

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date 5/28/26

Follow up Date: 6/30/26

Complainant:		Complaint Information:	
<p>Name: phone calls by citizen (Ms. Julie Cole; neighboring to this property)</p> <p>Phone: (251-965-1930)</p> <p>Address: 423 Cedar Ct Foley AL 36535</p>		<p>Address/location: 407 Cedar Court, Foley AL 36535</p> <p>Complaint: "Over the past few years I have continued to experience a severe issue with mosquitoes and rats coming from the property. The property consists of old tires, containers and accumulated debris. There is also an abandoned truck on the property containing chemical containers that are disintegrating and creating a potential environmental hazard."</p> <p>Complaint type: (check one)</p>	
CitizenServe File# 26-002772		Building Nuisance <input type="checkbox"/>	Weed Abatement <input checked="" type="checkbox"/>
Property Parcel # 54-04-20-1-000-034.040		Construction <input type="checkbox"/>	Public Nuisance <input checked="" type="checkbox"/> Further described below
		Other <input checked="" type="checkbox"/>	

Inspection Findings:	Violation of Ordinance #: 1066-08, 1095-09
<p>5/28/26 Violation - Action Needed: Accumulation of junk, trash and debris. Violation of Ord No 1066-08 for Public Nuisance. Ordinance definitions as follows: 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. 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. Trash. Nonputrescible solid wastes consisting of yard clippings, leaves, wood, tree limbs and trunks, bedding, appliances, paper and cardboard, plastics, wood, wrappings, cans and similar materials.</p> <ul style="list-style-type: none"> Violation - Action Needed: Certian public nuisances defined: (6)Buildings which are abandoned, partially destroyed, or left in a state of partial construction. (8)All land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.(9)All land shall be kept free of 	

Inspection Findings:**Violation of Ordinance #: 1066-08, 1095-09**

conditions that constitute or are likely to constitute a fire hazard, or would adversely affect the health or safety of adjacent property owners or occupants of those properties, or would depreciate adjacent property values. (11)All land shall be kept free from insect and rodent infestation and noxious pests, or conditions that cause the property to harbor insects, rodents or noxious pests. (13)All land shall be maintained so as to prevent the accumulation of stagnant water where such water causes a hazardous or unhealthy condition, breeding area for insects, or erosion of foundation walls.(14)All public and private land shall be kept free of abandoned or junk motor vehicles and abandoned or junk watercraft.

- Inspection photos have been uploaded to the Documents tab of this file.

5/29/26 Env't Dept will work with Building Dept on drafting a comprehensive code enforcement letter for Building Nuisance, Public Nuisance. Site has an RV/Camper parked near the ROW and building shows signs of fire/smoke damage. A code enforcement reinspection will be conducted 10 business days after the receipt of a certified letter is signed for by the property owner JM

6/15/26 No change in property condition; vegetation is also overgrown. *Public nuisance.* Any growth of weeds, scrub (wild) bushes, and grass exceeding community standards, normally ten (10) inches in height, and/or nonorganic debris that presents a fire hazard, a health hazard, a safety hazard or otherwise endangers surrounding areas.

6/30/26 Env't Dept has not heard from property owner regarding abatement. Moving to Council level.

Inspector Name Jackie McGonigal

Baldwin County Parcel Viewer

409 Cedar Ct, Foley, AL, 36535 X



Navigation Tools



Layers

- Baldwin County Data
- Baldwin County Contours
- Baldwin County Imagery 2023
- Baldwin County Imagery 2025

Legend

Find Address

Search

By Attribute By Shape

Select A Layer:

Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

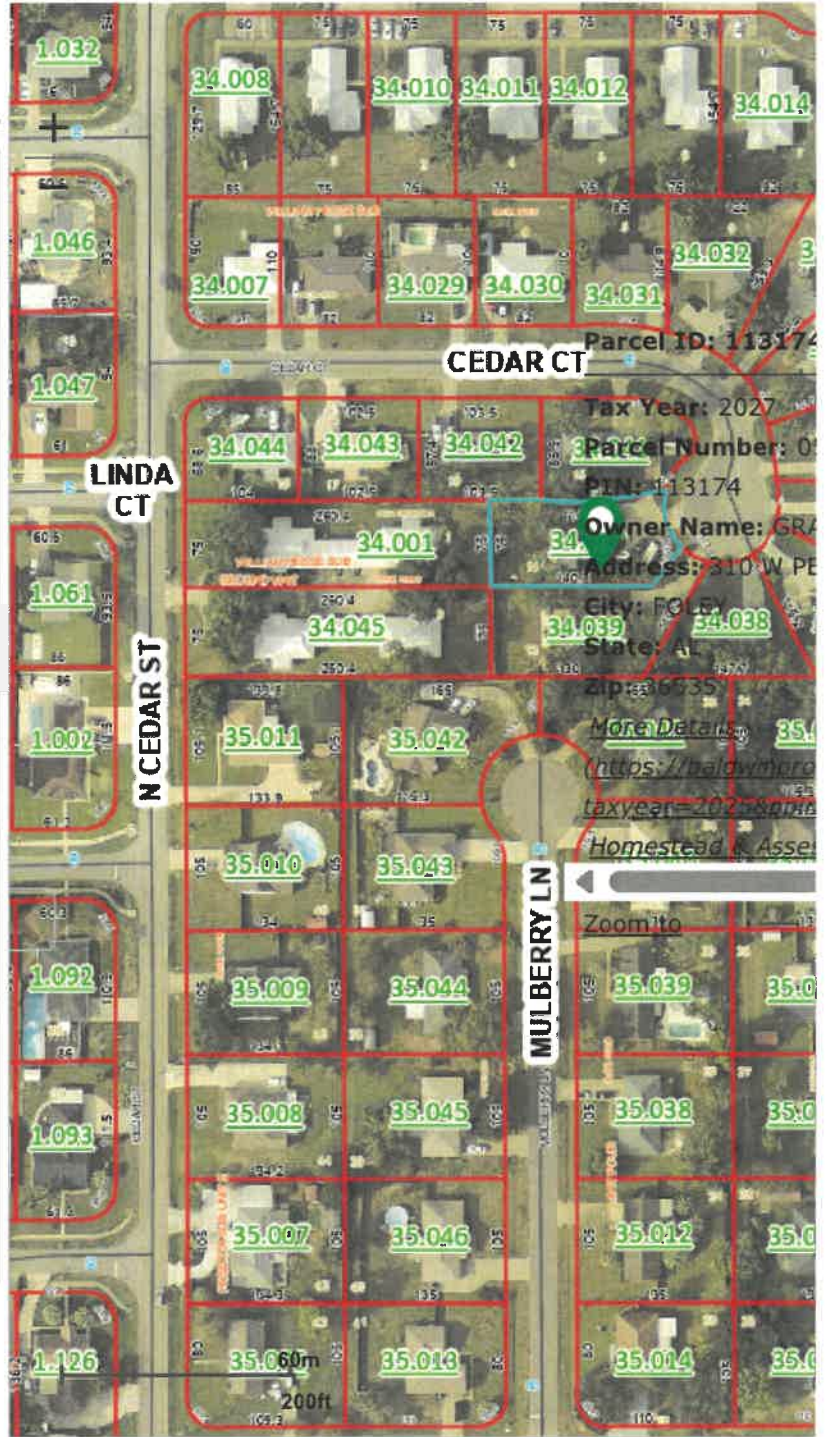
Parcel Number: (at least 3 chars)

05-23-02-09-4-401-004.000

PIN (Parcel Identification Number): (at least 1 chars)

1234

Search



Parcel ID: 113174

Tax Year: 2027

Parcel Number: 01

PIN: 113174

Owner Name: GRA

Address: 310 W PE

City: FOLEY

State: AL

Zip: 36535

[More Details](#)

<https://balwinmore.com>

taxyear=2027&name

Homestead & Asses

Zoom to



PROPERTY TAX
Baldwin County, Alabama

Current Date: 6/29/2026 Tax Year: 2025 (Billing Year: 2025) ▼

Parcel Info

PIN 113174
PARCEL 54-04-20-1-000-034.040
ACCOUNT NUMBER 182940

OWNER GRAHAM, KATHRYN A
MAILING ADDRESS PO BOX 1150, FOLEY, AL 365361150
PROPERTY ADDRESS 407 CEDAR CT

LEGAL DESCRIPTION 50.01' X 140.8' IRR LOT
 14 WILLIAM HESSE SUB
 SLIDE 1419B SEC 20-T7S-
 R4E (WD)

EXEMPT CODE H1
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
113174	2025	REAL	\$ 730.50	\$ 0.00	\$ 730.50	\$ 730.50	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE 12/31/2025
PAID BY KATHRYN ALISON GRAHAM

Use Value \$0
Land Value \$36,400
Improvement Value \$199,400
Total Appraised Value \$235,800
Total Taxable Value \$235,800
Assessment Value \$23,500

WILLIAM HESSE
 SUBDIVISION PLAT
Name BOOK 1419B PAGE
 DEED DATE
 08/30/1993
Lot 14
Block
Type / Book / Page IN / N/A / 509593
S/T/R 20-7S-4E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.000 Acres	1170-GARDEN HOME	3	Y	N	\$36,400
RES/COM	1	112 - DUPLEX	-	3	Y	N	\$189,400
PAVING	2	34PCR06 - PAVEMENT CONCRETE REINFORCED 6" COM	-	3	Y	N	\$10,000

