

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date 3/17/26

Follow up Date: 4/2/26

Complainant:		Complaint Information:	
<p>Name: Email notification from Planning and Zoning Services Dept about a citizen complaint regarding the condition of property located at 400 Ninth Ave.</p> <p>Phone:</p> <p>Address:</p>		<p>Address/location: 400 Ninth Ave., Foley AL, 36535</p> <p>Complaint: Increasing accumulation of junk, trash, and debris in the front, side, and back yards - all visible from the street.</p> <p>Complaint type: (check one)</p>	
File# 26-000947		Building Nuisance <input type="checkbox"/>	Weed Abatement <input type="checkbox"/>
Property Parcel # 05-54-09-32-4-000-111.000		Construction <input type="checkbox"/>	Public Nuisance x <input type="checkbox"/> Further described below
		Other <input type="checkbox"/>	

Inspection Findings:	Violation of Ordinance #: 1066-08
<p>2/12/26 Violation of Ord No 1066-08 Sec 9-61 Public Nuisance and Ord No 1069-08 Litter/Refuse Accumulation. Definitions:</p> <p>Junk=Any vehicle or vehicle parts, junked vehicle, rubber tires, appliances, dilapidated furniture, machinery, equipment, building material or other items which are either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition.</p> <p>Litter=All garbage, refuse, uncontainerized manmade solid waste, including but not limited to, paper, plastic, diapers, cigarette butts, bottles, cans, glass, crockery, scrap metal, construction materials, rubbish, disposable packages or containers.</p> <p>Certain public nuisances defined= #8 All land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.</p> <p>Occupant's responsibility: violation for any occupant of property in the city limits who generates litter, trash or junk to fail to ensure that the litter, trash or junk is managed, stored and handled in accordance with the provisions of this article. (Ord. No. 1069-08);</p> <p>Certified Letter mailed to property owner or record.</p>	

Inspection Findings:	Violation of Ordinance #: 1066-08
3/3/26: Re-Inspected site and there is no visible change. There has been no contact from the owner and no return USPS mail to date.	
3/17/26: No change in property status; Violation of Ord No 1066-08 persists. No contact from the property owner or USPS delivery notification. Council Decision status.	

Inspector Name Jacqueline McGonigal



Baldwin County Parcel Viewer

400 W 9th Ave, Foley, AL, 3653 X





PROPERTY TAX
Baldwin County, Alabama

Current Date: 3/18/2026 **Tax Year:** 2025 (Billing Year: 2025) ▼

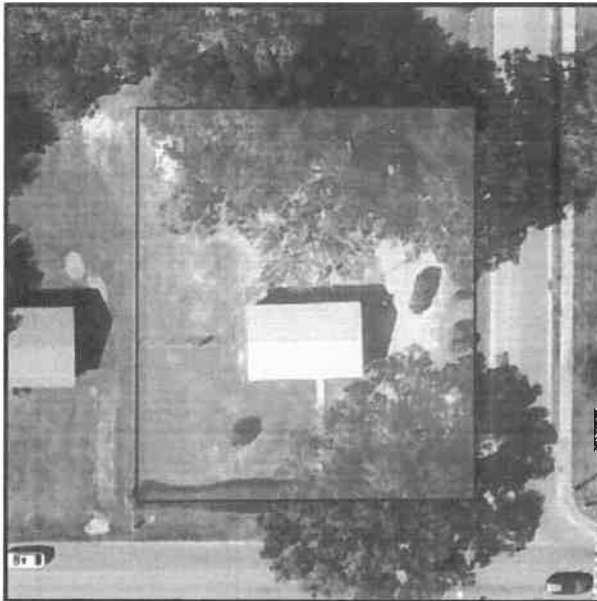
Parcel Info

PIN 24223
PARCEL 54-09-32-4-000-111.000
ACCOUNT NUMBER 249921

OWNER DAWE HOLDINGS L L C
665 MORGANTOWN
MAILING ADDRESS BLVD, GULF SHORES, AL
36542
PROPERTY ADDRESS 400 9TH AVE W

LEGAL DESCRIPTION 125' X 145' LOT 10 BLK 8
AARONVILLE SUB SEC
32-T7S-R4E PLAT -
UNRECORDED (WD)

