 1, Lot 1a, Graham (Cfr), Property ID 1233347 – Collin Deed Records Volume/Page 00-0042592/4656-1160.

III. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

IV. ADJOURNMENT

Dated this the 21st day of February, 2014.



Leaca Caspari, Chairman

No action may be taken on comments received under "Recognition of Visitors". The Commission may vote and/or act upon each of the items listed in the Agenda.

The Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Section 551.071 (Consultation with Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 972/782-6151 or FAX 972/782-6604 for further information.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on February 21, 2014, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 21st day of February, 2014.





Edie Sims, City Secretary

BUILDING AND PROPERTY STANDARDS COMMISSION

Term: Three years – Two Terms Max
Residency Requirements: 1 year in the City Limits

| Name | Phone | Address | Email |
|--|------------------------------------|--------------------------|--|
| Andrew Washam (fulfilling Bill Nerwich's term) 2 nd Term Began 5/12 – Term ends 5/15 | C: 817-600-0719 | 309 S. Washington | andy_washam@yahoo.com |
| Autumn Barton (Vice-Chairman) 1 st Term Began 5/13 – Term ends 5/16 | C: 214-551-1768 W: 903-457-2958 | 417 Sherry Ln | jautumnb@gmail.com |
| Leaca Caspari (Chairman) 1 st Term Began 5/11 – Term ends 5/14 | H: 972-782-7885 C: 972-979-7149 | 405 Summit PO Box 130 | leag@prodigy.net |
| Rafiq Huddleston (Secretary) 1 st Term Began 5/13 – Term ends 5/16 | C: 214-289-0290 | 316 Farr Hill Ln | ajhuddles@hotmail.com |
| Patti Ford 2 nd Term Began 5/13 – Term ends 5/15 | 214-801-3791 | 602 Meadowview | pattiford60@yahoo.com |

Meet: as needed, 6:00 p.m.


Council Liaison: **Michael Carr**

Staff: Code Enforcement Officer


Property Search

Property ID: 1233347 - Tax Year: 2014

General Information

| | |
|-----------------------------|--|
| Property ID | 1233347 |
| Property Status | Active |
| Geographic ID | R-1056-001-001A-1 |
| Property Type | Real |
| Property Address | 603 Maple St Farmersville, TX 75442 |
| Total Land Area | n/a |
| Total Improvement Main Area | 1,148 sq. ft. |
| Abstract/Subdivision |  Graham (Cfr) |
| Primary State Code | A (Residential Single Family) |
| Legal Description | Graham (Cfr), Blk 1, Lot 1a |

Owner Information

| | |
|-------------------|--|
| Owner ID | 448612 |
| Owner Name(s) |  Rivera Armando |
| Exemptions | None |
| Percent Ownership | 100.00% |
| Mailing Address | 210 Windom St Farmersville, TX 75442-1638 |

2014 Value Information

Value information for Property ID 1233347 in the 2014 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entitles & Exemptions

| Taxing Entity | Exemptions | Amount | Taxable Value | Tax Rate | Tax Ceiling | Collected By |
|----------------------------|------------|--------|---------------|----------------------|-------------|--|
| CFC (Farmersville City) | | - | - | 0.697500 (2013 Rate) | - | Collin County Tax Office |
| GCN (Collin County) | | - | - | 0.237500 (2013 Rate) | - | Collin County Tax Office |
| JCN (Collin College) | | - | - | 0.083643 (2013 Rate) | - | Collin County Tax Office |
| SFC (Farmersville ISD) | | - | - | 1.400000 (2013 Rate) | - | Collin County Tax Office |

Improvements

| | | | |
|-----------------|-------------------------------|------------|---------|
| Improvement #1 | Residential | | |
| State Code | A (Residential Single Family) | | |
| Homesite | Yes | | |
| Market Value | n/a | | |
| Total Main Area | 1,148 sq. ft. | | |
| Detail # | Type | Year Built | Sq. Ft. |
| 1 | MA - Main Area | 1965 | 1,148 |
| 2 | CP - Covered Porch/patio | 1965 | 120 |
| 3 | AG - Attached Garage | 1965 | 399 |

Land Segments

| | |
|-----------------|-------------------------------|
| Land Segment #1 | Residential Single Family |
| State Code | A (Residential Single Family) |
| Homesite | Yes |
| Market Value | n/a |
| Ag Use Value | n/a |
| Land Size | n/a |

Value History

| Year | Improvement | Land | Market | Ag Loss | Appraised | HS Cap Loss | Assessed |
|------|-------------|----------|----------|---------|-----------|-------------|----------|
| 2013 | \$14,883 | \$19,000 | \$33,883 | \$0 | \$33,883 | \$0 | \$33,883 |
| 2012 | \$15,529 | \$15,000 | \$30,529 | \$0 | \$30,529 | \$0 | \$30,529 |
| 2011 | \$16,663 | \$15,000 | \$31,663 | \$0 | \$31,663 | \$0 | \$31,663 |
| 2010 | \$18,519 | \$15,000 | \$33,519 | \$0 | \$33,519 | \$0 | \$33,519 |
| 2009 | \$19,206 | \$15,000 | \$34,206 | \$0 | \$34,206 | \$0 | \$34,206 |

Deed History

| Deed Date | Seller | Buyer | Instr # | Volume/Page |
|------------|-----------------------|-----------------------|---------|----------------------|
| 04/27/2000 | Cass Richard B | Rivera Armando | | 00-0042592/4656-1160 |
| 03/09/2000 | Cass Audrey Patterson | Cass Richard B | | 0-0023598/4622-1382 |
| | ** N/a ** | Cass Audrey Patterson | | |



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442
972-782-6141
Fax 972-782-7693
28 JANUARY 2014

SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 603 MAPLE
PROPERTY ID: R-1056-001-001A-1
LEGAL DESCRIPTION GRAHAM (CFR)
Subdivision: GRAHAM
Lot: BLK 1, LOT 1A

Dear Sir or Madam,

On January 23, 2014, an inspection of the primary structure at 603 Maple Street was conducted by the City of Farmersville's code enforcement officer, Karen Dixon, and building inspector Charles Merritt. The following items demonstrates that the structure at 603 Maple Street is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to declare the building substandard and order the building repaired and/or demolished. The following is a list of conditions in or of the structure at 603 Maple Street which are in violation of the City of Farmersville Code of Ordinances, Chapter 10, Division 10, Section 14-269.

1. Exposed Electrical at meter base.
2. Broken Windows
3. Exposed electrical south end of house
4. Extensive wood rot on siding, sills and girders.
5. Damaged roof on garage (falling in).
6. Damaged roof on house
7. Foundation is not secure
8. Ceilings have fallen or been taken down exposing ceiling joist and rafters.

9. Floors are unlevel through out the house.
10. Home has trash and other debris scattered through out.
11. Plumbing, electrical and mechanical systems are not to code.
12. Home is not fit for human habitation.
13. Home is not secured and is a danger to health and safety of the public.

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

Section 108 Unsafe Structures and Equipment

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.

Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.


The City's building inspector has determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 603 Maple Street constitutes a nuisance and is in violation of the City's minimum standards for maintenance. The hearing is Scheduled for February 27, 2014, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 603 Maple Street.

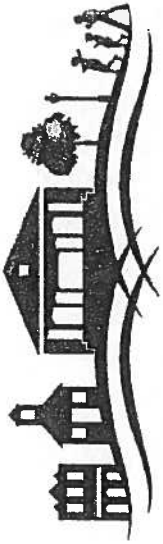
The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,


Karen Dixon
Public Service Officer
City of Farmersville



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442



7013 1710 0000 0338 5883

Armando Rivera
607 Maple
Farmersville tx 75442

100% DELIVERED
SINCE 1970
THE ONLY MAIL SERVICE THAT
GIVES YOU A RETURN RECEIPT
AND A DELIVERY GUARANTEE

SENDER: COMPLETE THIS SECTION

- ☐ 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.

1. Article Addressed to:

Armando Rivera
607 Maple
Farmersville TX
75442

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: ☐ Yes
☐ No

3. Service type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 0338 5883

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-M-1540

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

| | | | |
|-------------------|--------------------------|-------------------|---------------------------------------|
| Agency | FARMERSVILLE POLICE DEPT | Location | 603 MAPLE FARMERSVILLE TEXAS 75442 |
| Case # | 00001-13 | | |
| File # | | | |
| Description | | | |
| Incident Status | ACTIVE | From Date/Time | 11/14/2013 00:00 |
| | | To Date/Time | |
| | | Report Date | 11/14/2013 00:00 |
| Reporting Officer | DIXON, K | Initial Rep. Date | 11/14/2013 00:00 |

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13

DIXON, K

ON OR AROUND 6/10/13 REPORTING OFFICER RECEIVED A COMPLAINT ABOUT 603 MAPLE, FARMERSVILLE, COLLIN COUNTY, TEXAS ABOUT CODE VIOLATIONS AT STATED ADDRESS. ON OR ABOUT 6/12/2013 REPORTING OFFICER WENT TO 603 MAPLE, TO LOOK INTO THE COMPLAINT. THE HOUSE WAS VACANT. IT WAS NOTED THAT THE GARAGE ROOF WAS CAVING IN, THE HOUSE HAD BROKEN WINDOWS AND THE SKIRTING NEEDED REPAIRS. A LETTER WAS MAILED TO THE OWNER, ARMANDO RIVERA WHO RESIDES AT 607 MAPLE ABOUT THE VIOLATIONS. REPORTING OFFICER EXTENDED THE VIOLATIONS ON 7/2/2013, 7/16/2013 AND 7/30/2013. NOTHING HAD BEEN FIXED AND REPORTING OFFICER DID NOT HEAR FROM THE OWNER. ON 8/5/2013 A FINAL NOTICE WAS MAILED TO OWNER. THE LETTER WAS SENT CERTIFIED MAIL AND SIGNED FOR ON 8/6/2013. THE VIOLATIONS WERE AGAIN EXTENDED ON 8/15/13, 8/26/13 AND 9/6/13. ON 9/6/13 REPORTING OFFICER HAD NEITHER HEARD FROM OR BEEN CONTACTED BY THE OWNER CONCERNING THE VIOLATIONS. PICTURES WERE TAKEN AND NUMEROUS OTHER ITEMS WERE NOTED, I.E., ROOF ON HOUSE NEEDS REPAIRS, SIDE DOOR OF HOUSE IS NOT SECURED, WINDOWS ARE BROKEN, SIDING IS IN DISREPAIR, EAVES ON HOUSE NEED REPAIRING, THERE ARE HOLES IN HOUSE. REPORTING OFFICER HAS DECIDED THIS PROPERTY NEEDS TO GO BEFORE THE PROPERTY MANAGEMENT BOARD.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

| | | | |
|-------------------|--------------------------|-------------------|---------------------------------------|
| Agency | FARMERSVILLE POLICE DEPT | Location | 603 MAPLE FARMERSVILLE TEXAS 75442 |
| Case # | 00001-13 (1) | | |
| File # | | | |
| Description | SEARCH WARRENT | | |
| Incident Status | ACTIVE | From Date/Time | 11/14/2013 00:00 |
| | | To Date/Time | |
| | | Report Date | 01/23/2014 00:00 |
| Reporting Officer | DIXON, K | Initial Rep. Date | 11/14/2013 00:00 |

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (1)

