

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

COMPLAINT FORM

REINSPECTION DUE: 7/14/2020

DATE: 6/29/2020

06/26/20

REINSPECTION DONE:

COMPLAINANT:		COMPLAINT INFORMATION:	
NAME: Leslie Hilton		ADDRESS/LOCATION: 3278 Bellingrath DR	
PHONE: lellenh29@gmail		COMPLAINT: Tall grass and weeds, no current residents	
ADDRESS:			
INCIDENT # ENV20-0016		COMPLAINT TYPE:	
PROPERTY PIN# 269019		<input type="checkbox"/> BUILDING NUISANCE	<input checked="" type="checkbox"/> WEED ABATEMENT
		<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> PUBLIC NUISANCE
		<input type="checkbox"/> TRACKING	<input type="checkbox"/> OTHER

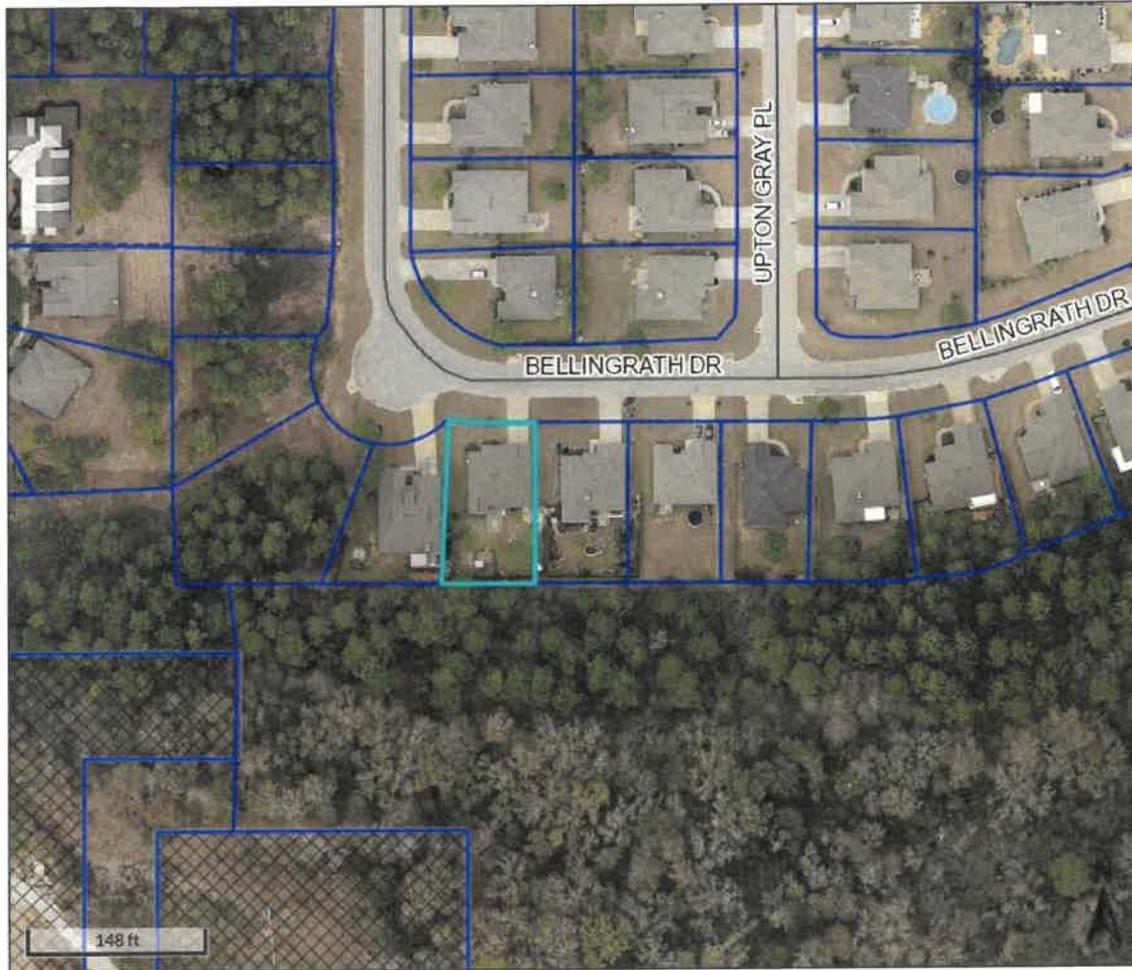
INSPECTION FINDINGS:	VIOLATION OF ORDINANCE#:
<i>Front yard is not in violation. Privacy fence limits visibility of back yard. 2 letters sent</i>	
<i>7/15/20 - Front yard is becoming overgrown w/ weeds. I was able to see weeds growing above privacy fence during reinspect. Council level</i>	