Building Components

Improvement

Year Built 1994
Structure DUPLEX
Structure Code 112
Total Living Area 2170
Building Value \$189,400
Building Count 1

Computations

Stories 1.0
1st Level Sq. Ft. 2170
Add'l Level Sq. Ft. 0
Total Living Area 2170
Total Adjusted Area 2175

Materials and Features

Foundation SLAB - 100
Exterior Walls BRICK ON WOOD - 100
Roof Type HIP-GABLE - 100
Roof Material ENAMEL METAL SHI - 100
Floors CARPET & UNDERLA - 75
Floors VINYL - 25
Interior Finish DRYWALL - 100
Plumbing AVERAGE - 100
Plumbing BATH 3FIX - 2
Heat/AC FHA/AC - 2170

Improvement

Year Built 1994
Structure PAVEMENT CONCRETE REINFORCED 6" COM
Structure Code 34PCR06
Total Living Area 1270
Building Value \$10,000
Building Count 1

Materials and Features

**** No Materials / Features For This Improvement ****

Computations

Stories 1.0
1st Level Sq. Ft. 1270
Add'l Level Sq. Ft. 0
Total Living Area 1270
Total Adjusted Area 1270

Tax Sales

****NO TAX SALES FOUND****



CODE CASE

FILE #: 26-002772





407 CEDAR CT FOLEY AL 36535

THE BUILDING HAS HAD TWO SEPARATE FIRES OVER THE PAST FEW YEARS. NOTHING HAS BEEN DONE TO REPAIR IT OR TEAR IT DOWN AND IT IS CURRENTLY UNLIVABLE. OVER THE PAST FEW YEARS I HAVE CONTINUED TO EXPERIENCE A SEVERE ISSUE WITH MOSQUITOES AND RATS COMING FROM THE PROPERTY. THE PROPERTY CONSISTS OF OLD TIRES, CONTAINERS AND ACCUMULATED DEBRIS. THERE IS ALSO AN ABANDONED TRUCK ON THE PROPE ...

No image found for this file. [click here to upload an image](#)



ACTIVITY	ASSIGNED TO	ASSIGNED	DUE	COMPLETED	STATUS	
Review Complete	Dione Blalock	05/28/2026	06/30/2026		Pending	
Complaint Follow-Up	Jackie McGonigal	06/16/2026	06/29/2026			
Add to council July 6 agenda if no response from the property owner JM						
Code Enforcement Re-Inspection	Jackie McGonigal	05/29/2026	06/15/2026	06/15/2026	Violation(s)	
reinspection date TBD; working with Building Dept on cert letter language <ul style="list-style-type: none"> This property is still in vioalction of Ord No 1066-08 (public nuisance for accumulation of junk, trash, and litter; municiple ordinance defines such as: 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. 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. Trash. Nonputrescible solid wastes consisting of yard clippings, leaves, wood, tree limbs and trunks, bedding, appliances, paper and cardboard, plastics, wood, wrappings, cans and similar materials. Public nuisance (Ord. No. 1066-08, §§ 1, 2, 10-7-08) is defined as: (6)Buildings which are abandoned, partially destroyed, or left in a state of partial construction. (8)All land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.(9)All land shall be kept free of conditions that constitute or are likely to constitute a fire hazard, or would adversely affect the health or safety of adjacent property owners or occupants of those properties, or would depreciate adjacent property values. (11)All land shall be kept free from insect and rodent infestation and noxious pests, or conditions that cause the property to harbor insects, rodents or noxious pests. (13)All land shall be maintained so as to prevent the accumulation of stagnant water where such water causes a hazardous or unhealthy condition, breeding area for insects, or erosion of foundation walls.(14)All public and private land shall be kept free of abandoned or junk motor vehicles and abandoned or junk watercraft. 						
Complaint Initial Review	Dan Sellers	05/28/2026	06/02/2026	06/13/2026	Not Applicable	
Complaint Initial Review	Amanda Cole	05/29/2026	06/03/2026	06/09/2026	Completed	
<ul style="list-style-type: none"> 6/9/26- It appears the abandoned and dilapidated RV on the property was reported by the Environmental Department as a Public Nuisance. 						
Complaint Initial Review	Public Works	05/28/2026	06/02/2026	06/04/2026	Not Applicable	