DIXON, K

ON 1/22/2014 REPORTING OFFICER OBTAINED A SEARCH WARRANT FOR 603 MAPLE FROM JUDGE DOUGLAS. ON 1/23/14 REPORTING OFFICER EXECUTED THE SEARCH WARRANT WITH SGT ALFORD, AND ALLEN FROM BUREAU VERITAS AT 10:04 A..M. PICTURES WERE TAKEN AND A REPORT WAS OBTAINED STATING THE HOUSE WAS NOT HABITABLE.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

| | | | |
|-------------------|--|-------------------|---------------------------------------|
| Agency | FARMERSVILLE POLICE DEPT | Location | 603 MAPLE FARMERSVILLE TEXAS 75442 |
| Case # | 00001-13 (2) | | |
| File # | | | |
| Description | SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING | | |
| Incident Status | ACTIVE | From Date/Time | 11/14/2013 00:00 |
| | | To Date/Time | |
| | | Report Date | 01/24/2014 00:00 |
| Reporting Officer | DIXON, K | Initial Rep. Date | 11/14/2013 00:00 |

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (2)

DIXON, K

ON 1/24/2014 REPORTING OFFICER PREPARED AND CERTIFIED MAILED SUBSTAND
PROPERTY INSPECTION REPORT AND NOTICE OF HEARING TO MR RIVERA. A HEARING HAS
BEEN SET UP FOR 2/27/14 AT 6 P.M.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

| | | | |
|--------------------------|--------------------------|--------------------------|---------------------------------------|
| Agency | FARMERSVILLE POLICE DEPT | Location | 603 MAPLE FARMERSVILLE TEXAS 75442 |
| Case # | 00001-13 (3) | | |
| File # | | | |
| Description | ADDITIONAL INFORMATION | | |
| Incident Status | ACTIVE | From Date/Time | 11/14/2013 00:00 |
| | | To Date/Time | |
| | | Report Date | 01/24/2014 00:00 |
| Reporting Officer | DIXON, K | Initial Rep. Date | 11/14/2013 00:00 |

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (3)

DIXON, K

ON 1/24/2014 REPORTING OFFICER WANTED TO ADD ADDITIONAL INFORMATION. FROM 6/12/2014 UNTIL 1/23/2014 REPORTING OFFICER HAS TRIED TO MAKE FACE TO FACE CONTACT WITH THE OWNER OF 603 MAPLE. REPORTING OFFICER HAS KNOCKED ON THE DOOR NUMEROUS TIMES. PRIOR TO EXECUTING THE SEARCH WARRANT THE REPORTING OFFICER ATTEMPTED TO MAKE CONTACT WITH THE OWNER. EVEN WHEN THE OWNER WAS HOME THEY DID NOT ANSWER THE DOOR. ON 9/14/2013 REPORTING OFFICER DECIDED TO TAKE THE PROPERTY BEFORE THE BOARD.

IN HOPES THAT THE OWNER WOULD MAKE CONTACT WITH ME OR START FIXING THE PROPERTY I DID NOT START TAKING ACTION UNTIL 1/22/14 WHEN THE SEARCH WARRANT AFFIDAVIT WAS WRITTEN UP AND OBTAINED.

Tommy Gilbert



FARMERSVILLE POLICE DEPARTMENT



FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

5 AUGUST 2013

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

8.15.13
extend

8.26.13
extend

RE: Notice of Violation of Farmersville City Ordinance

9-6-13 - PRCP For Prop Rd

Property Location: 603 MAPLE (FINAL NOTICE BEFORE GOING TO PROPERTY MANAGEMENT BOARD)

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

GARAGE ROOD CAVING IN, BROKEN WINDOWS, SIDING NEEDS REPAIRS

Violation De:
unsanitary m

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only)

brush or other objectionable, unsightly or
must be maintained in good repair

You must cor
you do not c

1.
2.
3.
4.

Be advised t
or before th
correct the v

7010 2780 0000 9578 4143

| | |
|--|--|
| For delivery information | |
| OFFICIAL | |
| Postage \$ | |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees \$ | |
| Sent To | |
| Street, Apt. No., or PO Box No. | |
| City, State, ZIP+4 | |

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Armando Rivera
607 Maple
Farmersville TX
75442

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
x Elisa Rivera ☐ Agent ☐ Addressee
- B. Received by (Printed Name) 8/6/13
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

If you have any questions, please cor

2. Article Number
(Transfer from service label)

7010 2780 0000 9578 4143

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Regards,

Kd
K. DIXON
PUBLIC SERVICE OFFICER



FARMERSVILLE

POLICE DEPARTMENT



FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

14 JUNE 2013

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

7.30.13
Send Final
Notice

7.2.13
extend

7.16.13
extend

RE: Notice of Violation of Farmersville City Ordinance

Property Location: 603 MAPLE

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

GARAGE ROOF CAVING IN, BROKEN WINDOWS, SIDING NEEDS REPAIR

Violation Description: Failure to keep property free of weeds, rubbish, brush or other objectionable, unsightly or unsanitary matter. Fences must be maintained in good repair. House must be maintained in good repair.

You must comply with the requirements of the Ordinance within ten (10) days after receiving this notice of violation. If you do not comply the city will:

1. Refer the property to the Municipal Court; or
2. Do the work and make the improvements required and charge the expenses to the owner of the property; or
3. Pay for the work to be done or improvements made and charge the expenses to the owner of the property; and
4. File a lien against the property.

Be advised that if you, the owner of the above noted property, commit another violation of the same kind or nature on or before the first anniversary of the date of this notice, then the City of Farmersville, without further notice, may correct the violation at the owner's expense, assess the expense against the property and file additional liens.

If you have any questions, please contact the Farmersville Police Department at 972-782-6141.

Regards,

Kd
K. DIXON

PUBLIC SERVICE OFFICER

garage caving in, broken windows,
siding

Property Search

Property ID: 1233347 - Tax Year: 2013
General Information

| | |
|------------------------------------|--|
| Property ID | 1233347 |
| Property Status | Active |
| Geographic ID | R-1056-001-001A-1 |
| Property Type | Real |
| Property Address | 603 Maple St Farmersville, TX 75442 |
| Total Land Area | n/a |
| Total Improvement Main Area | 1,148 sq. ft. |
| Abstract/Subdivision | Graham (Cfr) |
| Primary State Code | A (Residential Single Family) |
| Legal Description | Graham (Cfr), Blk 1, Lot 1a |

Owner Information

| | |
|--------------------------|---|
| Owner ID | 448612 |
| Owner Name(s) | Rivera Armando |
| Exemptions | None |
| Percent Ownership | 100.00% |
| Mailing Address | 603 Maple 210 Windom St Farmersville, TX 75442-1638 |

2013 Value Information

| | |
|---------------------------------------|--------------|
| Improvement Homesite Value | \$14,883 |
| Improvement Non-Homesite Value | \$0 |
| Total Improvement Market Value | \$14,883 |
| Land Homesite Value | \$19,000 |
| Land Non-Homesite Value | \$0 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$19,000 |
| Total Market Value | \$33,883 |
| Agricultural Use Loss | \$0 |
| Total Appraised Value | \$33,883 |
| Homestead Cap Loss | \$0 |
| Total Assessed Value | \$33,883 |

Entities & Exemptions

| Taxing Entity | Exemptions | Amount | Taxable Value | Tax Rate | Tax Ceiling | Collected By |
|----------------------------|------------|---------|---------------|----------------------|-------------|--------------------------|
| CFC (Farmersville City) | | (-) \$0 | \$33,883 | 0.697500 (2012 Rate) | - | Collin County Tax Office |
| GCN (Collin County) | | (-) \$0 | \$33,883 | 0.240000 (2012 Rate) | - | Collin County Tax Office |
| JCN (Collin College) | | (-) \$0 | \$33,883 | 0.086299 (2012 Rate) | - | Collin County Tax Office |
| SFC (Farmersville ISD) | | (-) \$0 | \$33,883 | 1.370000 (2012 Rate) | - | Collin County Tax Office |

Improvements

| | | | |
|------------------------|-------------------------------|-------------------|----------------|
| Improvement #1 | Residential | | |
| State Code | A (Residential Single Family) | | |
| Homesite | Yes | | |
| Market Value | \$14,883 | | |
| Total Main Area | 1,148 sq. ft. | | |
| Detail # | Type | Year Built | Sq. Ft. |
| 1 | MA - Main Area | 1965 | 1,148 |
| 2 | CP - Covered Porch/patio | 1965 | 120 |
| 3 | AG - Attached Garage | 1965 | 399 |

Land Segments

| | | | |
|------------------------|-------------------------------|--|--|
| Land Segment #1 | Residential Single Family | | |
| State Code | A (Residential Single Family) | | |
| Homesite | Yes | | |
| Market Value | \$19,000 | | |
| Ag Use Value | n/a | | |
| Land Size | n/a | | |

Value History

| Year | Improvement | Land | Market | Ag Loss | Appraised | HS Cap Loss | Assessed |
|------|-------------|----------|----------|---------|-----------|-------------|----------|
| 2013 | \$14,883 | \$19,000 | \$33,883 | \$0 | \$33,883 | \$0 | \$33,883 |
| 2012 | \$15,529 | \$15,000 | \$30,529 | \$0 | \$30,529 | \$0 | \$30,529 |
| 2011 | \$16,663 | \$15,000 | \$31,663 | \$0 | \$31,663 | \$0 | \$31,663 |
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| 2009 | \$19,206 | \$15,000 | \$34,206 | \$0 | \$34,206 | \$0 | \$34,206 |

Deed History

| Deed Date | Seller | Buyer | Instr # | Volume/Page |
|------------|-----------------------|-----------------------|---------|----------------------|
| 04/27/2000 | Cass Richard B | Rivera Armando | | 00-0042592/4656-1160 |
| 03/09/2000 | Cass Audrey Patterson | Cass Richard B | | 0-0023598/4622-1382 |
| | ** N/a ** | Cass Audrey Patterson | | |

SEARCH WARRANT

**FIRE, HEALTH, AND CODE INSPECTIONS
(Art. 18.05, C.C.P.)**

TO ANY PEACE OFFICER OF THE STATE OF TEXAS – GREETINGS:

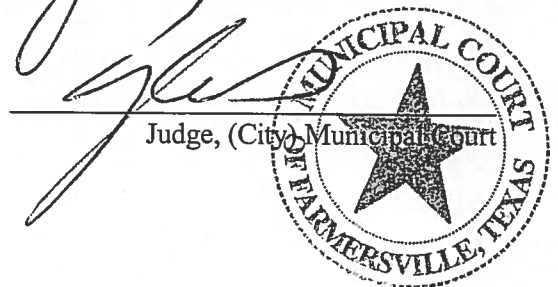
THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Official (of the State of Texas) (of Collin County, Texas) (of the City of Farmersville, Collin County, Texas), who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Farmersville, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to their determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the City of Farmersville, Texas or the State of Texas, and in particular, to determine the presence of unsafe and unsanitary conditions in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you will seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:19 o'clock (a.m.) (p.m.), on this 22 day of Jan, 2014 to
certify which witness my hand and seal this day.