ACTION: 2 letters sent

INSPECTOR NAME: Angie Eckman

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT
 23030 WOLF BAY DRIVE FOLEY, AL 36535
GRAHAMCREEK@CITYOFFOLEY.ORG
 PH. 251-923-4267

FIRST INSPECTION DATE:
6/29/2020



Overview



Legend

-  Centerlines
-  Foley City Limits
-  County Mask
-  Parcels
-  Lot Lines
-  Streams and Creel
-  Lakes and Bays

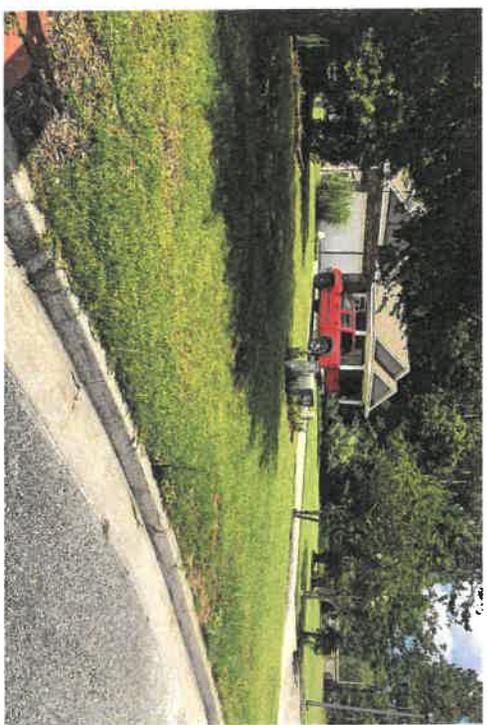
PIN - 269019
Par Num - 003.092
Acreage - 0.220
Subdivision - RIVAW1
Lot - 46
Street Name - BELLINGRATH DR
Street Number - 3278
Improvement - RES

Name - CADE, SPENCER ETAL CADE, HOLLY
Address1 - 3278 BELLINGRATH DR
Address2 -
Address3 -
City - FOLEY
State - AL
Zip - 36535

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Developed by  Schneider GEOSPATIAL





**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 6/26/2020

Tax Year 2020
Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 61-03-07-0-000-003.092 **PPIN** 269019 **TAX DIST** 07
NAME WILSON, JOHNNIE BENJAMIN III
ADDRESS 3278 BELLINGRATH DR
 FOLEY AL 36535
DEED TYPE UNRE **BOOK** 0000 **PAGE** TRUST
PREVIOUS OWNER MOSS, DAVID S ETAL MOSS, FRANCES C
LAST DEED DATE 4/11/2017

DESCRIPTION

76' X 130' IRR LOT 46 RIVERSIDE AT ARBOR WALK PHASE ONE SUB
 SLIDE 2224-C, D & E AND AMENDED SLIDE 2271-A, B & C SEC 7-T8
 S-R4E (UNREC TRUST) DEATH CERT

PROPERTY INFORMATION

PROPERTY ADDRESS 3278 BELLINGRATH DR
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
SUBDIVISION RIVAW1 **SUB DESC** RIVERSIDE AT ARBOR WALK PH ONE
LOT 46 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 27000 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 154100 **CLASS 2:** **TIMBER ACRES:**
 ===== **CLASS 3:** 181100
TOTAL PARCEL VALUE: 181100
ESTIMATED TAX: \$552.96

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>
							<u>VALUE</u> <u>VALUE</u>
M	LAND	1	BV BS-45000 X	1110-RESIDENTIAL	3	Y N	27000
	BLDG	1	R 111 SINGLE FAMILY RESIDENCE -		3	Y N	154100

[View Tax Record](#)



[View Map](#)

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/ 9/2019 2:28 PM
Deed Tax \$ 180.00
TOTAL \$ 199.00
3 Pages

1753244



THIS INSTRUMENT WAS PREPARED BY:
Johnnie B. Wilson III
3278 Bellingrath Dr. Foley, Alabama 36535

SEND TAX NOTICE TO: Grantee:
Frances C. Moss
8626 Edgewater St. Foley, Alabama 36535

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF Baldwin
DATE: April 11, 2017

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Frances Cecel Moss, not married, of 8626 Edgewater St. Foley, Alabama 36535, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Frances C. Moss as trustee of the Frances Cecel Moss Living Trust, dated April 11, 2017, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Baldwin County, Alabama:

Lot 46, Riverside at Arbor Walk, Phase One, as per plat thereof recorded on Slide 2271A, 2271B and 2271C, and amended at Slide 2224C, 2224D and 2224E, SEC 7-T8 S-R4E of the records maintained in the Office of the Judge of Probate of Baldwin County, Alabama
Parcel Address: 3278 Bellingrath Dr. Foley, Alabama 36535.

Grantor Acknowledgement

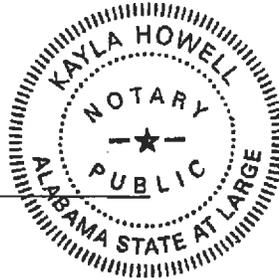
STATE OF ALABAMA

COUNTY OF Baldwin

I Kayla Howell, a Notary Public in and for said County and State, hereby certify that Frances C. Moss, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 11 day of April, 2017.


Notary Public for the State of Alabama



My commission expires: 06/26/19

STATE OF ALABAMA
BALDWIN COUNTY

VERIFIED STATEMENT OF CLAIM OF LIEN



The Riverside at Arbor Walk Homeowner Association, Inc., an Alabama non-profit corporation, files this statement in writing, verified by the oath of Dorothy A. Spears, as Agent of Riverside at Arbor Walk Homeowner Association, Inc., who has personal knowledge of the facts herein set forth:

That said Riverside at Arbor Walk Homeowner Association, Inc., claims a lien upon the following property, situated in Baldwin County, Alabama, to wit:

Lot 46, Riverside at Arbor Walk, Phase One
As recorded on Slide 2271A, 2271B, 2271C and amended 2224C, 2224D & 2224E
Baldwin County, Foley, Alabama
P O Box 886, Foley, AL 36536

This lien is claimed, separately and severally, as to both the land and the improvements thereon.

That said lien is claimed to secure an indebtedness of \$775.00 with interest and reasonable attorney's fees, from to wit: the 6th day of June, 2019 delinquent assessments on the above stated condominium unit for its share of the common expenses. This lien is claimed under the powers granted in the Declaration of Protective Covenants for Riverside at Arbor Walk Homeowner Association, Inc. recorded with the Judge of Probate, Baldwin County at Instrument No. 806429. The name of the owner or proprietor of the said property are: David S & Frances C Moss, 8626 Edgewater Street, Foley, AL 36535

Riverside at Arbor Walk Homeowner
Association, Inc.
Claimant

By: *Dorothy A. Spears*
Dorothy A. Spears, President
St Johns Business Services, Inc., Agent of
Riverside at Arbor Walk Homeowner Association, Inc.

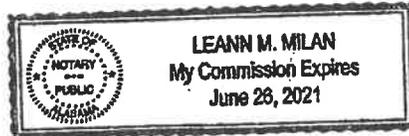
STATE OF ALABAMA
COUNTY OF BALDWIN

Before me, the undersigned, a notary public in and for the County of Baldwin, State of Alabama, personally appeared Dorothy A. Spears, Agent of Riverside at Arbor Walk Homeowner Association, Inc., and Alabama non-profit corporation, who being duly sworn doth depose and say: That she has personal knowledge of the facts set forth in the foregoing statement of lien, and that same are true and correct to the best of her knowledge and belief.

Dorothy A. Spears
Dorothy A. Spears - Affiant

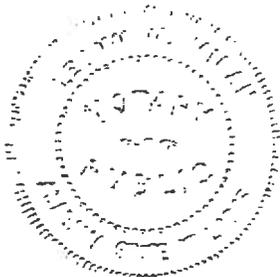
Subscribed and sworn to before me on this the 6th day of June, 2019 by said affiant.

My Commission Expires:



Leann M. Milan
NOTARY PUBLIC

This instrument prepared by:
Dorothy A. Spears
148 East 15th Ave.
Gulf Shores, AL 36547
251-968-7433





Baldwin County
Revenue Commissioner

Property Link
BALDWIN COUNTY, AL

Tax Year 2019

Current Date 6/29/2020

Valuation Date October 1, 2018
Records Last Updated 6/28/2020

PROPERTY DETAIL

OWNER MOSS, DAVID S ETAL MOSS, FRANCES ACRES: **NA**
3278 BELLINGRATH DR
FOLEY, AL 36535
APPRaised VALUE: 172100
ASSESSED: 17220

PARCEL 61-03-07-0-000-003.092
ADDRESS 3278 BELLINGRATH DR

TAX INFORMATION

YEAR 2019	TAX DUE	PAID	BALANCE
	568.26	0.00	0.00

SOLD AT TAX SALE

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODES DESCRIPTION 76' X 130' IRR LOT 46 RIVERSID
E AT ARBOR WALK PHASE ONE SUB
TAX DISTRICT 07 SLIDE 2224-C, D & E AND AMENDE
PPIN 269019 Entry 00 D SLIDE 2271-A, B & C SEC 7-T8
ESCAPE YEAR S-R4E (WD)
ACCOUNT NUMBER 328387

TAX HISTORY

Year	Owner	Total Tax Paid(Y/N)	Appraised	Assessed
2018	MOSS, DAVID S ETAL MOSS, FRANCES	541.20 Y 4/29/2019	164000	16400
2017	MOSS, DAVID S ETAL MOSS, FRANCES	524.04 Y 12/4/2017	158700	15880
2016	CADE, SPENCER ETAL CADE, HOLLY	461.88 Y 11/16/2016	153500	15360
2015	CADE, SPENCER ETAL CADE, HOLLY	416.34 Y 11/22/2015	139700	13980
2014	CADE, SPENCER ETAL CADE, HOLLY	389.28 Y 11/29/2014	131400	13160
2013	CADE, SPENCER ETAL CADE, HOLLY	368.82 Y 11/23/2013	125200	12540
2012	CADE, SPENCER ETAL CADE, HOLLY	314.04 Y 12/8/2012	108600	10880
2011	CADE, SPENCER ETAL CADE, HOLLY	343.74 Y 12/3/2011	117800	11780
2010	CADE, SPENCER ETAL CADE, HOLLY	428.88 Y 11/13/2010	143600	14360

TAX SALES

[PURCHASE COUNTY TAX SALE FILES](#)

Year	Sold To	Redeemed Date/By
2019	CANOPY INVESTMENT COMPANY LLC	

[View Appraisal Record](#)





ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

June 29, 2020

Johnnie B. Wilson III
3278 Bellingrath Drive
Foley, AL 36535

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at 3278 Bellingrath Drive in Foley, Alabama. This parcel is further described as parcel pin 269019 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on June 29, 2020 did not reveal a public nuisance due to the privacy fence limiting visibility. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Angie Eckman
Environmental Department
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III



ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

June 29, 2020

David Moss
8626 Edgewater Street
Foley, AL 36535

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Angie Eckman
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