

Resolution 2023-R-164

***A RESOLUTION DETERMINING A STRUCTURE TO BE UNSAFE AND AUTHORIZING
AND DIRECTING ITS DEMOLITION***

Owner of Record:	Helen M. Reuland
Property Address:	421 East Forest Drive Irondale, Alabama 35235
Parcel ID #	12 00 33 3 002 031.000

WHEREAS, on the 12th day of July, 2023 and pursuant to Article VI, Sec. 4-222 of the Irondale Municipal Code and Alabama Code §11-53A-1 *et seq.*, the Housing Code Abatement Board of the City of Irondale (“Board”) determined that the structure located at 421 East Forest Drive, Irondale, Alabama (“Property”), which was last assessed for ad valorem taxes by Helen M. Reuland (“Owner”) (as shown on “**Exhibit A**”) is an unsafe structure to the extent that it constitutes a public nuisance;

WHEREAS, as required by Sec. 4-222, notice to remedy the unsafe condition of the structure within sixty (60) days was given to the Owner by certified mail and by posting upon the structure (a copy of which is attached as “**Exhibit B**”);

WHEREAS, no appeal was filed by the Owner to the determination of the Board as allowed by Sec. 4-222; and

WHEREAS, after a public hearing held before City Council on November 7, 2023, the matter came before the City Council for a determination of whether the structure was unsafe to the extent that it constituted a public nuisance and to order its demolition.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Irondale as follows:

1. Based upon the decision of the Board and the information presented during the public hearing, the structure located on the Property is declared unsafe to the extent that it constitutes a public nuisance.
2. The structure located on the Property is ordered to be demolished and removed thirty (30) days following the date of this resolution. The City may utilize its forces to perform the demolition or may contract for the performance and removal of the structure and may sell or otherwise dispose of salvaged materials from the demolition and removal as allowed by law.

ADOPTED & APPROVED: This the 7th day of November, 2023.

David Spivey, City Council President

APPROVED:

James D. Stewart, Jr., Mayor

ATTESTED:

Leigh Ann Allison, City Clerk

CERTIFICATION

I, Leigh Ann Allison, City Clerk of the City of Irondale, Alabama, hereby certify that the above to be a true and correct copy of a resolution adopted by the City Council of the City of Irondale at its regular meeting held on November 7, 2023, as same appears in the minutes of record of said meeting.

Leigh Ann Allison, City Clerk

EXHIBIT A

Citizen Login



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Jefferson County Tax Administration Website

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Tax Year: 2023

Owner:

REULAND HELEN M

Property Address

421 EAST FOREST DR
BHAM AL 35235

Mailing Address

1902 FOREST GARDEN DR
KINGWOOD TX 77345

Neighborhood:

06-027.0

Subdivision:

PLAZA CENTER 4TH 24-4-2

Book: 26

Page: 86

Lot: 18

Acreage: 0.000

Section: 33 Township: 16S
Range: 01W

Parcel #:
12 00 33 3 002 031.000

Appraised Value: \$33,000

Tax Year	2023
Property Class	2
Exempt Code	
Municipality	13 - IRONDALE
School District	
Disability Code	
Over 65 Code	

Metes and Bounds: LOT 18 4TH ADD TO
PLAZA CENTER



No image available

File BOE Appeal

File Exemption

File Address Change

Print Statement

Add To Cart

Valuation | Land | Building | Sales



▼ Valuation Summary

Total Improvement Value:	\$16,500
Total Land Value:	\$16,500
Total Appraised Value:	\$33,000
Assessed Value:	\$6,600

Prior Year Total Improvement Value:	\$78,900
Prior Year Total Land Value:	\$16,500
Prior Year Total Appraised Value:	\$95,400

TAX BREAKDOWN

YEAR	MILLAGE TYPE	PROPERTY CLASS	MUN
2023	STATE	2	IRI
2023	COUNTY	2	IRI
2023	SCHOOL	2	

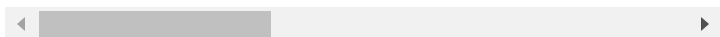
YEAR	MILLAGE TYPE	PROPERTY CLASS	MUN
			IRG
2023	DIST SCHOOL	2	IRG
2023	CITY	2	IRG
2023	FOREST	2	IRG
2023	SPC SCHOOL1	2	IRG
2023	SPC SCHOOL2	2	IRG
			Ta

TAX PAYMENT INFORMATION

TAX YEAR	PAID BY	PAID DATE	RECEIPT NUMBER
2023			5270986

[View Historical Tax Payments](#)

▼ [Land Information](#)



APPRAISAL TYPE	PROPERTY CLASS	LAND USE
1	2	111 - HOUSEHOLD UNITS

▼ **Building 001 Information**

◀ **GENERAL INFORMATION** ▶

Building	001
Building Type	111
Effective Building Type	111
Year Built	1949
Effective Year Built	1996
Number of Stories	1
Number of Rooms	6
Assessment Class	2
Building Class	D0
Building Height	0
Base Area	1292
Construction Units	92
Total Adjusted Area	1311

BUILDING VALUE

Base Rate	\$58.89
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Adjusted Rate	\$54.18
Subtotal	\$71,030.00
Extra Features	\$1,809.00
Base Cost	\$72,839.00
Cost Index	1.51
Replacement Cost	\$109,987.00
Condition	15
Value	\$16,498.00
Market Adjustment	0%
Final Value	\$16,500.00
Miscellaneous Improvement Value	\$0.00
Total Improvement Value	\$16,500.00