		ASSIGNED	DUE	COMPLETED		
Complaint Initial Review	Angela Cooper	05/28/2026	06/03/2026	06/02/2026	Completed	
	<ul style="list-style-type: none"> • Fire Department incident reports, photos, and an email from Chief Darby to Leslie Gahagan and Angie Southern are under the Documents tab. 					
Complaint Initial Review	Brett Brown	05/28/2026	06/02/2026	06/01/2026	Violation(s)	
	<ul style="list-style-type: none"> • Building and Environmental letter sent June 1, 2026. 					
Complaint Initial Review	Jackie McGonigal	05/28/2026	06/02/2026	05/29/2026	Violation(s)	
	<p>5/29/26 Env't Dept will work with Building Dept on drafting a comprehensive code enforcement letter for Building Nuisance, Public Nuisance. Site has an RV/Camper parked near the ROW and building shows signs of fire/smoke damage. A code enforcement reinspection will be conducted 10 business days after the receipt of a certified letter is signed for by the property owner JM</p> <ul style="list-style-type: none"> • Violation - Action Needed: Accumulation of junk, trash and debris. Violation of Ord No 1066-08 for Public Nuisance. Ordinance definitions as follows: 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. 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. Trash. Nonputrescible solid wastes consisting of yard clippings, leaves, wood, tree limbs and trunks, bedding, appliances, paper and cardboard, plastics, wood, wrappings, cans and similar materials. • Violation - Action Needed: Certain public nuisances defined: (6) Buildings which are abandoned, partially destroyed, or left in a state of partial construction. (8) All land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration. (9) All land shall be kept free of conditions that constitute or are likely to constitute a fire hazard, or would adversely affect the health or safety of adjacent property owners or occupants of those properties, or would depreciate adjacent property values. (11) All land shall be kept free from insect and rodent infestation and noxious pests, or conditions that cause the property to harbor insects, rodents or noxious pests. (13) All land shall be maintained so as to prevent the accumulation of stagnant water where such water causes a hazardous or unhealthy condition, breeding area for insects, or erosion of foundation walls. (14) All public and private land shall be kept free of abandoned or junk motor vehicles and abandoned or junk watercraft. • Inspection photos have been uploaded to the Documents tab of this file. 					
Complaint Intake	Dione Blalock	05/28/2026	05/29/2026	05/28/2026	Completed	



BUILDING DEPARTMENT

120 SOUTH MCKENZIE STREET
FOLEY, ALABAMA 36535

www.cityoffoley.org | (251) 952-4011

June 1, 2026

GRAHAM, KATHRYN A

P.O. Box 1150 Foley Al 36536

RE: Notice of Violation

Dear Property Owner

This correspondence constitutes a formal Notice of Violation per section 109.4 of the 2024 International Property Maintenance Code concerning a structure in need of repairs located at the property address of 407 Cedar Ct. In accordance with the City of Foley's adopted code and ordinances, the structure in disrepair on the aforementioned property has been officially deemed "in need of repairs/potentially unsafe" in accordance with section 301.3 of the 2024 International Property Maintenance Code by the Chief Building Official. Consequently, the abatement of this condition(s) is mandated within thirty (30) days following the receipt of this letter. (Refer to the 2024 International Property Maintenance Code sections 301.2, 304.1.1, 304.6, 304.18.1, 304.18.2, 306.1.1 and 308.1). Failure to comply with this notice will result in the issuance of a Citation requiring a mandatory court appearance. Contact me to schedule an on-site meeting to discuss the required abatement actions.

Additional Compliance Provisions:

- The applicable permits must be obtained for any selected method of abatement, abatement may include repair, rehabilitation, demolition, or removal of the structure, as appropriate.
- Pursuant to section 106 of the International Property Maintenance Code (2024), any determination issued by the Building Official is subject to the right of appeal. • Pursuant to sections 107.3 and 111.3 of the International Property Maintenance Code (2024), any action undertaken by the City of Foley shall constitute a charge against the real estate upon which the structure is situated, thereby establishing a lien upon said real estate.

In accordance with the City of Foley Environmental Department, the following violations apply.

- Ordinance number 1066-08 for Public Nuisance, accumulation of junk, trash and debris.

Ordinance Definitions:

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.

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.

Trash-Nonputrescible solid wastes consisting of yard clippings, leaves, wood, tree limbs and trunks, bedding, appliances, paper and cardboard, plastics, wood, wrappings, cans and similar materials.

Certain public nuisances defined:

- Buildings which are abandoned, partially destroyed, or left in a state of partial construction.
- All land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.
- All land shall be kept free of conditions that constitute or are likely to constitute a fire hazard, or would adversely affect the health or safety of adjacent property owners or occupants of those properties, or would depreciate adjacent property values.
- All land shall be kept free from insect and rodent infestation and noxious pests, or conditions that cause the property to harbor insects, rodents or noxious pests.
- All land shall be maintained so as to prevent the accumulation of stagnant water where such water causes a hazardous or unhealthy condition, breeding area for insects, or erosion of foundation walls.
- All public and private land shall be kept free of abandoned or junk motor vehicles and abandoned or junk watercraft.

For The City of Foley,



Brett Brown, Building Inspector