OFFICER'S RETURN

Came to hand the 22 day of January, 2014 at 3:16 o'clock P.m. and executed on the 23 day of January, 2014, at 10:04 o'clock A.m. by Karen Dixon and Brian Alford

(Fire Marshal) (Health Officer) (Code Enforcement Official)



**BUREAU
VERITAS**

INSPECTION REPORT

| | | |
|---|--|----------------|
| PROJECT ADDRESS & CITY 603 Maple Farmersville | | PROJECT NUMBER |
| SUBDIVISION/PROJECT NAME | | CLIENT |

| BUILDING | Status | PLUMBING | Status | ELECTRICAL | Status | MECHANICAL | Status | ENERGY | Status |
|--|--------|--|--------|--|--------|--|--------|---|--------|
| <input type="checkbox"/> Form Survey | | <input type="checkbox"/> Rough | | <input type="checkbox"/> T-Pole | | <input type="checkbox"/> Rough | | <input type="checkbox"/> Pre-Insulation | |
| <input type="checkbox"/> Pier / Footing | | <input type="checkbox"/> Water Service | | <input type="checkbox"/> Underground | | <input type="checkbox"/> Fireplace | | <input type="checkbox"/> Insulation | |
| <input type="checkbox"/> Foundation | | <input type="checkbox"/> Yard Sewer | | <input type="checkbox"/> Rough | | <input type="checkbox"/> Type I Duct | | <input type="checkbox"/> Duct | |
| <input type="checkbox"/> Flatwork | | <input type="checkbox"/> Gas Underground | | <input type="checkbox"/> Const. Meter | | <input type="checkbox"/> Type I Hood | | <input type="checkbox"/> Electric | |
| <input type="checkbox"/> Framing | | <input type="checkbox"/> Gas Rough | | <input type="checkbox"/> Final | | <input type="checkbox"/> Type II Duct | | <input type="checkbox"/> Plumbing | |
| <input type="checkbox"/> Veneer / Wall Tie | | <input type="checkbox"/> Top Out | | <input type="checkbox"/> Pool Belly Bond | | <input type="checkbox"/> Type II Hood | | <input type="checkbox"/> Final | |
| <input type="checkbox"/> Term. Letter | | <input type="checkbox"/> Gas Final / Release | | <input type="checkbox"/> Pool Deck Bond | | <input type="checkbox"/> Final | | <input type="checkbox"/> Above Ceiling | |
| <input type="checkbox"/> ROW Tag | | <input type="checkbox"/> Final | | <input type="checkbox"/> Above Ceiling | | <input type="checkbox"/> Above Ceiling | | <input type="checkbox"/> | |
| <input type="checkbox"/> Final | | <input type="checkbox"/> Grease Trap | | <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | |
| <input type="checkbox"/> Pool Final | | <input type="checkbox"/> Pool P-Trap | | <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | |
| <input type="checkbox"/> CO | | <input type="checkbox"/> Backflow | | <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | |

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

- ① Exposed electrical @ meter base
- ② Broken Windows
- ③ Exposed electrical south end of house @ ext.
- ④ Rotten siding
- ⑤ Damaged roof @ garage (Falling in) + house
- ⑥ No power, No Plumbing
- ⑦ Foundation not secure
- ⑧ House is not ~~habitable~~ habitable

| | | | |
|---------------|-------------------------|--|------------------------|
| PERMIT NUMBER | INSPECTOR <i>ALM</i> | INSPECTOR'S PHONE 469-853-2256 | DATE 1/23/14 |
|---------------|-------------------------|--|------------------------|

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

THIS REPORT IS SOLELY FOR THE USE AND BENEFIT OF THE CLIENT. BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR THE THIRD PARTY'S RELIANCE ON OR USE OF THIS REPORT. INSPECTIONS ARE BASED SOLELY ON VISUAL OBSERVATION(S) AND ASSESSMENT(S) OF THE CONDITION OF THE PROPERTY OR SPECIFIED ITEMS AT THE TIME OF INSPECTION. FURTHER, BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY DAMAGE OR CLAIM ARISING FROM UNDISCLOSED AND/OR UNKNOWN DANGEROUS CONDITIONS EXISTING AT THE SITE BEFORE BVNA ENTERED THE PROJECT SITE, OR ARISING OUT OF MISREPRESENTATIONS BY CLIENT CONCERNING CONDITIONS AT THE SITE OR SPECIFIED ITEM.

INSPECTION REQUEST
TOLL FREE: (877) 837-8775
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET

AFFIDAVIT FOR ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS §

§

COUNTY OF COLLIN §

CAME UNTO me this day, Karen Dixon, a person known to me and upon oath swears as follows:

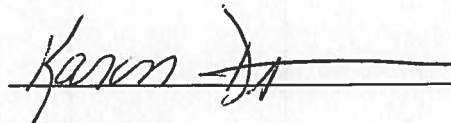
My name is Karen Dixon. I am over the age of 18, of sound mind, have personal knowledge of the facts asserted below, and am competent to testify to those fact

1. I am currently a Code Enforcement Officer for the City of Farmersville, Texas and have responsibility for code enforcement with the corporate City limits of the City of Farmersville, Collin County, Texas.
2. The property is located within the corporate City limits of the City of Farmersville, Collin County, Texas
3. The property's legal description is: Graham (CFR) Block 1, Lot 1a, in the City of Farmersville, Texas. Geographic ID: R-1056-001-001A-1. It is further described as 603 Maple Street (hereinafter "Property"). It is a single family dwelling, with a white wood exterior color.
4. Based upon information and belief, the Property is owned by Armando Rivera, 607 Maple Street, Farmersville, TX 75442-1638, who has not provided the City with permission to perform an inspection.
5. Based upon this Affiant's personal knowledge and belief, Affiant observed, on or about August 30, 2011, what appears to be a dilapidated structure. This condition appears to violate provisions of the Codes adopted by the City of Farmersville, Texas, which were observed as follows: (1) Section 115.1 *International Building Code* – property has existing structural deficiencies that are unsafe, unsanitary or deficient that are dangerous to human life or the public welfare; and (2) Section 108.1 *International Property Maintenance Code* Structure unsafe for human Occupancy.

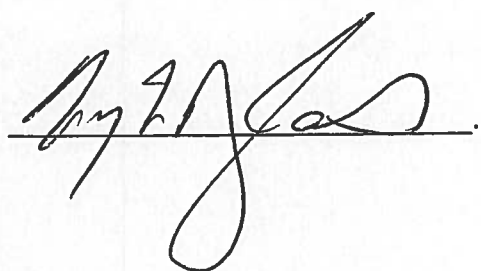
6. Based upon this Affiant's personal observation of the structure and Property, it appears that the structure has not been maintained in a safe and sanitary condition.

7. Based upon this Affiant's personal information and belief, the structure is unoccupied.

Wherefore, Affiant asks for the issuance of a Warrant, pursuant to Article 18.05 of the Texas Code of Criminal Procedures, which will authorize her and other inspectors and Building Officials, accompanied by Peace Officers, to enter and inspect the structure identified and described herein to determine the presence of any fire or health hazard and unsafe building condition or a violation of any Fire, Health, or Building Regulation, Statue, or Ordinance.

_____

AFFIANT

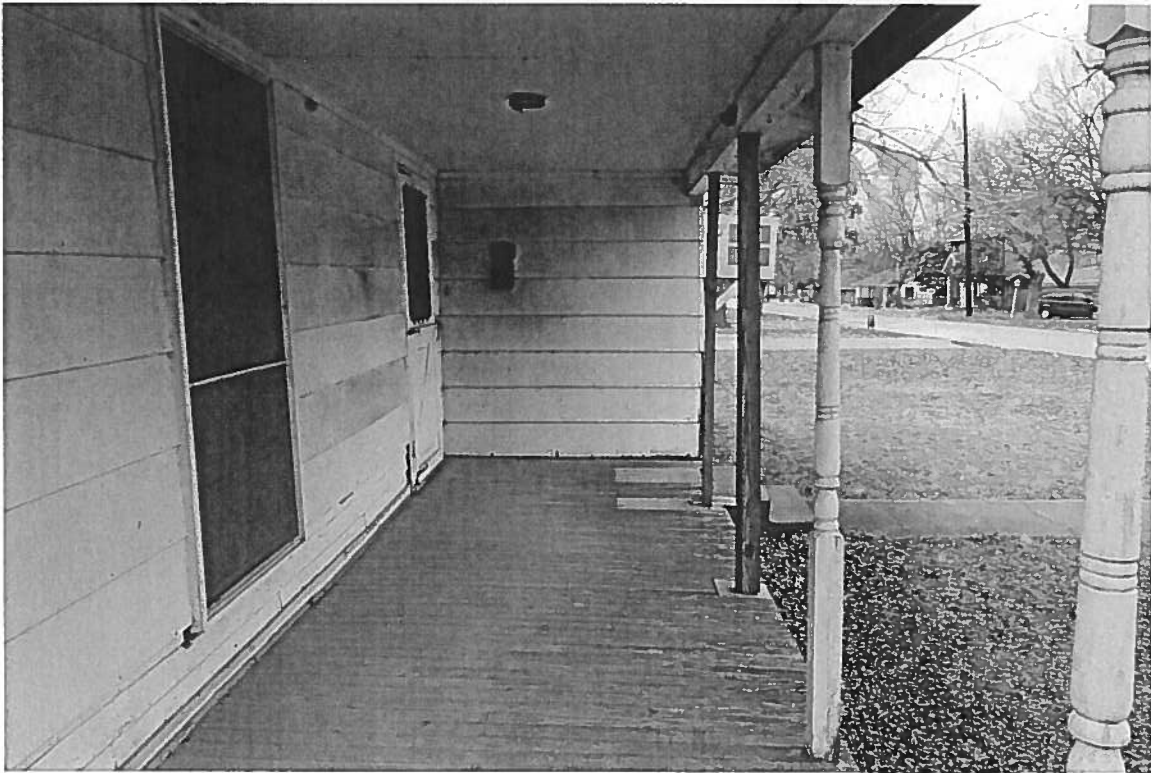
Subscribed and Sworn to Before me by said Affiant on this _____.

