

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, September 17, 2018
TURK CANNADY BRIEFING ROOM-
1ST FLOOR
285 UPTOWN BLVD., BUILDING 100
7:00 p.m.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.

- I. Call meeting to order.**
- II. Approve the meeting minutes for July 16, 2018**
- III. Review and consider the property at Lot 0020C, Cedarbrake Hills 1st INST; more commonly known as 722 Briggs Dr., a public nuisance and direct staff to abate the nuisance.**
- IV. Review and consider the property at Blk d, Lot 29, Northwood Trails INST 2; more commonly known as 426 Northwood Trail, a public nuisance and direct staff to abate the nuisance.**
- V. Review and consider the property at Blk 5, Lot 18, Cedarwood Place Sec 2; more commonly known as 600 Whispering Trail, a public nuisance and direct staff to abate the nuisance.**
- VI. Adjourn**

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12TH day of September 2018.

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG



Code Enforcement

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1090
F. 972.291.7250

Jeanette Cosme

Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG

**Building Appeals & Advisory Board
Meeting Minutes
Monday, July 16, 2018
Turk Cannady Briefing Room, Government Center**

Members Present

Joe Pitt
Jack Frost
Mike Bechdol
David McDaniel
Tom Tahaney
Deborah Fulwiler
Mark Dale
Jeanetta Dagley

Staff Present

Gail Lux

I. Call meeting to order.

Chairman Joe Pitt called the meeting to order at 7:00 pm declaring it an open meeting and that all notices had been properly posted and verified.

II. Approve the meeting minutes for April 16, 2018; May 21, 2018; June 18, 2018.

III. Review and consider the property at Blk 6, Lot 16, Heritage Phase 3B more commonly known as 1221 Highview Drive, a public nuisance and direct staff to abate the nuisance.

Vice-Chairman Frost opened the public hearing for anyone wishing to speak in favor of this request.

Mr. Gail Lux, Building Official, explained to the board that the Code Enforcement Department had been working this case since March of 2018 and the owner has not completed the repairs to the fence to bring it into compliance with the city's Code of Ordinance. Code Enforcement has issued two citations to the owner and the fence has still not been repaired to bring into compliance.

Mark Dale asked if there has been any conversation with the owner and Code Enforcement. The owner has been non-responsive to any of the communication attempts with them.

Code Enforcement is in favor of this request.

Jack Frost made a motion to declare the property at Blk6, Lot 16, Heritage Phase 3B more commonly known as 1221 Highview Drive a public nuisance a direct staff to give the property owner 14 days to come into compliance and after the 14 days direct staff to abate the nuisance. The motion was seconded by Deborah Fulwiler. The motion was approved unanimously.

IV. Review the progress of the property located at 2415 Amber Leaf Court.

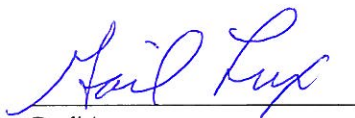
Chairman Joe Pitt opened the public hearing for anyone wishing to speak in regarding this matter.

Gail Lux, Building Official, stated that there has been no progress on the building since the previous meeting however we have had several conversations with different parties inquiring about the property. Mr. Lux has spoken to a potential lender about the completion of the project.

Mr. Ramsey has not had progress on the site to date.

V. Adjourn.

David McDaniel made a motion to adjourn. Tom Tahaney seconded the motion. The motion was approved unanimously.



Gail Lux
Building Official

722 Briggs Dr. – Substandard Above-Ground Swimming Pool and over grown trees in back yard.

My name is Chante' Jacobs and I am a Code Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. The case was opened by Code Officer Reba Farr following a complaint via phone from the owner of 720 Briggs, Dennis White stating, 722 Briggs Dr. has an old pool that has trees growing thru it & causing his tenants to experience problems with rodents. Permission was given to enter into the back yard of 720 Briggs Dr. to document the violation, on June 4, 2018.
3. June 5, 2018 I inspected the property and found a dilapidated above-ground swimming pool in the back yard. Trees had grown through the base of the pool compromising the its structure and overtook the entire back yard. Pictures were taken and a door hanger was mailed out to the property owner.
4. June 14, 2018 a re-inspection was completed and there was no change to the property. Notice of Violation was sent to David P. Mindrup the property owner and property location.
5. June 21, 2018 I contacted the complainant and updated him on what actions I'd taken and reconfirmed that I could access the backyard of his property to get more photos.
6. June 22, 2018 I completed another inspection and there was no change.
7. June 23, 2018 a second Notice of Violation was sent to David P. Mindrup the property owner and property location.
8. July 3, 2018 one of the two Notices of Violation mailed out June 14, 2018 was returned.
9. July 18, 2018 the other Notice of violation mailed out on June 14,2018 was returned.
10. July 26, 2018 a re-inspection was completed and still no change. I spoke to Code Enforcement Officer Reba Farr about the returned letters and the next step. She advised me to try and leave a door hanger at the property.

11. July 27, 2018 another re-inspection was conducted, and a door hanger left at the property.
12. August 3, 2018 another re-inspection completed, the porch light was still on, and the door hanger left on July 27, 2018 was faded and still attached to the front door.
13. August 21, 2018 another re-inspection was completed and the porch light was still on and the door hanger left on July 27, 2018 was still attached to the front door. I spoke with Stacey Graves about the sending the case to the board.
14. August 24, 2018 Sr. Code Enforcement Officer Tina Mitchell prepared a board letter to be mailed on September 5, 2018.
15. September 4, 2018 another re-inspection was completed and photos taken—no change. The door hanger from July 27, 2018 is still attached to the door, the porch light is still on, and water records have been checked and submitted with file. Water records indicate an active account with some water usage.



Residential Account #16008500030200000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2019)

Address: 722 BRIGGS DR

Neighborhood: 4ESH01

Mapsc0: 81B-A (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2019)

MINDRUP DAVID P
 9007 SILVERDOLLAR TRL
 IRVING, TEXAS 750634428

Multi-Owner (Current 2019)

Owner Name	Ownership %
MINDRUP DAVID P	100%

Legal Desc (Current 2019)

- 1: CEDARBRAKE HILLS 1ST INST
- 2: LT 0020
- 3:
- 4: C
- 5: 4605570302000 21600850003

Deed Transfer Date: 1/1/1900

Value

2018 Certified Values	
Improvement:	\$79,640
Land:	+ \$24,000
Market Value:	= \$103,640
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1972	Foundation	SLAB	# Kitchens	1

Effective Year Built	1972	Roof Type	GABLE	# Bedrooms	3
Actual Age	47 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	UNASSIGNED	# Fireplaces	0
Living Area	1,107 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,107 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	45%			Sauna (Y/N)	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	360

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY SF-8.5	60	125	7,297.0000 SQUARE FEET	FLAT PRICE	\$24,000.00	0%	\$24,000	N

*** All Exemption information reflects 2018 Certified Values. ***

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$103,640	\$103,640	\$103,640	\$103,640	\$103,640	\$0
Estimated Taxes	\$724.19	\$1,571.18	\$262.31	\$128.76	\$289.57	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$2,976.02

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

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Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

September 5, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

David P Mindrup
9007 Silverdollar Trl
Irving, TX 75063-4428

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 722 Briggs Dr, CEDAR HILL, TEXAS

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on September 17, 2018 at 285 Uptown Blvd, City Council Briefing Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **722 Briggs Dr**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **722 Briggs Dr**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7018 0360 0001 4785 7779
5-Day Return Receipt Requested

MAYOR. ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • ST
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE

7018 0360 0001 4785 7779

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT <i>Domestic Mail Only</i>	
OFFICIAL USE For delivery information, visit our website at www.usps.com .	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To \$	
Street and Apt. No., or PO Box No. City, State, Zip+4 [®]	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

NOTICE OF VIOLATION

MINDRUP DAVID P
9007 SILVERDOLLAR TRL
IRVING, TEXAS 75063-4428

RE: 722 BRIGGS DR CEDAR HILL TX 75104
Description: CEDARBRAKE HILLS 1ST INST LT 0020
C 4605570302000 21600850003
APN: 16008500030200000
Case No: CE-18-2719
Officer: Chante Jacobs

Date: June 14, 2018

MINDRUP DAVID P,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **722 BRIGGS DR**. An inspection was conducted on **June 14, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(n)	Swimming pools, spas, and similar structures shall be maintained safe, clean, sanitary, secure and structurally and mechanically sound in accordance with applicable codes and ordinances of the city.	Drain, clean or cover the swimming pool/spa (REMOVE OR RESTORE POOL).

The condition(s) must be corrected by **June 21, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972.291.5100 ext. 2588**. Thank you for your cooperation.

Chante Jacobs
Code Officer
972.291.5100 ext. 2588



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

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722 BRIGGS DR
CEDAR HILL, TX 75104

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IRVING, TEXAS 75063-4428

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Officer: Chante Jacobs

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The condition(s) must be corrected by **June 30, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

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Chante Jacobs
Code Officer
972.291.5100 ext. 2588



Code Enforcement Department

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O. 972-291-5100 X1090
F. 972-291-7250

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722 BRIGGS DR
CEDAR HILL, TX 75104

RE: 722 BRIGGS DR CEDAR HILL TX 75104
Description: CEDARBRAKE HILLS 1ST INST LT 0020
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Chante Jacobs
Code Officer
972.291.5100 ext. 2588

File info

Close

File name

IMG_4559

Date taken

Tuesday, September 4, 2018 12:00 PM

Size

1.7 MB

Dimensions

4032 x 3024

Shot

1/1600 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacob\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



File info

Close

File name

IMG_4560

Date taken

Tuesday, September 4, 2018 12:01 PM

Size

2.9 MB

Dimensions

4032 x 3024

Shot

1/640 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

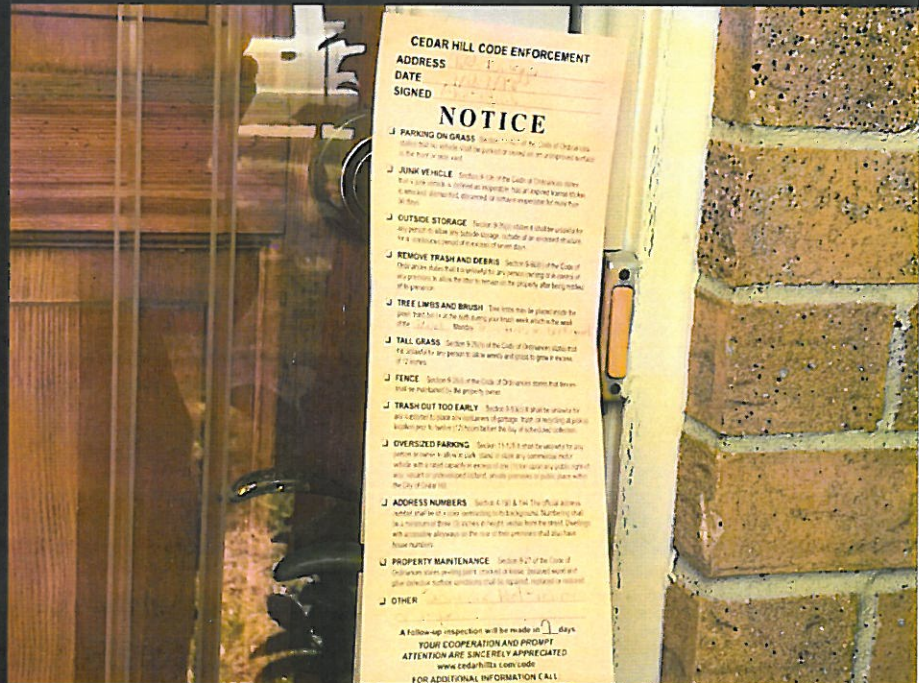
This PC

Location

Cedar Hill



Open map



File info

[Close](#)

File name

IMG_4562

Date taken

Tuesday, September 4, 2018 12:01 PM

Size

6.8 MB

Dimensions

4032 x 3024

Shot

1/100 sec. f/1.8 3.99mm

ISO

25

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill

[Open map](#)

File info

Close

File name

IMG_4564

Date taken

Tuesday, September 4, 2018 12:02 PM

Size

6.8 MB

Dimensions

4032 x 3024

Shot

1/100 sec. f/1.8 3.99mm

ISO

25

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacob\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



File info

Close

File name

IMG_4565

Date taken

Tuesday, September 4, 2018 12:02 PM

Size

6.4 MB

Dimensions

4032 x 3024

Shot

1/100 sec. f/1.8 3.99mm

ISO

25

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



[Next](#)

426 NORTHWOOD TRL – Carport and Lean-To

My name is Chante' Jacobs and I am a Code Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. August 02, 2018 Stacey Graves requested an inspection and photos be taken of the carport and "lean-to" due to the complaint of a neighbor.
3. I inspected the property and found both the carport and the "lean-to" to be substandard. The carport had fallen some and the "lean-to" was in bad shape. Pictures were taken for Stacey Graves to review.
4. August 21, 2018 I received an email from Stacey Graves requesting a re-inspection of the carport and "lean-to". Neighbors emailed pictures of the dilapidated structures. I re-inspected the property and found the carport had fallen some and the "lean-to" was in bad shape. Photos were taken of the property.
5. August 20, 2018 a case was opened by Sr. Code Enforcement Officer Tina Mitchell following the complaints.
6. August 21, 2018 a hearing notification was given to me to mail out September 5, 2018 by Sr. Code Enforcement Officer Tina Mitchell.
7. September 4, 2018 I re-inspected the property and the carport had fallen a considerable amount and the "lean-to" is still substandard. Photographs have been taken and attached to the case. The files of previous investigations have also been included with the current file submitted to Sr. Building Inspector Gail Lux.



Residential Account #160335200D0290000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
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[Estimated Taxes](#)
[History](#)

Property Location (Current 2019)

Address: 426 NORTHWOOD TRL
Neighborhood: 4ESJ04
Mapsc: 81B-A (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2019)

ANDERSON GINA
 426 NORTHWOOD TRL
 CEDAR HILL, TEXAS 751041983

Multi-Owner (Current 2019)

Owner Name	Ownership %
ANDERSON GINA	100%

Legal Desc (Current 2019)

- 1: NORTHWOOD TRAILS INST 2
 - 2: BLK D LOT 29
 - 3:
 - 4: INT200503546435 DD10062005 CO-DC
 - 5: 0335200D02900 4CH0335200D
- Deed Transfer Date:** 10/14/2005

Value

2018 Certified Values	
Improvement:	\$161,460
Land:	+ \$28,000
Market Value:	= \$189,460
Capped Value: \$160,831	
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
-----------------------	----	--------------------------	-------	----------------------------	------

Year Built	1985	Foundation	SLAB	# Kitchens	1
Effective Year Built	1985	Roof Type	HIP	# Bedrooms	3
Actual Age	34 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	1,852 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,852 sqft	Basement	NONE	Deck (Y/N)	Y
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	30%			Sauna (Y/N)	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ENCLOSED GARAGE		UNASSIGNED	FRAME	418
2	ATTACHED CARPORT		CONCRETE	ALUMINIUM	400

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY SF-10	64	120	8,659.0000 SQUARE FEET	FLAT PRICE	\$28,000.00	0%	\$28,000	N

*** All Exemption information reflects 2018 Certified Values. ***

Exemptions (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$32,166	\$32,166	\$32,166	\$0
Taxable Value	\$160,831	\$135,831	\$128,665	\$128,665	\$128,665	\$0

Exemption Details

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$160,831	\$135,831	\$128,665	\$128,665	\$128,665	\$0
Estimated Taxes	\$1,123.82	\$2,059.20	\$325.65	\$159.85	\$359.49	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$4,028.01

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official tax bill**. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

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Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

September 5, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Gina Anderson
426 Northwood Trl
Cedar Hill, TX 75104

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 426 Northwood Trail, CEDAR HILL, TEXAS

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on September 17, 2018 at 285 Uptown Blvd, City Council Briefing Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **426 Northwood Trail**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **426 Northwood Trail**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7018 0360 0001 4785 7886
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVI
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SW

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
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Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

Postmark Here

File info

Close

File name

IMG_4613

Date taken

Tuesday, September 4, 2018 2:18 PM

Size

5.1 MB

Dimensions

4032 x 3024

Shot

1/500 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



File info

Close

File name

IMG_4615

Date taken

Tuesday, September 4, 2018 2:18 PM

Size

3.9 MB

Dimensions

4032 x 3024

Shot

1/500 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



[Next](#)

File info

[Close](#)

File name

IMG_4617

Date taken

Tuesday, September 4, 2018 2:18 PM

Size

4.3 MB

Dimensions

4032 x 3024

Shot

1/640 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill

[Open map](#)

File info

[Close](#)

File name

IMG_4623

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

4.6 MB

Dimensions

4032 x 3024

Shot

1/1250 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



File info

[Close](#)

File name

IMG_4625

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

4 MB

Dimensions

4032 x 3024

Shot

1/800 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

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Location

Cedar Hill

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File info

[Close](#)

File name

IMG_4527

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

3.9 MB

Dimensions

4032 x 3024

Shot

1/640 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

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Source

This PC

Location

Cedar Hill

[Open map](#)

File info

[Close](#)

File name

IMG_4628

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

5.6 MB

Dimensions

4032 x 3024

Shot

1/800 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



File info

[Close](#)

File name

IMG_4622

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

4.6 MB

Dimensions

4032 x 3024

Shot

1/1600 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill



[Open map](#)



[Next](#)

File info

[Close](#)

File name

IMG_4620

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

5.4 MB

Dimensions

4032 x 3024

Shot

1/2500 sec. f/1.8 3.99mm

ISO

20

Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

This PC

Location

Cedar Hill

[Open map](#)

File info

Close

File name

IMG_4619

Date taken

Tuesday, September 4, 2018 2:19 PM

Size

5.7 MB

Dimensions

4032 x 3024

Shot

1/500 sec. f/1.8 3.99mm

ISO

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Device

iPad Pro (10.5-inch)

Folder path

C:\Users\jacoc\Pictures\2018-09-04

Source

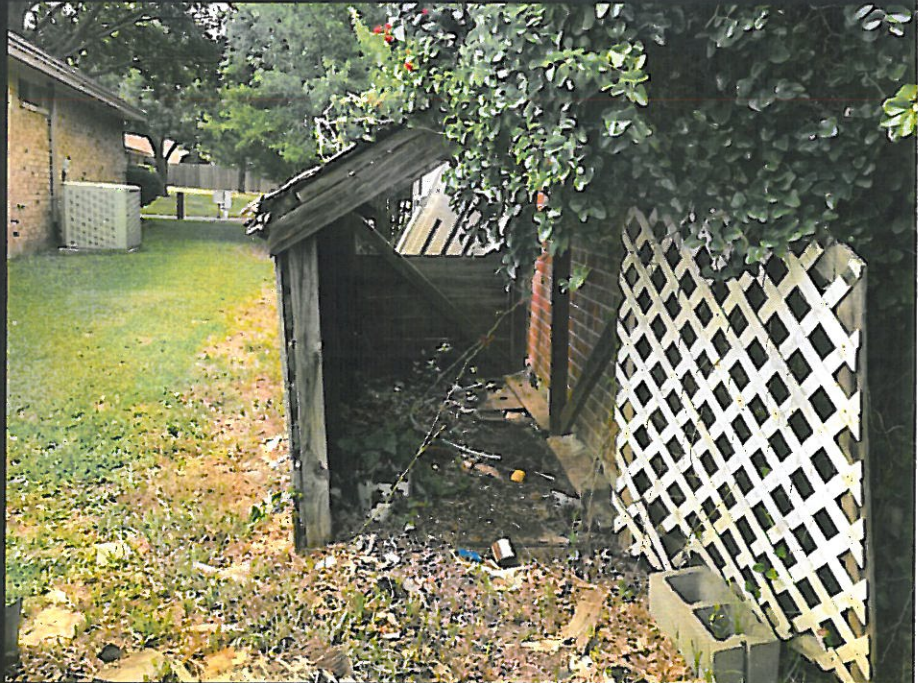
This PC

Location

Cedar Hill



[Open map](#)



426 NORTHWOOD TRL – Fence, Outdoor Storage, Trash/Debris, & Drain Pool

My name is Alexis Sartin and I am a Code Enforcement Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. I opened a case for the property, after receiving a complaint via email regarding trash and debris at what the complainant believed to be a vacant property, on January 31, 2018.
3. I inspected the property and found trash and debris on the porch, some in the driveway, a couch on the back porch, and no address numbers in the front of the house. I sent a Notice of Violation to the owner of the property, GINA ANDERSON, on January 31, 2018 after seeing the prior history for the address. Took pictures for a citation.
4. February 1, 2018 I issued a citation to the property owner, GINA ANDERSON, for failure to remove outside storage and trash/debris.
5. February 12, 2018 inspected the property, the couch in the backyard was removed, but the trash remained on the porch; only partial fence up and no address numbers in the front. I issued another citation to the property owner, GINA ANDERSON, for failure to remove trash and debris. Then I sent a second Notice of Violation to the property owner.
6. February 13, 2018 I checked water records, house is still being occupied. Attempted to reach owner by phone through water account record. Phone number appear to be inaccurate, sounded like a fax machine.
7. February 20, 2018 I inspected the property and observed no change to the property. I left a final notice door hanger on the front door.
8. February 27, 2018 I inspected the property and observed no change. I had received no notification by phone or email from anyone regarding the property, and the door hanger was still on the front door.
9. February 28, 2018 the property was scheduled on the board meeting agenda list. Tina prepared and sent the letter, notifying for BAA meeting to occur March 26, 2017, certified and regular to GINA ANDERSON at 426 NORTHWOOD TRL., CEDAR HILL, TEXAS 75104.

10. February 28, 2018 I issued another citation to the property owner, GINA ANDERSON, for failure to remove outside storage, trash/debris, and failure to repair/remove the fence.
11. March 7, 2018 received certified citation sent on February 1, 2018 to Gina Anderson marked, "Unclaimed – Unable to Forward", by USPS.
12. March 8, 2018 inspected the property with Reba, another code enforcement officer, to see if the electricity was still on. It appeared to be on, but the water has been disconnected for several weeks. Pool in the yard is green, no change to the property otherwise.
13. March 12, 2018 received complaint via email regarding property. Advised we had an ongoing case and a board hearing scheduled to abate violations.
14. March 13, 2018, conference with Tina, Senior Code Enforcement Officer, regarding property. She was contacted by the bank responsible for foreclosure to receive any pending code violation cases for the property. Tina advised they are in the process of closing, but did not yet have a closing date. Tina advised the bank of the pending violations, and the ongoing case (board hearing scheduled). The bank could not state, at the time, whether those violations would be remedied by the hearing date.



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

February 28, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Gina Anderson
426 Northwood Trail
Cedar Hill, TX 75104-1983

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 426 Northwood Trl., CEDAR HILL, TEXAS

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on March 19, 2018 at 285 Uptown Blvd, 2nd Floor Planning Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **426 Northwood Trl.**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **426 Northwood Trl.**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7017 1000 0000 0935 3660
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • STEVE
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Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

March 7, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Gina Anderson
426 Northwood Trail
Cedar Hill, TX 75104-1983

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 426
Northwood Trl., CEDAR HILL, TEXAS**

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on March 26, 2018 at 285 Uptown Blvd, 2nd Floor Planning Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **426 Northwood Trl., Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **426 Northwood Trl., Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7017 1000 0000 0935 3646
5-Day Return Receipt Requested

MAYOR. ROB FRANKE • MAYOR PRO TEM. CHRIS PARVIN • S
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZ

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Code Enforcement

285 Uptown Blvd, Cedar Hill, TX 75104
O. 972.291.5100 Ext. 1111
F. 972.291.7250

March 27, 2018

VIA CERTIFIED MAIL OR REGISTERED MAIL, RETURN RECEIPT REQUESTED

Gina Anderson
426 Northwood Trail
Cedar Hill, TX 75104

RE: 426 Northwood Trail, Cedar Hill, TX

To Whom it May Concern:

The Cedar Hill Building Appeals and Advisory Board, on March 26, 2018, reviewed the case of the above-mentioned property.

After due consideration, it was the decision of the Building Appeals and Advisory Board to order the following done within 10 days:

1. Remove or repair fence.
2. Remove trash/debris from property.
3. Remove outside storage from property.

Should you fail to comply with this order within 10 days, the City of Cedar Hill shall issue a work order through City services or private contract to do the above work on or after April 5, 2018. All services rendered on the property will be charged to you, the property owner with a \$150.00 administrative fee.

If you have any questions concerning this matter, please call me at 972.291.5100 ext. 1096. Your cooperation in this matter is appreciated.

Sincerely,

Tina Mitchell
Senior Code Enforcement Officer

CERTIFIED MAIL 7017 1000 0000 0935 3615

Mayor, Rob Franke • Mayor Pro Tem, Stephen Masc
Daniel C. Haydin, Jr. • Clifford R. Shaw • Wallace Sw

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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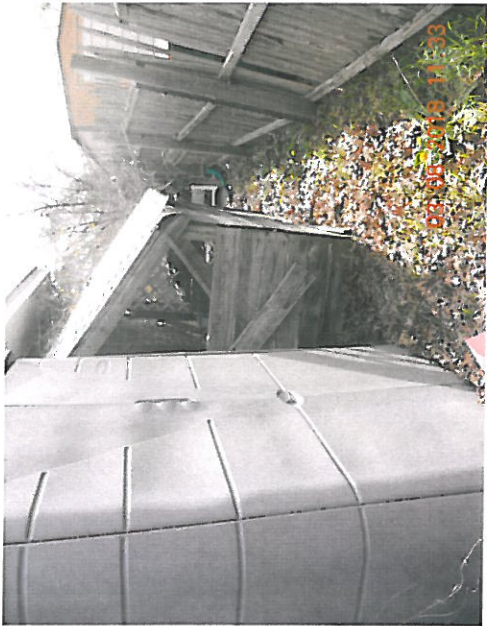
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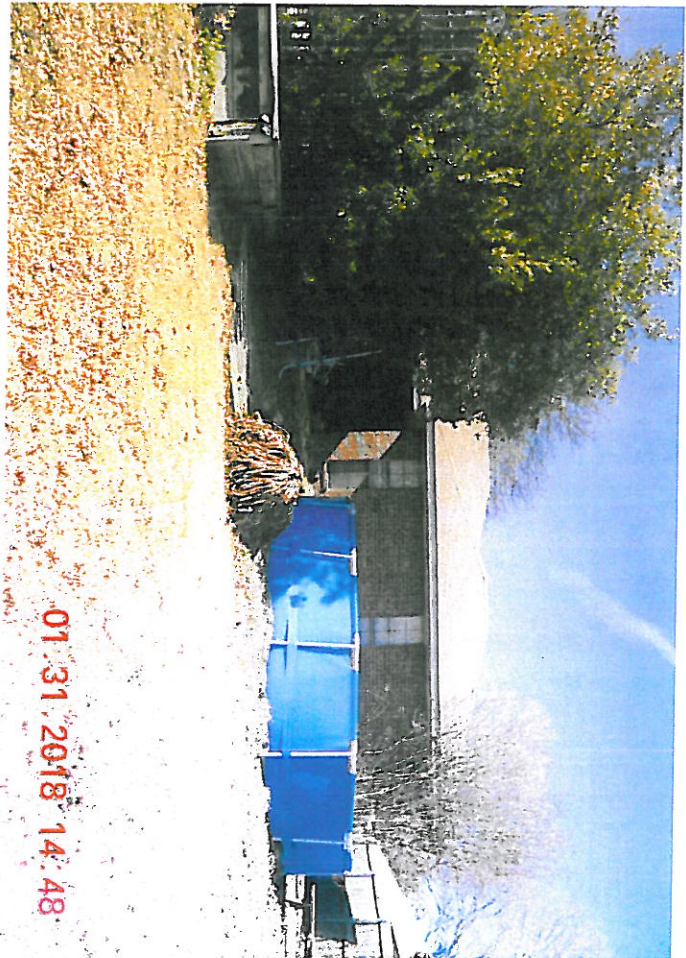
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Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

FINAL NOTICE OF VIOLATION

ANDERSON GINA
426 NORTHWOOD TRL
CEDAR HILL, TEXAS 75104-1983

RE: 426 NORTHWOOD TRL CEDAR HILL TX
Description: NORTHWOOD TRAILS INST 2 BLK D
LOT 29 INT200503546435 DD10062005
CO-DC 0335200D02900 4CH0335200D
APN: 160335200D0290000
Case No: CE-18-0372
Officer: Alexis Sartin

Date: January 31, 2018

ANDERSON GINA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **426 NORTHWOOD TRL**. An inspection was conducted on **January 31, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property. All trash bags must be placed inside the green bin with the lid fully closed to be serviced.
9-53(c)	It shall be unlawful for any customer to place any containers of garbage or trash at such location prior to twelve (12) hours before the day of scheduled collection.	Place trash out according to the guidelines. Remove car seat. Bulk trash is picked up from the curb during the second week of the month for your area (beginning February 12).
4-302(9) 4-62 (79)	Fences around swimming pools shall comply with Appendix G of the current adopted International Residential Code. Swimming pools shall comply with section 3109.1 of the International Building Code.	Fence required for any swimming pool that contains 24 inches of water. Remove pool or replace fence. FINAL NOTICE: A citation can be issued for every day the violation exists.
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Remove the rest of the fence and pool, OR replace missing fence and gate to keep pool up. Partial fences do not meet city code. FINAL NOTICE: A citation can be issued for every day the violation exists.
9-26(p)	It shall be unlawful for any person to allow, permit, conduct or maintain any outside storage on any portion of a lot or tract, outside of an enclosed structure, or under a carport or covered patio or other projecting overhang, for a continuous period in excess of seven days during a calendar year within the city. Each day during which outside storage occurs shall constitute a separate offense.	Remove outside storage (couch on porch) from property.

The condition(s) must be corrected by **February 7, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972-291-5100 ext. 1120**. Thank you for your cooperation.

A handwritten signature in black ink, appearing to read "Alexis Sartin". The signature is fluid and cursive, with the first name "Alexis" written in a larger, more prominent script than the last name "Sartin".

Alexis Sartin
Code Officer
972-291-5100 ext. 1120


[Home](#) | [Find Property](#) | [Contact Us](#)

Residential Account #160335200D0290000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2018)

Address: 426 NORTHWOOD TRL

Neighborhood: 4ESJ04

Mapsco: 81B-A (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

ANDERSON GINA
 426 NORTHWOOD TRL
 CEDAR HILL, TEXAS 751041983

Multi-Owner (Current 2018)

Owner Name	Ownership %
ANDERSON GINA	100%

Legal Desc (Current 2018)

- 1: NORTHWOOD TRAILS INST 2
- 2: BLK D LOT 29
- 3:
- 4: INT200503546435 DD10062005 CO-DC
- 5: 0335200D02900 4CH0335200D

Deed Transfer Date: 10/14/2005

Value

2017 Certified Values	
Improvement:	\$126,210
Land:	+ \$20,000
Market Value:	= \$146,210
Revaluation Year:	2017
Previous Revaluation Year:	2016

Main Improvement (Current 2018)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1985	Foundation	SLAB	# Kitchens	1



02.12.2018 12:53



02.12.2018 12:53



02.12.2018 12:52



02.12.2018 12:52



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

FINAL NOTICE OF VIOLATION

ANDERSON GINA
426 NORTHWOOD TRL
CEDAR HILL, TEXAS 75104-1983

RE: 426 NORTHWOOD TRL CEDAR HILL TX
Description: NORTHWOOD TRAILS INST 2 BLK D
LOT 29 INT200503546435 DD10062005
CO-DC 0335200D02900 4CH0335200D
APN: 160335200D0290000
Case No: CE-18-0372
Officer: Alexis Sartin

Date: February 12, 2018

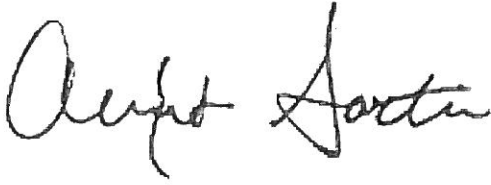
ANDERSON GINA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **426 NORTHWOOD TRL**. An inspection was conducted on **February 12, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property (back porch and driveway). All trash bags must be placed inside the green bin with the lid fully closed to be serviced. FINAL NOTICE: A citation can be issued for every day the violation exists.
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Partial fences do not meet city code, repair or remove. FINAL NOTICE: A citation can be issued for every day the violation exists.
9-26(p)	It shall be unlawful for any person to allow, permit, conduct or maintain any outside storage on any portion of a lot or tract, outside of an enclosed structure, or under a carport or covered patio or other projecting overhang, for a continuous period in excess of seven days during a calendar year within the city. Each day during which outside storage occurs shall constitute a separate offense.	Remove outside storage from property. FINAL NOTICE: A citation can be issued for every day the violation exists.
4-193	Address numbers shall be a minimum of four (4) inches in height and visible from the public street, alleyway, and/or access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.	Place address numbers on the front of the structure.

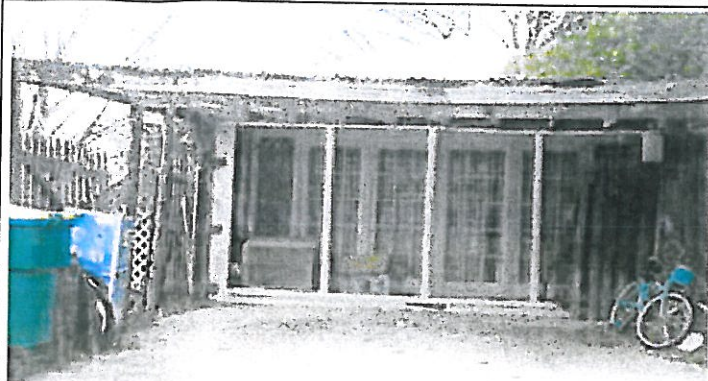
The condition(s) must be corrected by **February 19, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972-291-5100 ext. 1120**. Thank you for your cooperation.

A handwritten signature in black ink, appearing to read "Alexis Sartin". The signature is fluid and cursive, with the first name "Alexis" written in a larger, more prominent script than the last name "Sartin".

Alexis Sartin
Code Officer
972-291-5100 ext. 1120

Photographs



02 12 2018 12 53

426 Northwood Trl (1).JPG



02 12 2018 12 52

426 Northwood Trl (2).JPG



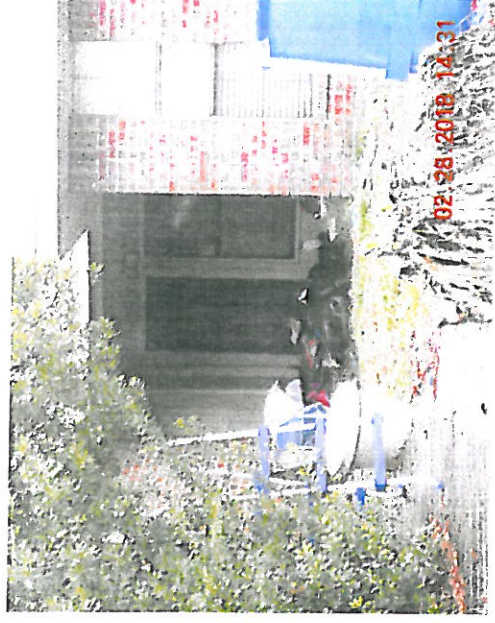
02 12 2018 12 52

426 Northwood Trl (3).JPG



02 12 2018 12 53

426 Northwood Trl (4).JPG





Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

March 7, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Gina Anderson
426 Northwood Trail
Cedar Hill, TX 75104-1983

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 426 Northwood Trl., CEDAR HILL, TEXAS

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board at **7:00pm on March 26, 2018 at 285 Uptown Blvd, 2nd Floor Planning Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **426 Northwood Trl., Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **426 Northwood Trl., Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7017 1000 0000 0935 3646
5-Day Return Receipt Requested

MAYOR. ROB FRANKE • MAYOR PRO TEM. CHRIS PARVIN • STE
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE

7017 1000 0000 0935 3646

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here

600 Whispering Trail – High Grass and fence

My name is Reba Farr and I am a Code Enforcement Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts to bring those violations into compliance.
2. May 16, 2018 – Front fence panel down.
3. June 4, 2018 - need to mow & no change to fence (realized I did not send a NOV at first inspection)
4. June 4, 2018 – Door hanger left
5. June 4, 2018 – Notice of violation sent to Property Owner, Stephanie Clegg for high grass and fence.
6. June 11, 2018 – Door hanger removed. Property mowed but no change to fence.
7. June 11, 2018 – Notice of violation sent to property location, Stephanie Clegg stating Final Notice before citation issued.
8. June 19, 2018 – No change to property and no contact.
9. June 19, 2018 – Citation #162680 issued to Stephanie Clegg for failure to maintain fence.
10. June 28, 2018 – Complaint from neighbor stating an eyesore.
11. July 11, 2018 – No change to fence and property needs mowed in back.
12. July 11, 2018 – Found phone number for Stephanie she said yes, she is aware of the fence and of the citation and asked how long does she have to

fix it? I told her if she can mow the back and fix the hanging panel in back I can give her a month to fix it or either remove it entirely. She said ok.

13. August 10, 2019 – Absolutely no change to property. Take to board in September.
14. August 13, 2018 – No change, not mowed and fence is still down.
15. August 14, 2018 – Citation #163851 issued to Stephanie Clegg for failure to mow and fix fence.
16. August 21, 2018 – Gave information to Tina to take to the board.
17. September 5, 2018 – Certified Notice of Proposed Abatement Proceedings mailed.



Residential Account #16015540050180000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2019)

Address: 600 WHISPERING TRL
Neighborhood: 4ESR02
Mapsc: 81B-D (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2019)

CLEGG STEPHANIE
 600 WHISPERING TRL
 CEDAR HILL, TEXAS 751046026

Multi-Owner (Current 2019)

Owner Name	Ownership %
CLEGG STEPHANIE	100%

Legal Desc (Current 2019)

- 1: CEDARWOOD PLACE SEC 2
 - 2: BLK 5 LT 18
 - 3:
 - 4: INT201700151186 DD05252017 CO-DC
 - 5: 0155400501800 4CH01554005
- Deed Transfer Date:** 5/31/2017

Value

2018 Certified Values	
Improvement:	\$169,520
Land:	+ \$32,000
Market Value:	= \$201,520
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/ 1
Year Built	1999	Foundation	SLAB	# Kitchens	1

Effective Year Built	1999	Roof Type	HIP	# Bedrooms	4
Actual Age	20 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,910 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,910 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	25%			Sauna (Y/N)	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	420

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY SF-8.5	83	113	9,962.0000 SQUARE FEET	FLAT PRICE	\$32,000.00	0%	\$32,000	N

*** All Exemption information reflects 2018 Certified Values. ***

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$201,520	\$201,520	\$201,520	\$201,520	\$201,520	\$0
Estimated Taxes	\$1,408.14	\$3,055.04	\$510.05	\$250.36	\$563.05	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$5,786.64

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

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Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X1090
F. 972.291.7250

September 5, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Stephanie Clegg
600 Whispering Trail
Cedar Hill, TX 75104

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO **600**
Whispering Trail, CEDAR HILL, TEXAS

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on September 17, 2018 at 285 Uptown Blvd, City Council Briefing Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **600 Whispering Trail, Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **600 Whispering Trail, Cedar Hill, Texas**, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7018 0360 0001 4785 7762
5-Day Return Receipt Requested

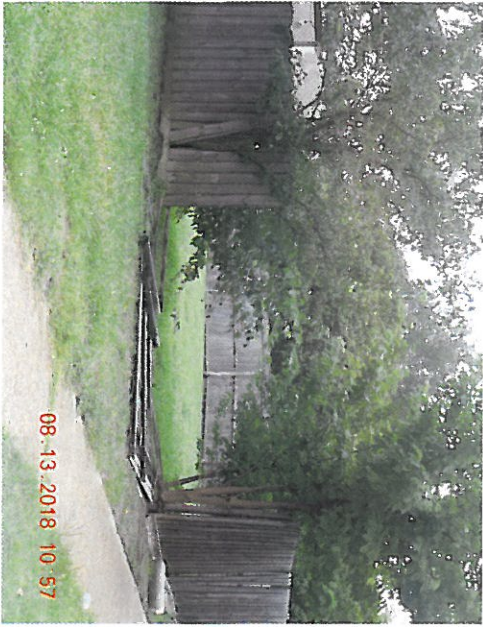
MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • STE
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7018 0360 0001 4785 7762

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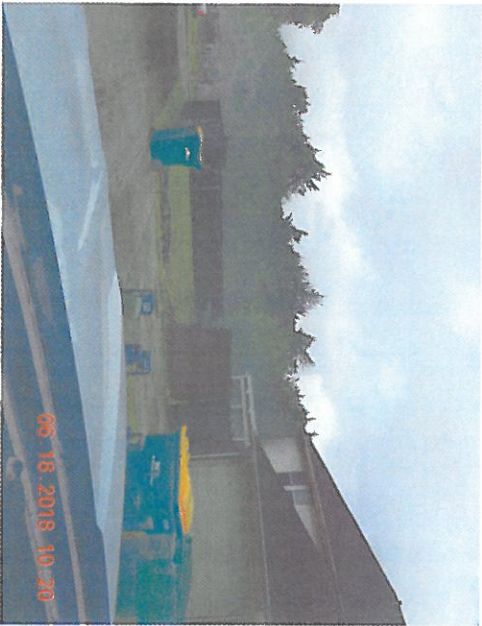








06.18.2018 10:21



06.18.2018 10:20



06.18.2018 10:10



06.18.2018 10:10



06.18.2018 10:21



06.18.2018 10:21







COPY

Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

NOTICE OF VIOLATION

STEPHANIE N CLEGG
600 WHISPERING TRL
CEDAR HILL, TX 75104

RE: 600 WHISPERING TRL CEDAR HILL TX 75104
Description: CEDARWOOD PLACE SEC 2 BLK 5 LT 18 INT201700151186 DD05252017 CO-DC 0155400501800 4CH01554005
APN: 16015540050180000
Case No: CE-18-2428
Officer: Reba Farr

Date: June 11, 2018

STEPHANIE N CLEGG,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **600 WHISPERING TRL**. An inspection was conducted on **June 11, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at www.cedarhilltx.com . FINAL NOTICE BEFORE CITATION ISSUED.

The condition(s) must be corrected by **June 18, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **(972) 291-5100 x 1095**. Thank you for your cooperation.

Reba Farr
Code Enforcement Officer
(972) 291-5100 x 1095