APPENDAGES FOR BUILDING 001

APPENDAGE	FACTOR	AREA	ADJUSTED AREA
OP 0.2	0.2	16	3
OP 0.2	0.2	80	16

CONSTRUCTION UNITS FOR BUILDING 001

CATEGORY	SUBCATEGORY
FOUNDATION	WOOD SUBFLOOR
EXTERIOR WALLS	WOOD FRAME ASBESTOS
ROOF TYPE	HIP-GABLE

CATEGORY	SUBCATEGORY
ROOF MATERIAL	ASPHALT SHINGLES
FLOORS	PINE, DOUBLE
INTERIOR FINISH	DRYWALL(SHEETROCK)
PLUMBING	AVERAGE

EXTRA FEATURES FOR BUILDING 001

CATEGORY	DESCRIPTION
HEATING & AIR COND.	HEAT/AC GRAVITY

▼ **Deed Information**

SALE DATE	PRICE	DEED	GRANTOR
<div style="background-color: #ccc; height: 15px; position: relative;"> ◀ ▶ </div>			

OWNERSHIP HISTORY

TAX YEAR	ENTITY NAME	MAILING ADDRESS
2024	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2023	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2022	REULAND HELEN M	1902 FOREST GARDEN DR

TAX YEAR	ENTITY NAME	MAILING ADDRESS
		KINGWOOD TX 77345
2021	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2020	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2019	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2018	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2017	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2016	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2015	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2014	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345

TAX YEAR	ENTITY NAME	MAILING ADDRESS
2013	REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2012	HONEYCUTT LYNN B C/O REULAND HELEN M	1902 FOREST GARDEN DR KINGWOOD TX 77345
2011	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173- 1233
2010	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173- 1233
2009	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173- 1233
2008	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173- 1233
2007	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173- 1233
2006	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE

TAX YEAR	ENTITY NAME	MAILING ADDRESS
		AL 35173-1233
2005	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173-1233
2004	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173-1233
2003	HONEYCUTT LYNN B	527 LINDEN ST TRUSSVILLE AL 35173-1233

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File Homestead

Over 65 Renewal

File Business Personal
Property Rendition

CPA Login

Lease Login

Admin Login

Jefferson County
Tax Administration Website

Address:

716 Richard Arrington Jr. Blvd. N
Birmingham, AL 35203

Hours:

Monday-Friday
8:00 am - 5:00 pm

Mailing Address:

716 Richard Arrington Jr. Blvd. N
Birmingham, AL 35203

(205) 325-5566 - Board of Equalization
(205) 325-5505 - Tax Assessor
(205) 325-5500 - Tax Collector
(205) 481-4131 - Tax Collector - Bessemer



EXHIBIT B

To Building Inspector or other lawful agent: This Notice is to be posted at or within 3 feet of an entrance to the building or structure which has been determined unsafe. If there is no entrance, the notice may be posted at any location upon the building or structure.

NOTICE TO REMEDY UNSAFE OR DANGEROUS CONDITION OF BUILDING(S)/STRUCTURE(S) – READ CAREFULLY

TO: Helen M Reuland
1902 Forest Garden Dr
Kingwood, TX 77345

DATE OF NOTICE: August 21, 2023

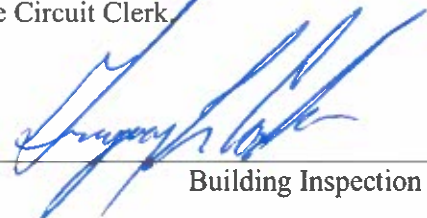
RE: Property located at 421 East Forest Dr. Irondale, AL 35235

Pursuant to §11-53A-1 et. Seq. of the Code of Alabama (1975), it has been determined by the Building Inspector and by the Municipal Housing Code Abatement Board of the City of Irondale (“Abatement Board”) that the building(s) and/or structure(s), or parts of building(s) and structure(s), party walls and foundations located at 421 East Forest Dr. Irondale, Alabama 35235 are unsafe for the following reasons shown on Exhibit A attached herto.

This is being served upon you to give you notice that you must demolish the building(s) and/or structure(s) within 60 days of the date of this notice. If you do not remedy the conditions(s) listed above by demolition within 60 days of the date of this notice, the City of Irondale will demolish and remove the building(s) and/or structure(s) and will assess the costs of such demolition and removal against the property.

You also have the right to request a hearing before the City Council of the City of Irondale by filing a written request, together with any objection to the findings by the Abatement Board that such building(s) and/or structure(s) is unsafe. This request must be filed no later than 21 days from the date of this notice with the Irondale City Clerk, Irondale City Hall, 101 20th St S, Irondale, AL 35210. A hearing by the City Council shall be held not less than 10 days nor more than 60 days after the request for the same. If no request for hearing is made after 21 days from the date of this notice, then the City Council of the City of Irondale shall make their determination as to whether the building(s) and/or structure(s) are/is unsafe to the extent that it/they create a public nuisance.

Any person aggrieved by the decision of the City Council may, within 30 days thereafter, appeal to the Circuit Court of Jefferson County, Alabama by filing with the Jefferson County Clerk of Court a notice of the appeal and bond for security of costs in the form and in the amount approved by the Circuit Clerk.



Building Inspection Official

Personally served upon HELEN M. REULAND on the 22ND day of AUGUST, 2023.

- * FIRST ATTEMPT TO SERVE 8/21/23
- * SECOND ATTEMPT TO SERVE 8/22/23
- * CERTIFIED MAIL 8/22/23



Server - Signature

KENTON KENNEDY

Server – Print Name

EXHIBIT A

IPMC = International Property Maintenance Code

IPMC 108.1 Unsafe structure

No attention has been given to the home in years. The envelope of the home has succumbed to the elements.

IPMC 108.1.2 Unsafe equipment

The exterior electrical panel is open. It's questionable if any other utilities have been disconnected or in safe standing.

IPMC 109.1 Imminent Danger

Due to the lack of maintenance of the home the entirety of the structure is considered a hazard.