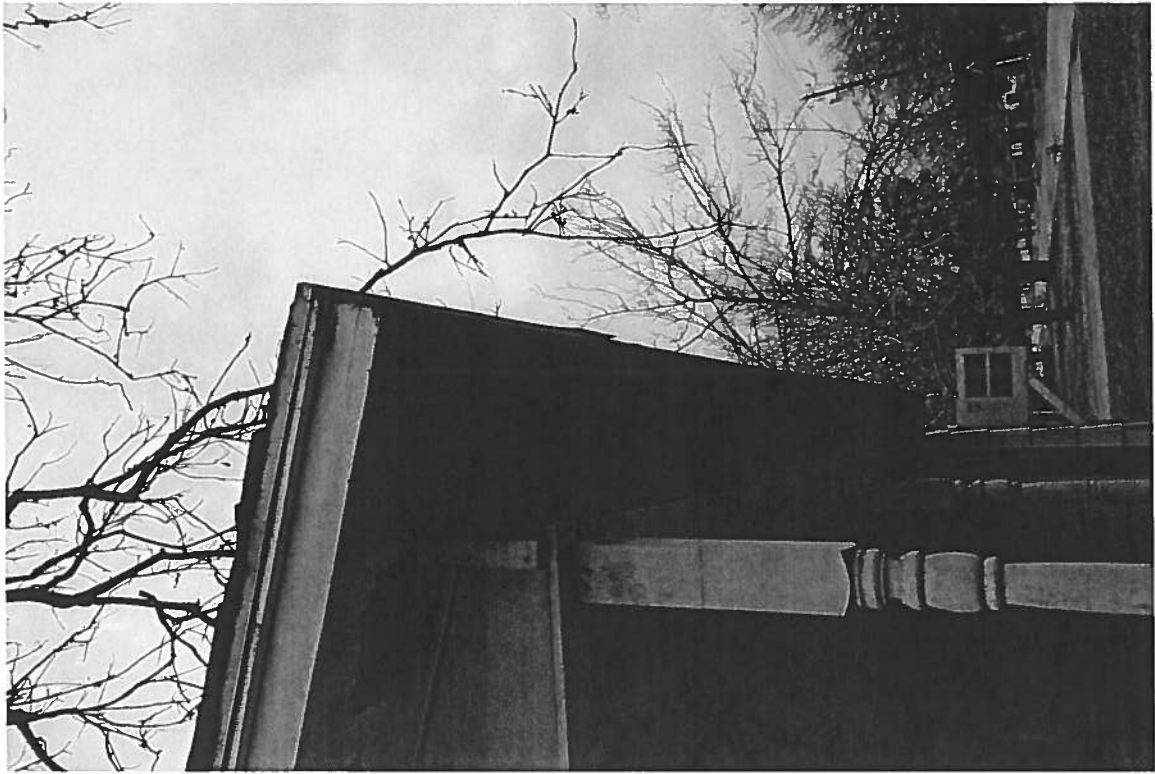
Magistrate
Collin County



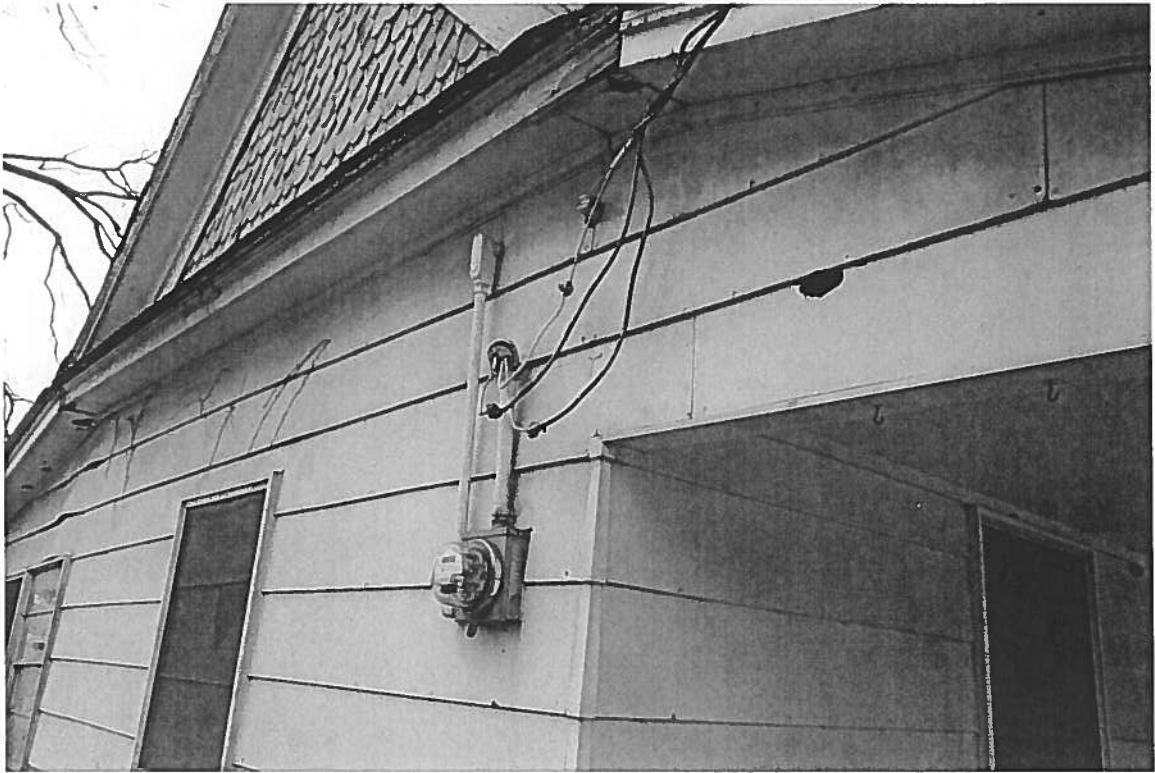


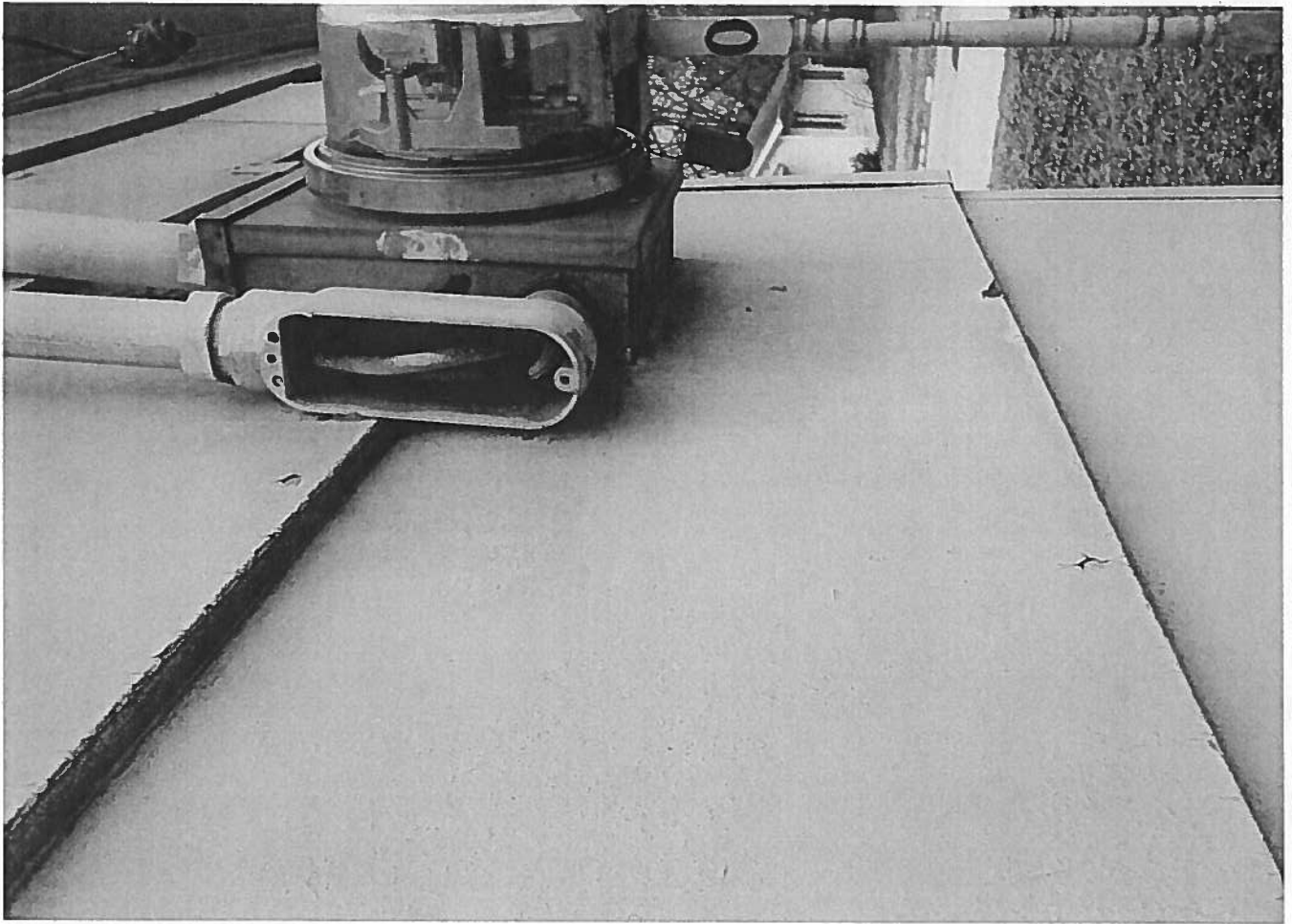










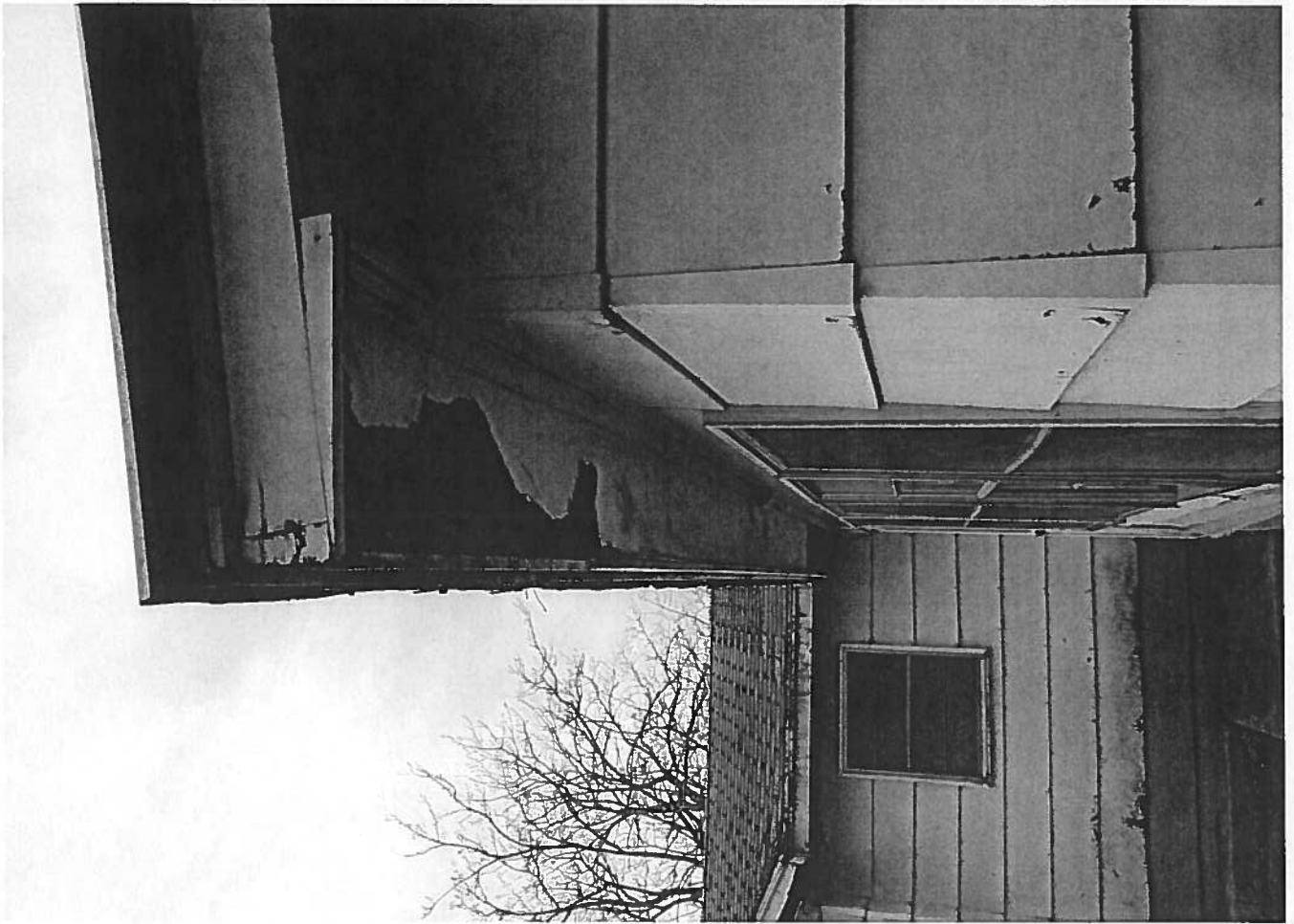


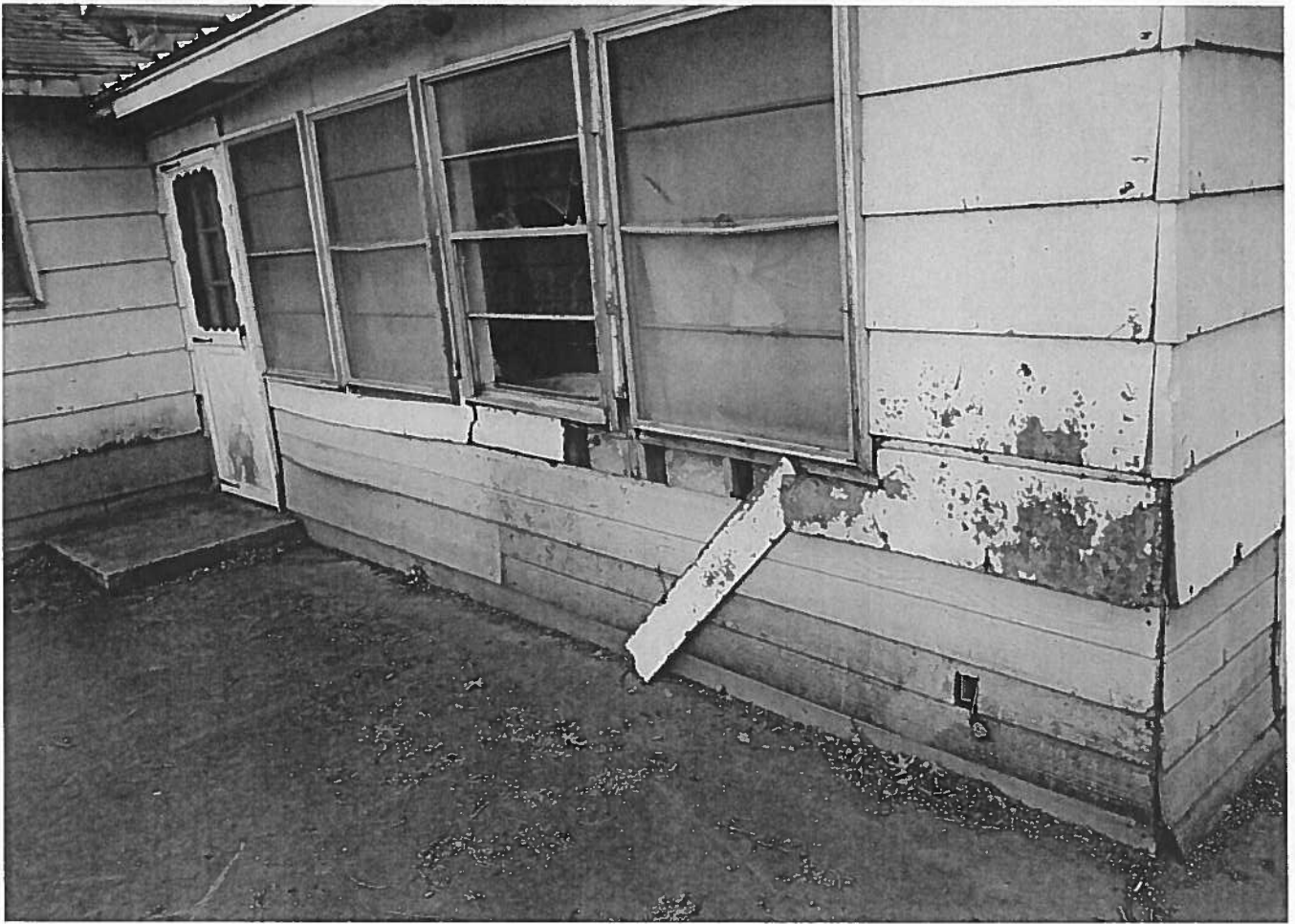


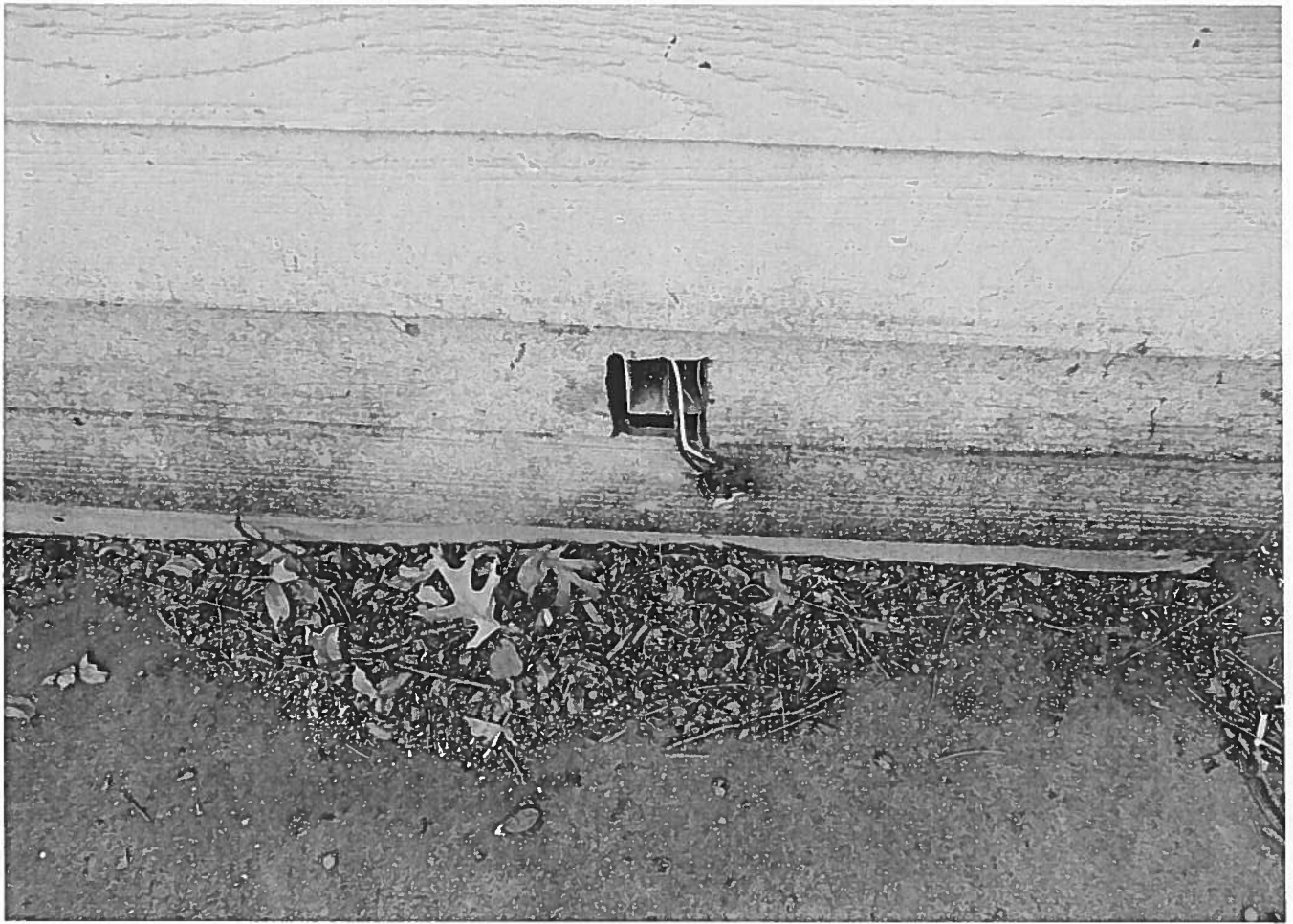






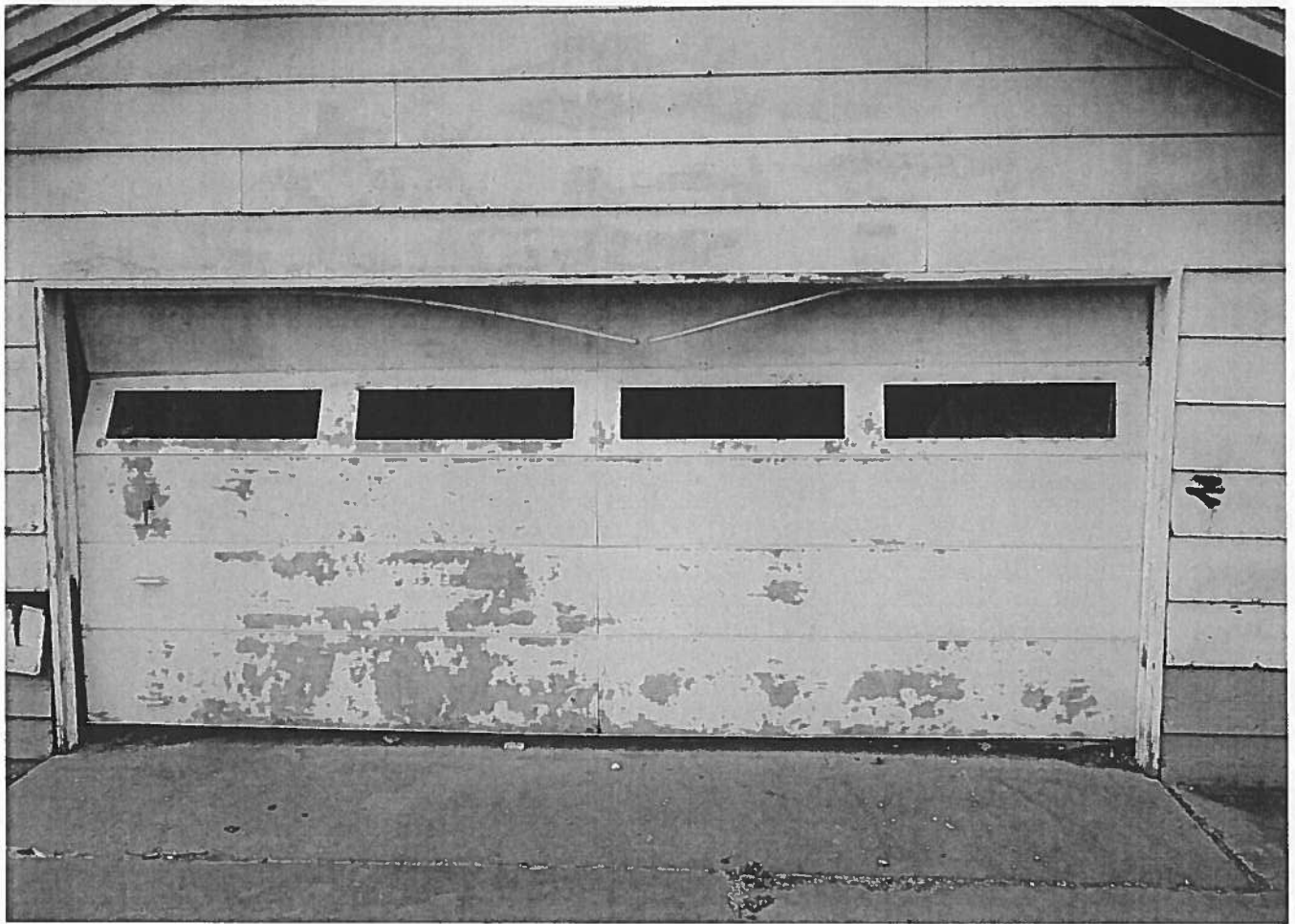




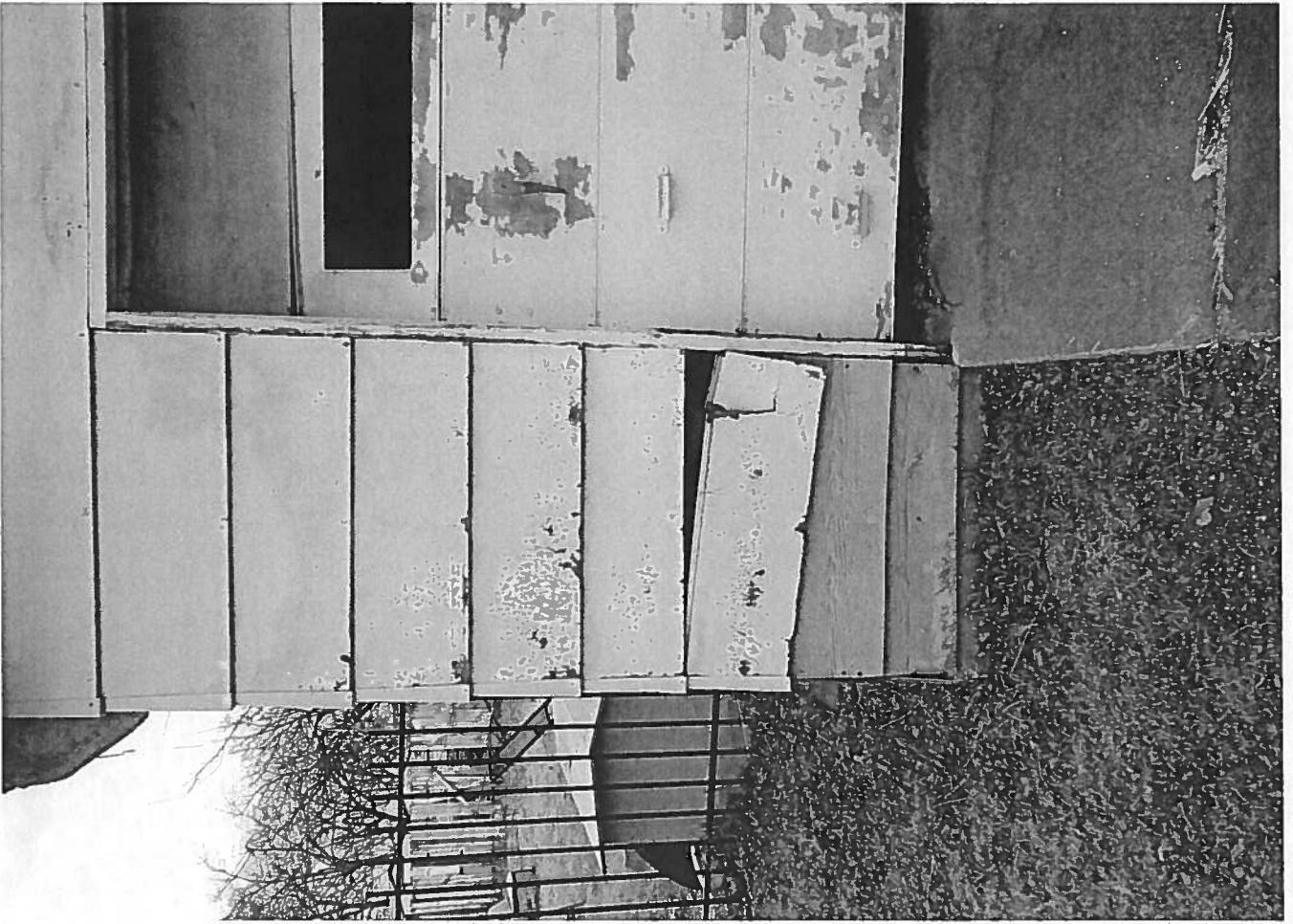








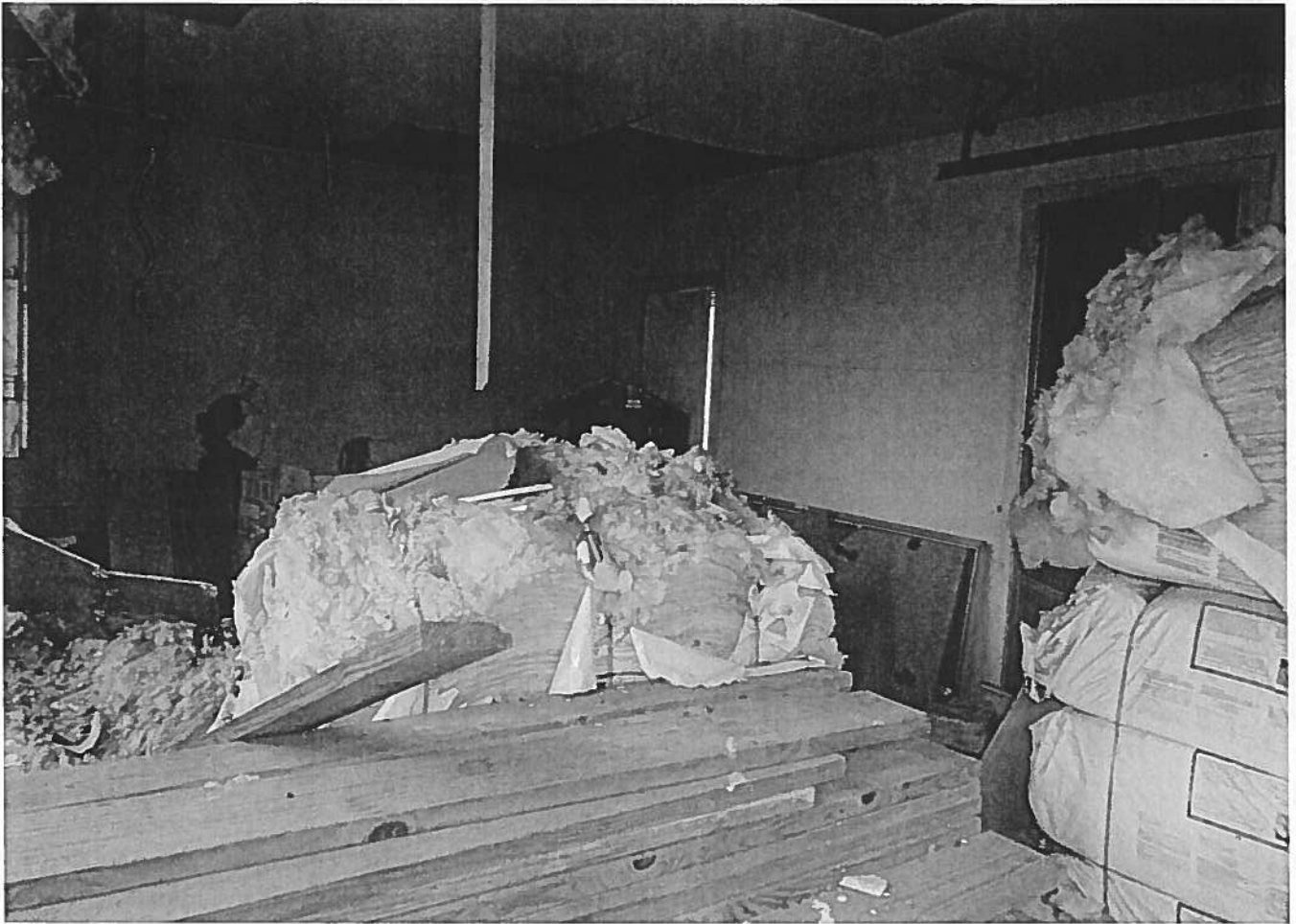




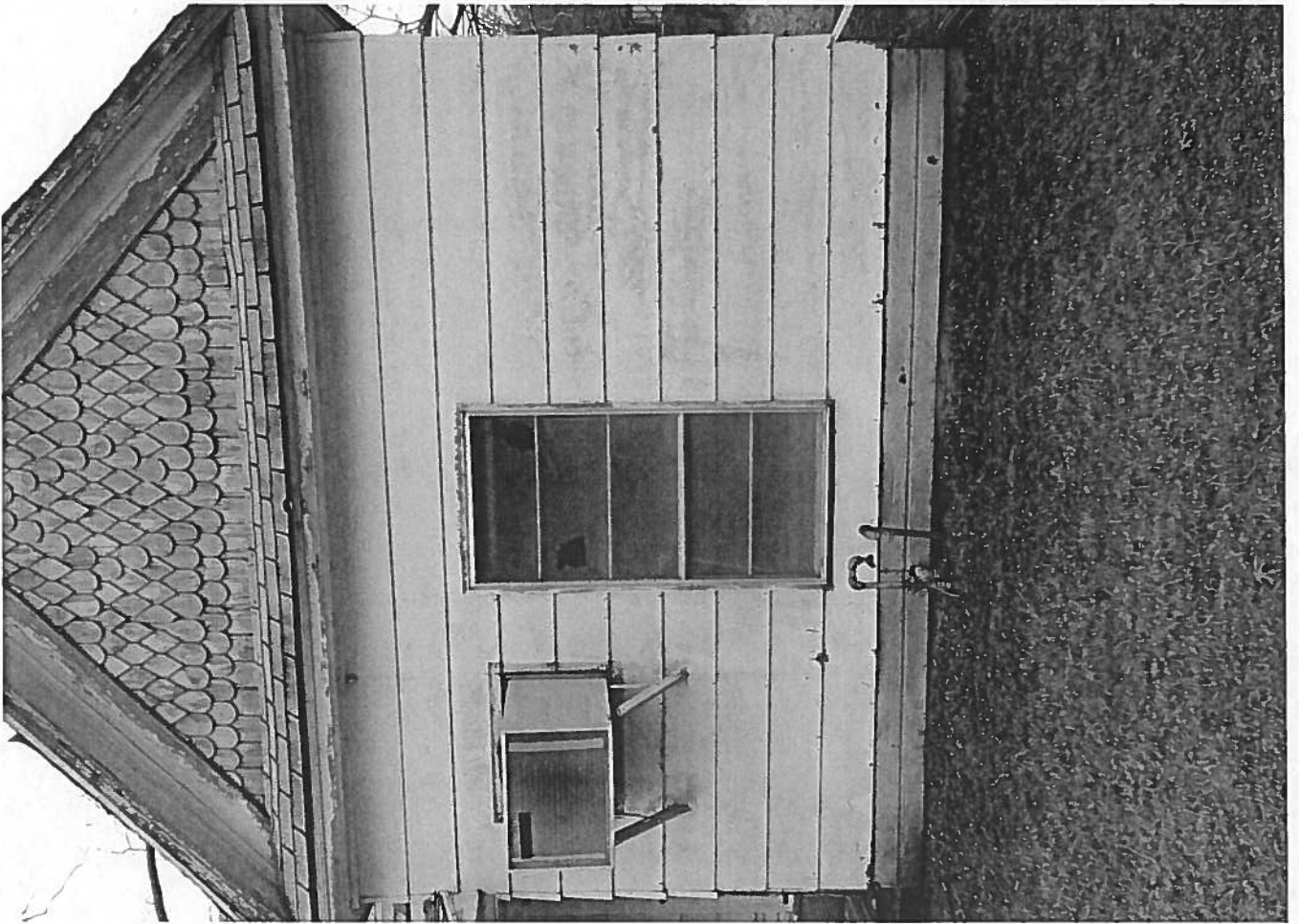








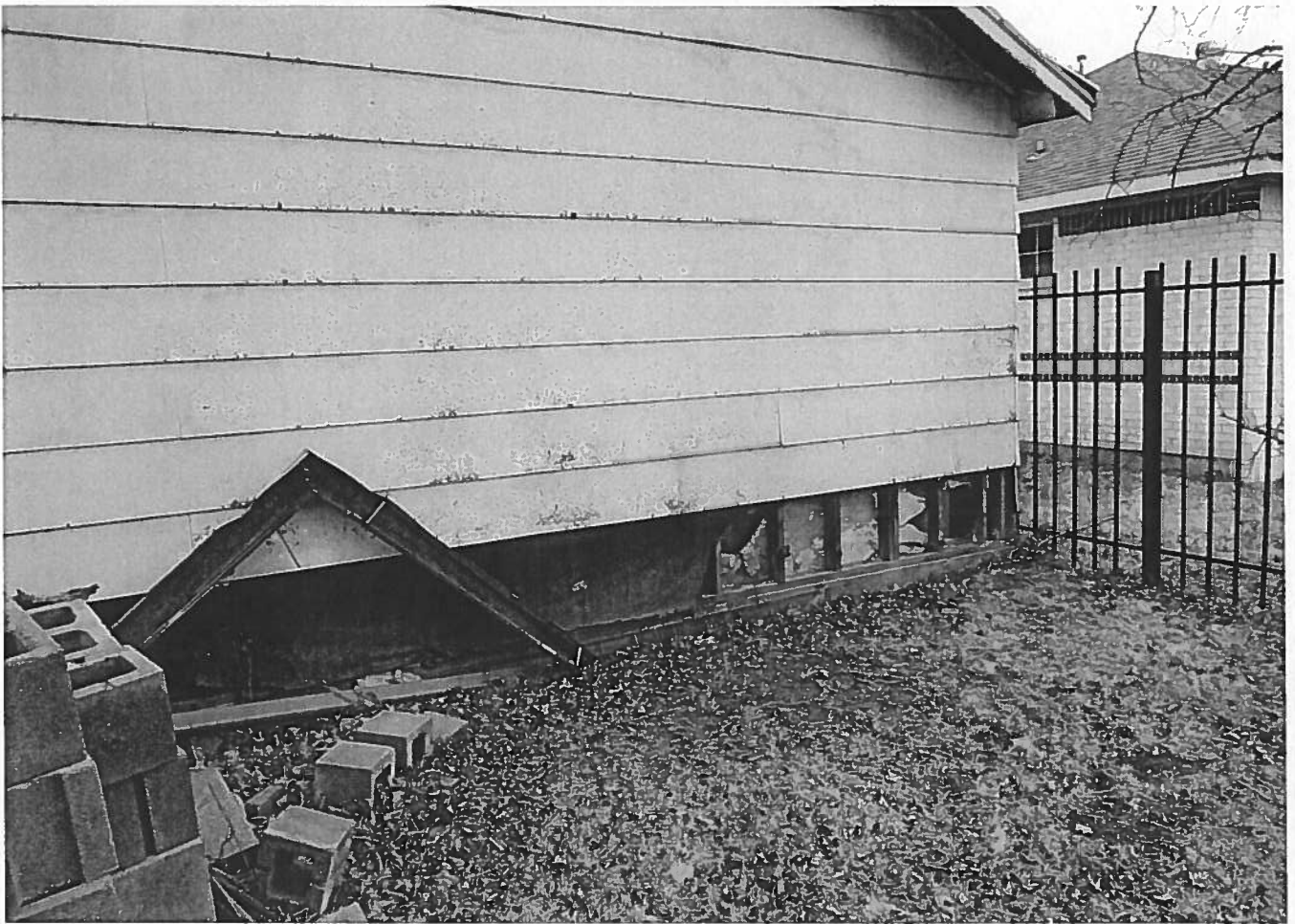


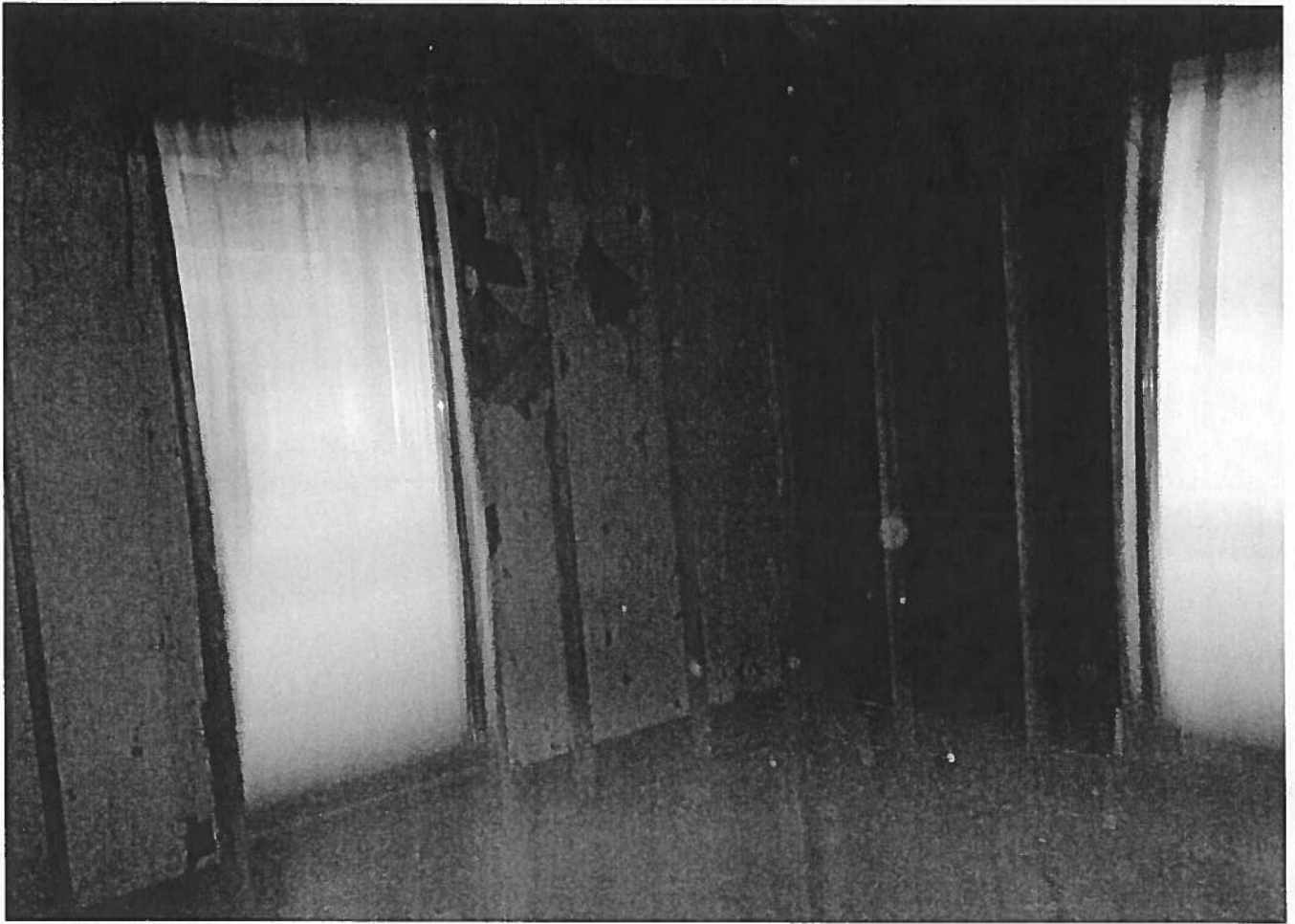


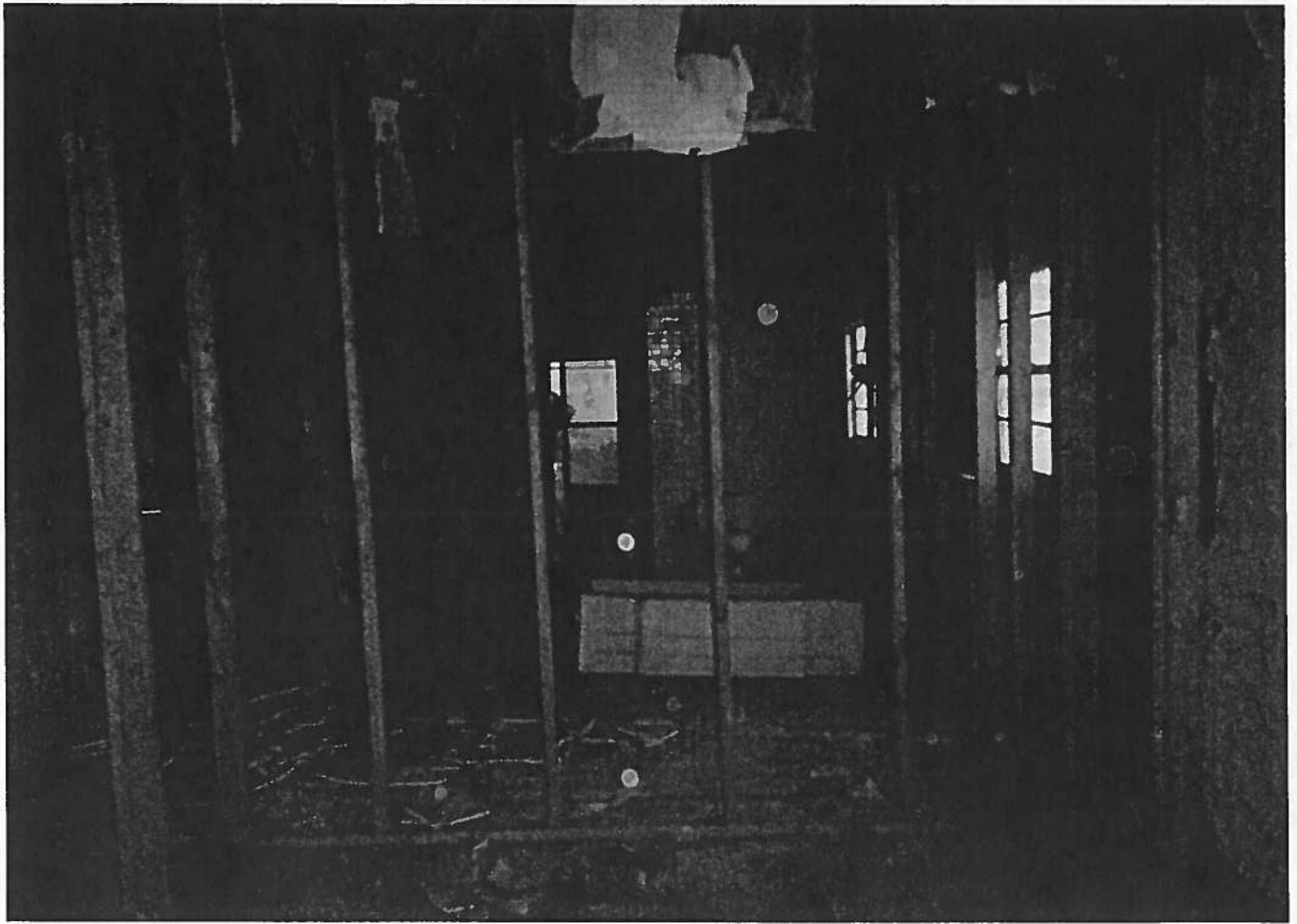






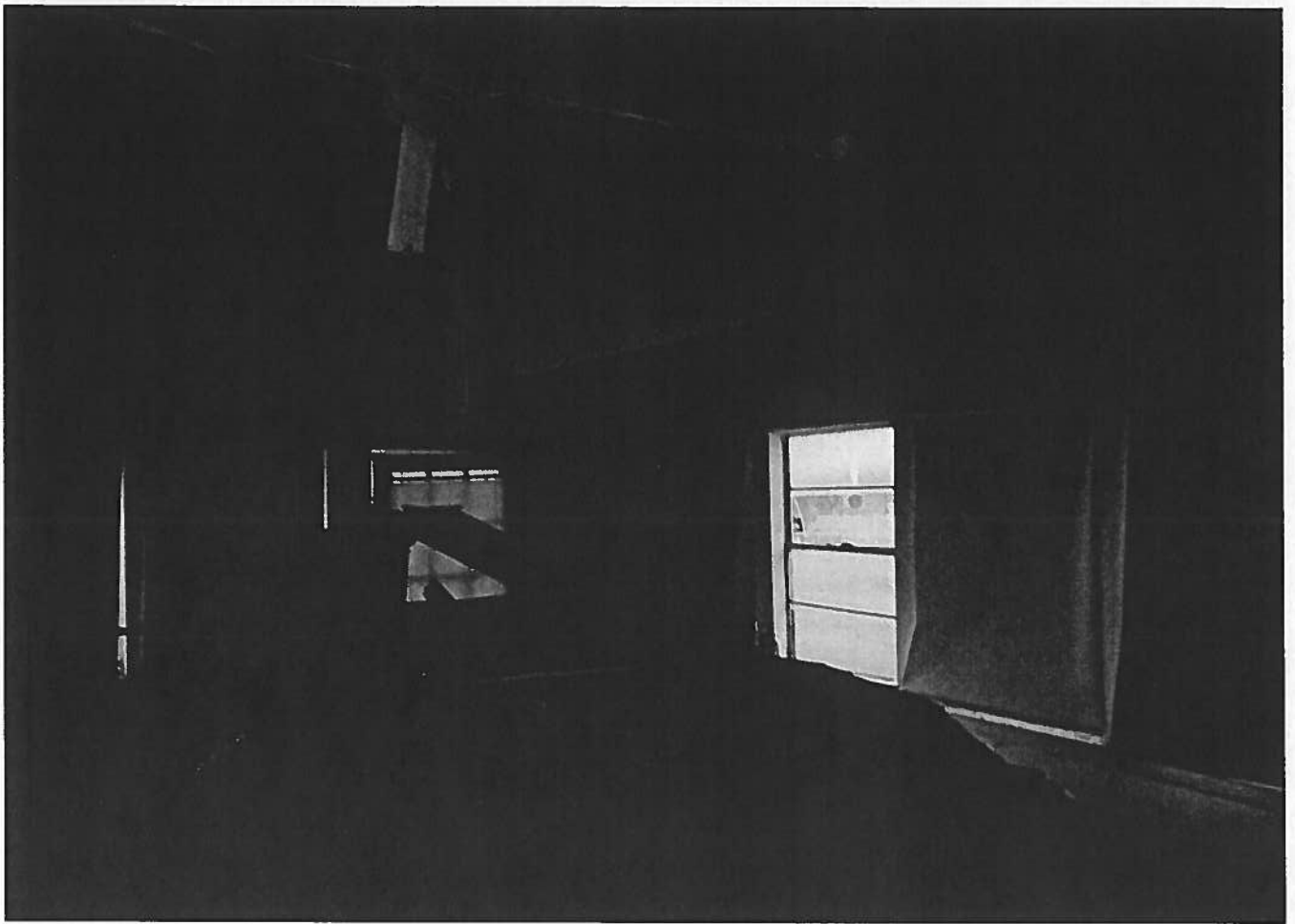




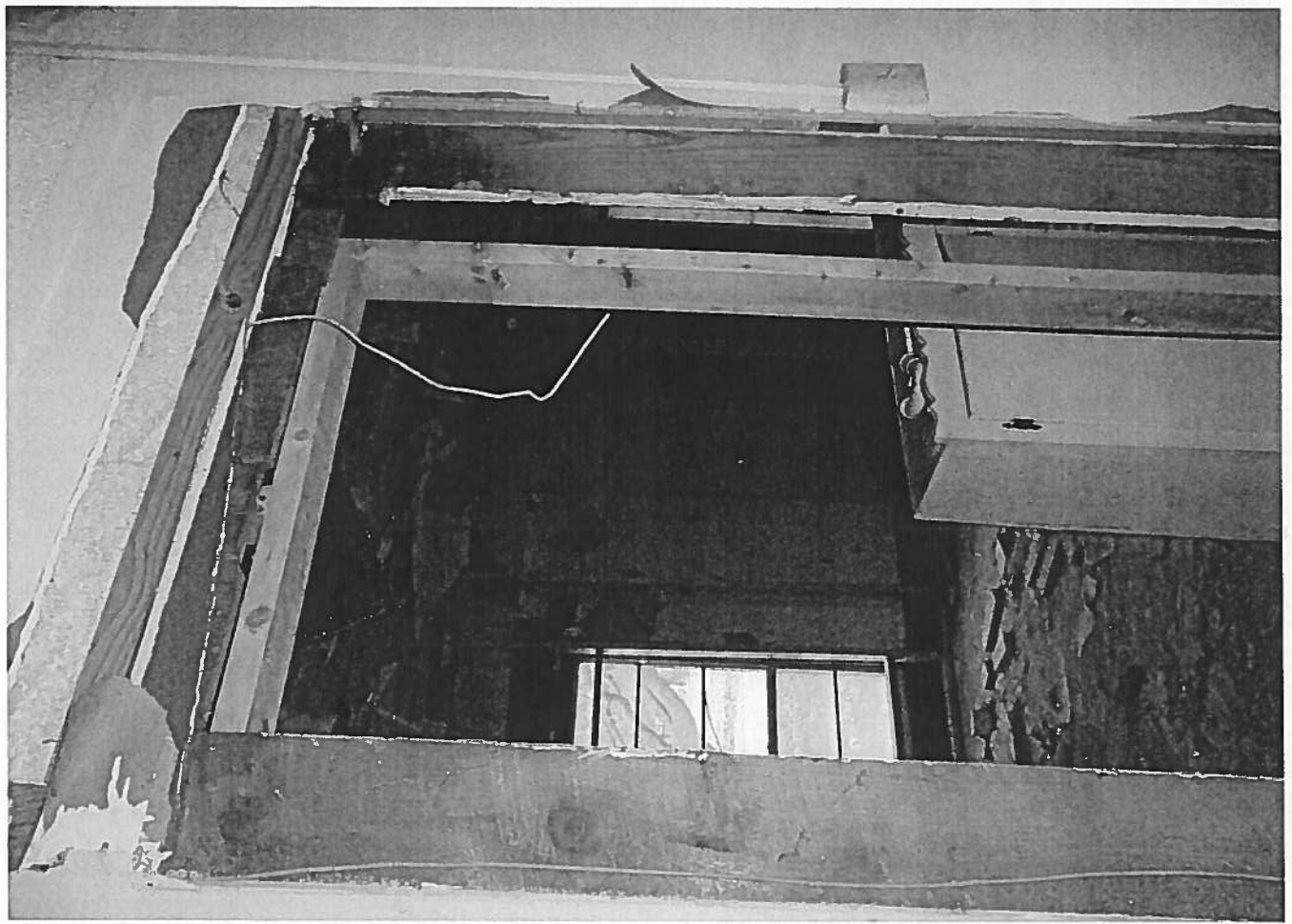














FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442

972-782-6141

Fax 972-782-7693

24 JANUARY 2014

SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

ARMANDO RIVERA
603 MAPLE
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 309 HAISLIP
PROPERTY ID: R-1056-001-001A-1
LEGAL DESCRIPTION: GRAHAM (CFR)
Subdivision: GRAHAM
Lot: BLK 1, LOT 1A

Dear Sir or Madam,

On January 23, 2014, an inspection of the primary structure at 603 Maple Street was conducted by the City of Farmersville's code enforcement officer, Karen Dixon, and building inspector Charles Merritt. The following items demonstrates that the structure at 603 Maple Street is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to declare the building substandard and order the building repaired and/or demolished. The following is a list of conditions in or of the structure at 603 Maple Street which are in violation of the City of Farmersville Code of Ordinances, Chapter 10, Division 10, Section 14-269.

1. Exposed Electrical at meter base.
2. Broken Windows.
3. Exposed electrical south end of house.
4. Extensive wood rot on siding, sills and girders.
5. Damaged roof on garage (falling in)
6. Damaged roof on house
7. Foundation is not secure

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Armando Rivera
Street, Apt. No.;
or PO Box No. 603 Maple
City, State, ZIP+4 Farmersville TX 75442

8. Ceilings have fallen or been taken down exposing ceiling joist and rafters.
9. Floors are unlevel through out the house.