EXEMPT CODE
TAX DISTRICT Foley



Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
24223	2025	REAL	\$ 712.14	\$ 0.00	\$ 712.14	\$ 712.14	\$ 0.00
Total Due:			\$ 0.00				

LAST PAYMENT DATE 12/4/2025
PAID BY Dawe Adam

Property Values

Total Acres
Use Value \$0
Land Value \$18,200
Improvement Value \$90,100
Total Appraised Value \$108,300
Total Taxable Value \$108,300
Assessment Value \$21,580

Subdivision Information

Code 1AC
Name AARONVILLE COMMUNITY
Lot 10
Block 8
Type / Book / Page IN / N/A / 1889402
S/T/R 32-7S-4E

Detail Information

TYPE	REF DESCRIPTION	LAND USE	TC HS PN	APPRAISED VALUE
LAND	1 0.000 Acres	1110-SINGLE FAMILY RESIDENCE	2 N N	\$18,200
RES/COM 1	111 - SINGLE FAMILY RESIDENCE	-	2 N N	\$90,100

Building Components

Improvement

Year Built 1965
Year Remodeled 2021
Structure SINGLE FAMILY RESIDENCE
Structure Code 111
Total Living Area 1009
Building Value N/A

Computations

Stories 1.0
1st Level Sq. Ft. 1009
Add'l Level Sq. Ft. 0
Total Living Area 1009
Total Adjusted Area 1012

Materials and Features

Foundation SLAB - 100
Exterior Walls BRICK ON WOOD - 100
Roof Type HIP-GABLE - 100
Roof Material ENAMEL METAL SHI - 100
Floors CONCRETE, ASPHAL - 100
Interior Finish WOOD PANELS - 50
Interior Finish DRYWALL - 50
Plumbing AVERAGE - 100
Heat/AC FHA/AC - 1009

Tax Sales

NO TAX SALES FOUND

2/13/26 Initial Inspection; violation Ord No. 10666-08



400 Ninth Ave.

Foley

ENVIRONMENTAL DEPARTMENT
23030 Wolf Bay Drive, Foley, Alabama 36535
(251) 923-4267 | www.cityoffoley.org

February 13, 2026

Case #: 26-000947

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

DAWE HOLDINGS L L C
665 MORGANTOWN BLVD
GULF SHORES, AL 36542

RE: 400 9TH AVE, FOLEY, AL 36535

Dear Sir/Madam:

A complaint has been received regarding the increasing accumulation of junk and debris located at 400 9TH AVE, Foley, Alabama, which may constitute a public nuisance. This parcel is further described as PIN# 24223 on the Baldwin County Tax Maps.

In accordance with *City of Foley Ordinance No. 1066-08, Article IV - Nuisance Abatement*, it is unlawful for any person to maintain a public or private nuisance upon any public or private property. Pursuant to *Section 9-62* of the ordinance, this letter serves as official notice that you must remedy the condition described above within ten (10) days of the date of this letter.

A visual inspection conducted on 02/13/2026 revealed that the above-referenced property contained an accumulation of junk and debris visible from the public right-of-way potentially creating a public nuisance.

Please be advised that you are hereby placed on notice that this violation must be corrected within ten (10) days of your receipt of this letter. Failure to comply within the time specified may result in the issuance of a citation and penalties of up to five hundred dollars (\$500) per day of violation. Each day the violation continues will constitute a separate offense.

Please contact our office at (251) 923-4267 to discuss this matter or confirm compliance. Thank you for your prompt attention and cooperation.

Sincerely,

Jackie McGonigal
Environmental Manager
jmcgonigal@cityoffoley.org
251-923-4267

313126 Reinspection; no change



3/3/24 Reinspection; no change