10. Home has trash and other debris scattered through out.
11. Plumbing, electrical and mechanical systems are not to code.
12. Home is not fit for human habitation, rear section and entry porch are in danger of collapse.
13. Home is not secured and is a danger to health and safety of the public.

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

Section 108 Unsafe Structures and Equipment

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.

Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.


The City's building inspector has determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 603 Maple Street constitutes a nuisance and is in violation of the City's minimum standards for maintenance. The hearing is Scheduled for February 27, 2014, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 603 Maple Street.

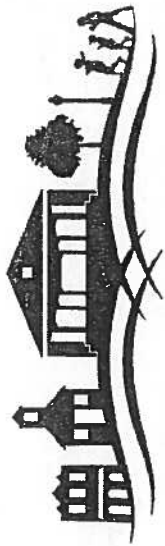
The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

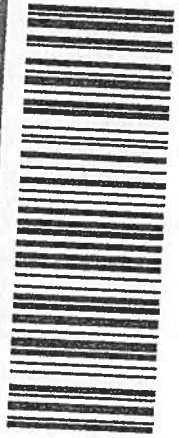
Sincerely,


Karen Dixon
Public Service Officer, City of Farmersville



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442



7013 1710 0000 0338 6620

Armando Rivera
607 Maple
Farmersville tx 75442

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Armando Rivero
607 Maple
Farmersville TX 75442

2. Article Number
(Transfer from service label)

7013 1710 0000 0338 6620

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service-type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes