

# The Challenges of Nuisance Properties

*How do you find the responsible party and  
how does the nuisance get abated?*

A presentation by  
**Columbus City Attorney Richard C. Pfeiffer, Jr.**

# ***What is the Goal?***

**To ABATE the NUISANCE**  
(Preferably without using taxpayer resources)

G  
R  
E  
E  
N  
W  
I  
C  
H



1  
6  
0  
4



1  
6  
1  
0



1  
6  
1  
4



1  
6  
1  
8



1  
6  
2  
4



1  
6  
2  
8



1  
6  
3  
4



1  
6  
4  
0



1  
6  
4  
4



1  
6  
5  
0



1  
6  
6  
0

# MYRTLE AVENUE

S  
T  
R  
E  
E  
T

1  
6  
0  
3



1  
6  
0  
7



1  
6  
1  
7



1  
6  
2  
1



1  
6  
2  
9

1  
6  
3  
1



1  
6  
3  
7



1  
6  
4  
3



1  
6  
4  
7



1  
6  
5  
7



C  
L  
E  
V  
E  
L  
A  
N  
D

A  
V  
E  
N  
U  
E

Address	Owner	Code Orders	Taxes Owed
1603	Veronica Moss	Housing and Vacant structure 6/30/11	\$4767.78
1607	Start Linden LLC	Housing and Vacant structure 7/8/11	\$452.23
1610	Jackie Hagwood	Housing and Vacant structure 7/8/11	\$2383.08
1614	Rica Bryant	Housing and Vacant structure 7/28/11	\$4341.66
1618	DCA Investment, Inc.	Housing and Vacant Structure 12/15/09	\$1082.77
1624	Timothy Grace	Housing and vacant structure 4/20/06	\$5721.26
1628	Razak and Glendalie Williams		\$5420.98
1631	Anna Sonjaco	Housing and Vacant structure 7/8/11	\$1725.84
1634	Tudor Dwellings, LLC	Housing and Vacant structure 7/8/11	\$974.74
1637	Bryant Keith Suber		\$1725.84
1640	Adam Quillen	Housing and Vacant structure 7/8/11	\$4463.71
1650	Sun Investment Services	Housing and Vacant structure 6/30/11	\$3726.10

# Nuisance Abatement Process

Resident calls 311 to register complaint



Code Enforcement officer inspects property and writes order for code violations



Code officer posts the order on the property and serves the owner with notice of violations



Code officer must identify and locate the owner in order to serve notice

# Why try to find the responsible party?

- This person, person(s) or corporation is the party legally responsible for maintaining property it owns or has in its care, control and custody.
- Try to find avenues to abate the nuisance without relying on government resources.
- Government has limitations on what it can do to abate the nuisance on private property.



# How to find a responsible party

Use public record searches to obtain information about the property and try to locate the owner:

- Franklin County Auditor
- Franklin County Recorder
- Ohio Secretary of State (if owner is a corporation)
- Public Access to Court Electronic Records (PACER)
- Franklin County Municipal Clerk of Courts
- Franklin County Common Pleas Clerk of Courts
- Franklin County Probate Court
- Google Search

# Who owns the property?

- The last recorded deed holder will be listed on the Franklin County Auditor's web site.
- <http://www.franklincountyauditor.com>
- The Auditor's site has a search engine that allows web users to search for a property by address, owner's name, parcel ID or even intersection.
- The Auditor's site also provides information about taxes, transfer history, sale amount, a photo of the property, and whether the owner currently owns multiple properties in Franklin County.

# Summary

## Parcel Info

### Summary

### Property Profile

### Land

### Building

### Improvements

### MAP(GIS)

### Sketch

### Photo

### Transfer History

### 2010 BOR

### Area Sales Activity

### Area Rentals

### Tax/Payment Info

### Current Levy Info

### Assessment Payoff

### Tax Distribution

### Levy Distribution

### Rental Contact

### Tax Estimator

### Property Reports

Parcel ID

010-059582-00

Map Routing Number

010-M055 -068-00

Owner

[MOSS VERONICA](#)

Location

1603 MYRTLE AV

### Owner Information

Owner

**MOSS VERONICA**  
**823 WALLINGER DR**  
**GALLOWAY OH 43119**  
[If the address above is incorrect - Click Here](#)

Tax Bill Mailing Info

**VERONICA MOSS**  
**489 GILBERT ST**  
**COLUMBUS OH 43205**  
[To change mailing information ONLY - Click Here](#)

### Legal Description

1603 MYRTLE AVE  
 WALDON  
 LOT 205

### Most Recent Transfer

Sale Amount

\$85,000

Date of Transfer

05/01/2006

[Conveyance Type](#)

GW

Conveyance Number

9300

Number of Parcels

1

### Tax Year 2010

Annual Taxes

\$594.32

Taxes Paid

\$0.00

### Current Value

	Market	Taxable
Land	\$10,100	\$3,540
Improvements	\$19,700	\$6,900
Total	\$29,800	\$10,440
Cauv	0	0

### Building Data

Year Built	1913	Total Sq Footage	1,318
Total Rooms	6	Bedrooms	3
Full Baths	2	Half Baths	0

### 2010 Tax Status

Land Use	[510] ONE-FAMILY DWELLING		
Tax District	<a href="#">[010] CITY OF COLUMBUS</a>		
School District	[2503] COLUMBUS CSD		
Neighborhood	04000		
Board of Revision	NO	CDQ	2007
<a href="#">Homestead Exemption</a>	NO	<a href="#">Owner Occupied Reduction (2.5%)</a>	NO



[Auditor Home](#)

[Real Estate Home](#)

[Search](#)

[Specialty Maps](#)

[Auditor Services](#)

[Contact Us](#)

[On-Line Tools](#)

# Photo

## Parcel Info

Parcel ID	Map Routing Number	Owner	Location
010-059582-00	010-M055 -068-00	<a href="#">MOSS VERONICA</a>	1603 MYRTLE AV

[Summary](#)

[Property Profile](#)

[Land](#)

[Building](#)

[Improvements](#)

[MAP\(GIS\)](#)

[Sketch](#)

[Photo](#)

[Transfer History](#)

[2010 BOR](#)

[Area Sales Activity](#)

[Area Rentals](#)

[Tax/Payment Info](#)

[Current Levy Info](#)

[Assessment Payoff](#)

[Tax Distribution](#)

[Levy Distribution](#)

[Rental Contact](#)

Property Photograph for 010-059582-00 Clarence E. Mingo II, Franklin County Auditor



# Does Veronica Moss own other real property in Franklin County?

By clicking on Veronica Moss' name on the Auditor's site, all properties she owns will be listed.

[Auditor Home](#)

[Real Estate Home](#)

[Search](#)

[Specialty Maps](#)

[Auditor Services](#)

[Contact Us](#)

[On-Line Tools](#)

## Search Results

Click on the Parcel ID to view the details for that property

2 entries were found		Displaying entries 1 through 2	
Parcel	Address	Owner	Legal
<a href="#">010-021596</a>	1104-106 MILLER AV	MOSS VERONICA	1104 MILLER AVE 47.5X114.5FT S W
<a href="#">010-059582</a>	1603 MYRTLE AV	MOSS VERONICA	1603 MYRTLE AVE WALDON

# 1104-1106 Miller Ave.

## Parcel Info

Parcel ID	Map Routing Number	Owner	Location
010-021596-00	010-J042 -047-00	<u>MOSS VERONICA</u>	1104-106 MILLER AV

### Summary

### Property Profile

### Land

### Building

### Improvements

### MAP(GIS)

### Sketch

### Photo

### Transfer History

### 2010 BOR

### Area Sales Activity

### Area Rentals

### Tax/Payment Info

### Current Levy Info

### Assessment Payoff

### Tax Distribution

### Levy Distribution

### Rental Contact

### Tax Estimator

### Property Reports

### Owner Information

Owner	<b>MOSS VERONICA</b> 823 WALLINGER DR GALLOWAY OH 43119 <a href="#">If the address above is incorrect - Click Here</a>
Tax Bill Mailing Info	VERONICA MOSS 1104 MILLER AVE COLUMBUS OH 43206 <a href="#">To change mailing information ONLY - Click Here</a>

### Legal Description

1104 MILLER AVE  
 47.5X114.5FT S W  
 COR & 5.5X20.5 FT

### Most Recent Transfer

Sale Amount	\$99,000
Date of Transfer	11/02/2006
<a href="#">Conveyance Type</a>	GW
Conveyance Number	27771
Number of Parcels	1

### Tax Year 2010

Annual Taxes	\$1,757.36	Taxes Paid	\$0.00
--------------	------------	------------	--------

### Current Value

	Market	Taxable
Land	\$13,400	\$4,690
Improvements	\$74,800	\$26,180
Total	\$88,200	\$30,870
Cauv	0	0

### Building Data

Year Built	1924	Total Sq Footage	2,352
Total Rooms	12	Bedrooms	6
Full Baths	2	Half Baths	0

### 2010 Tax Status

Land Use	[520] TWO-FAMILY DWELLING		
Tax District	<a href="#">[010] CITY OF COLUMBUS</a>		
School District	[2503] COLUMBUS CSD		
Neighborhood	01500		
Board of Revision	NO	CDQ	2009
<a href="#">Homestead Exemption</a>	NO	<a href="#">Owner Occupied Reduction (2.5%)</a>	NO

NEW!

# Who owns the home where Veronica Moss is listed as living?

- William Righter is listed as the current owner and occupant of 823 Wallinger Dr.
- In looking at the transfer history, it is discovered that he acquired the property through a Sheriff's sale.
- This property was foreclosed upon by Veronica Moss' mortgagee.
- It is likely that Veronica Moss no longer lives at 823 Wallinger Dr. even though one public record source indicates she does.

# Is there a mortgage on the property?

- The Franklin County Recorder's web site gives the public access to all deeds and mortgages on properties
- <http://www.franklincountyohio.gov/recorder/>



## Franklin County Recorder

### Web Services Simple Search Menu

Last Name/Organization:

First Name:

Recorded On/After: Jan 2 1914

Recorded On/Before: Jul 30 2011



➤ Veronica Moss took out a mortgage for 1603 Myrtle Ave. in 2006 for \$70,750 with Equifirst Corporation.

➤ The mortgage has been assigned five times.

➤ The current mortgagee is Advantage Property Ventures, LP.

# What other properties has Veronica Moss owned?

- The Franklin County Recorder's site also allows you to find out how many properties a person has owned in the past.
- Thus, we learn that Veronica Moss acquired title to six properties in Franklin County from 2000 to 2006.

823 Wallinger Drive

1096-1098 Miller Avenue

1607 Myrtle Avenue

1603 Myrtle Avenue

1493 Hazelwood Place

1104-1106 Miller Avenue

- However, as we recall, the Auditor's web site lists Veronica Moss as the owner of record for only two properties.

# Is a property the subject of foreclosure proceedings?

- Foreclosures can be found on the Franklin County Clerk of Court's web site Case Information Online
- <http://fcdcfcs.co.franklin.oh.us/CaseInformationOnline>

Appeals: 373 S. High St., 23rd Fl. (614) 525 - 3624  
Civil: 345 S. High St., 1st Fl. (614) 525 - 3621  
Criminal: 345 S. High St., 1st Fl. (614) 525 - 3650  
Domestic: 373 S. High St., 4th Fl. (614) 525 - 4410  
Juvenile: 373 S. High St. 4th Fl. (614) 525 - 4411  
Juvenile Traffic: 399 S. Front St. 1st Fl. (614) 525 - 5279



[Home](#) **Case Information Online** [Court Schedule](#)

Last Name:  First Name:  Middle Init:  Court:  Case:

[Advanced Search](#)

## Welcome to Case Information Online

Please enter your search criteria above.

If searching by name, you may enter the Last Name only. The search results can be further narrowed by also entering the "First Name" and "Middle Initial". You may also select the court, if known, or select "All". If searching by Case, enter the case number in the following format: 03 CV 007795

03 is the year the case was filed (2003), and

CV indicates a Civil case.

007795 is the sequence number of the case.

Case styles are identified as follows:

# CIVIL CASE DETAIL

Previous Case

Next Case

CASE NUMBER	TYPE of CASE	STATUS	DATE FILED
07 CV 013079	FORECLOSURES	CLOSED	09/28/2007

JUDGE	COURTROOM
DANIEL T HOGAN	COURTROOM 7B 345 SOUTH HIGH STREET 7TH FLOOR COLUMBUS, OH 43215

### PLAINTIFF(S)

Name	Attorney
US BANK NATIONAL ASSOCIATION TRUSTEE	TINA R EDMONDSON

### DEFENDANT(S)

Name	Attorney
VERONICA MOSS	NO ATTORNEY ON RECORD
JOHN DOE NAME UNK SPOUSEVERONICA MOSS	NO ATTORNEY ON RECORD
JIM DOE NAME UNK OCCUPANT 1603 MYRTLE A VE	NO ATTORNEY ON RECORD
BRIGHT MORTGAGE COMPANY	NO ATTORNEY ON RECORD
FRANKLIN COUNTY TREASURER	ADRIA L FIELDS
UNKNOWN SUCCESSORS BRIGHT MORTGAGE COMP AN	NO ATTORNEY ON RECORD

### CASE SCHEDULE

Date	Description
09/28/07	CASE FILED
*****	INITIAL STATUS CONFERENCE
02/15/08	INITIAL JOINT DISCLOSURE OF ALL WITNESSES
04/11/08	SUPPLEMENTAL JOINT DISCLOSURE OF ALL WITNESSES
04/25/08	TRIAL CONFIRMATION DATE
07/04/08	DISPOSITIVE MOTIONS
07/10/08	DISCOVERY CUT OFF

- A foreclosure action was initiated by U.S. Bank National Association Trustee against Veronica Moss in 2007.
- The case is closed and the Sheriff's sale was withdrawn...likely meaning that the mortgagee determined that the property was valueless and it no longer needed to proceed with the foreclosure.
- From the Recorder's web site we learn that this particular mortgage has been assigned to a different mortgagee four other times since the initial foreclosure action was closed.

# Is the property part of a bankruptcy proceeding?

- Bankruptcies are filed in Federal Courts and all bankruptcy public records can be accessed at [www.pacer.gov](http://www.pacer.gov)

[Manage My PACER Account](#) | [Manage My Appellate Filer Account](#) | [Case Search Sign In](#)



[HOME](#)

[REGISTER](#)

[FIND A CASE](#)

[E-FILE](#)

[QUICK LINKS](#)

[HELP](#)

[CONTACT US](#)

[RSS](#)

## CASE SEARCH SIGN IN

Your browser must be set to accept cookies in order to login to this site. If your browser is set to accept cookies and you are experiencing problems with the login, delete the stored cookie file in your PC. Close and reopen your browser before trying again.

### Login

PACER Login:

Password:

Client Code:

[Need an account?](#) | [Forgot your password?](#)

**NOTICE:** This is a restricted government web site for official PACER use only. Unauthorized entry is prohibited and subject to prosecution under Title 18 of the U.S. Code. All activities and access attempts are logged.

Veronica Moss filed for bankruptcy in 1997 and 2007.

Of the six properties Veronica Moss acquired in 2006 before filing for bankruptcy, she lost four through foreclosure.

- ❖ 823 Wallinger Dr.
- ❖ 1607 Myrtle Ave.
- ❖ 1096-1098 Miller Ave.
- ❖ 1493 Hazelwood Pl.

1603 Myrtle Avenue was included in the 2007 bankruptcy.

Her debts were discharged in 2008 and 1603 Myrtle Avenue was abandoned by the bankruptcy trustee because it had no value.

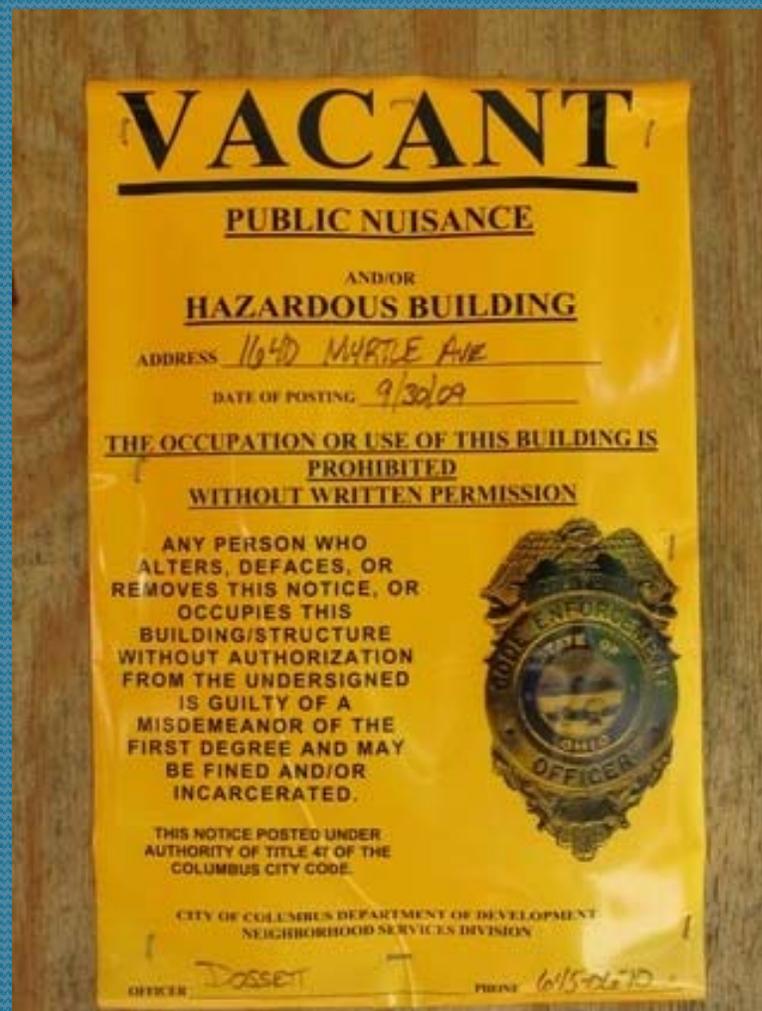
# Has Veronica Moss ever been a defendant in an environmental case?

Environmental cases can be found on the Franklin County Municipal Clerk of Court's website.

<http://fcmcclerk.com/case>

EVH and ERB are civil and criminal environmental cases.

Veronica Moss has an active civil environmental case on her Miller Avenue property and a closed criminal case (2007 ERB 071850) where she was found guilty of violating Housing Code 4509.01.



## Can We Find Veronica Moss?

By clicking on the environmental cases, it is possible that a current address for Veronica Moss may be listed.

010 EVH 60256 shows Veronica Moss signed for certified mail at 489 Gilbert Street, Columbus, OH 43205.

Going back to the auditor's web site, it lists Golden Branch LLC as the owner of 483-493 Gilbert Street. It is possible Veronica Moss is renting a unit at this address.

Our office sent a certified letter to Veronica Moss at 489 Gilbert. It was returned with a forwarding address. A second certified letter was sent to the new address. No response was received. An email also was sent to a work email address that was

# Once located and served, does the owner comply?

**If YES**

Nuisance is abated and the order is complied

**If NO**

The City Attorney reviews the case and files to get compliance

**Criminal**

Conviction and

**Civil**

Injunction and



# Limited Liability Companies

Limited Liability Company (LLC) is a business structure allowed by state statute. LLCs are popular because, similar to a corporation, owners have limited personal liability for the debts and actions of the LLC. Other features of LLCs are more like a partnership, providing management flexibility and the benefit of pass-through taxation.

Owners of an LLC are called members. Since most states do not restrict membership, members may include individuals, corporations, other LLCs and foreign entities. There is no maximum number of members. Most states also permit “single member” LLCs, those having only one owner.

A few types of businesses generally cannot be LLCs, such as banks and insurance companies. Check your state’s requirements and the federal tax regulations for further information. There are special rules for foreign LLCs.

A photograph of a residential street. In the foreground, a large, leafy green tree stands on the left side of the frame. Behind it, a two-story house with light-colored siding is visible. To the right, another house with a brick wall is partially seen. The street is paved and runs horizontally across the bottom of the image. The sky is bright and clear.

# **Start Linden, LLC**

1603 Myrtle and 1607 Myrtle are adjacent parcels.

As we recall, Veronica Moss acquired 1607 Myrtle in 2006.

She lost this property through foreclosure in 2008.

**Start Linden**, an out-of-state LLC, acquired the property through Sheriff's sale for \$8,000 in 2009.

According to the Auditor's web site, Start Linden—which is operated out of Tacoma, Washington—owns a total of 10 properties in Columbus

The Ohio Secretary of State's website provides public access to business filings for artificial entities

<http://www.sos.state.oh.us/>

General Information

Business Search

UCC Search

Trade Mark / Service Mark Search

Prepayment Accounts

Help

## Corporation Details

### Corporation Details

Entity Number	1823853	
Business Name	START LINDEN LLC	
Filing Type	DOMESTIC LIMITED LIABILITY COMPANY	
Status	Active	
Original Filing Date	12/11/2008	
Expiry Date		
Location:	County:	State:

### Agent / Registrant Information

LUKE LUMSDEN  
119 SAINT MICHELLE STREET  
WORTHINGTON, OH 43085  
Effective Date: 12/11/2008  
Contact Status: Active

### Incorporator Information

CHRISTINE S. ROWAN  
KAREN L. COCHRANE

# Search Results

Click on the Parcel ID to view the details for that property

were found		Displaying entries 1 through 10	
Parcel	Address	Owner	Legal
<a href="#">5</a>	1377 GENESSEE AV	START LINDEN LLC	1377 GENESSEE LINDEN
<a href="#">3</a>	1415 GENESSEE AV	START LINDEN LLC	1415 GENESSEE AVE LINDEN
<a href="#">4</a>	GENESSEE AV	START LINDEN LLC	GENESSEE AVE LINDEN
<a href="#">8</a>	1607 MYRTLE AV	START LINDEN LLC	1607 MYRTLE AVE WALDON
<a href="#">2</a>	1482 E KENMORE RD	START LINDEN LLC	1482 KENMORE RD MAPLE VIEW
<a href="#">4</a>	2342 LINDEN AV	START LINDEN LLC	LINDEN AVE NW LINDEN
<a href="#">5</a>	983 TWENTIETH AV	START LINDEN LLC	983 20TH AVE 30FT W SIDE 90&20FT ES 89
<a href="#">3</a>	1425 KOHR PL	START LINDEN LLC	1425 KOHR PLACE HUDSON MANOR
<a href="#">8</a>	1143 TWENTY SECOND AV	START LINDEN LLC	22ND AVE LINMOOR

Address	Code Orders Issued	Date of Order	Order Complied?	Purchase Date	Taxes Last Paid	Balance Due
Mississippi Ave.	High Grass	5/16/11	7/18/11	5/28/2009	5/19/2009	\$3,551.14
Mississippi Ave.	High Grass Secure Building	5/16/11 5/19/11	5/31/11 EBA secured 5/20/11	5/14/2009	1/20/2009	\$2,893.57
Mississippi	High Grass	5/16/11	5/31/11	5/14/2009	6/25/2009	\$433.25
Myrtle Ave.	Secure Building High Grass Multiple Violations	1/4/11 & 6/9/11 6/9/11 7/8/11	1/31/11 & 6/10/11 6/27/11 Order Active	3/5/2009	7/7/2009	\$452.23
Wenmore Rd	Secure Building	6/9/11	6/10/11	3/6/2009	7/7/2009	\$463.54
Wenden Ave.	No Violations Found			12/18/2009	6/29/2009	\$1,913.83
Wentieth Ave.	No Violations Found			1/16/2009	6/25/2009	\$842.73
Wright Place	Secure Building Disrepair	8/29/11 9/22/11	9/8/11 Order Active	5/14/2009	7/8/2009	\$3,164.47
2nd Ave	High Grass	7/15/11	Cut by City 8/12/11	4/28/2009	7/7/2009	\$2,978.89



# 1650 Myrtle Ave.

➤ Records indicate that 1650 Myrtle Ave. is owned by Sun Investment Services, LLC.

➤ Sun Investments was a Florida-based LLC that acquired 1650 Myrtle Ave. in 2009.

➤ A search on the Florida Department of State web site indicates that there was a voluntary dissolution of Sun Investment Services effective December 31, 2010.

➤ No individual can be identified to hold

# 1610 Myrtle Ave.

[Real Estate Home](#)  
 [Search](#)  
 [Specialty Maps](#)  
 [Auditor Services](#)  
 [Contact Us](#)  
 [On-Line Tools](#)

## Summary

Parcel ID: 010-059403-00     
 Map Routing Number: 010-M055-143-00     
 Owner: [HAGWOOD JACKIE D](#)     
 Location: 1610 MYRTLE AV

### Owner Information

Owner	HAGWOOD JACKIE D <a href="#">If the address above is incorrect - Click Here</a>
Tax Bill Mailing Info	JACKIE HAGWOOD 1035 WOODLAND AVE COLUMBUS OH 43219 <a href="#">To change mailing information ONLY - Click Here</a>

### Current Value

	Market	Taxable
Land	\$10,400	\$3,640
Improvements	\$13,200	\$4,620
Total	\$23,600	\$8,260
Cauv	0	0

### Legal Description

1610 MYRTLE AVE  
 WALDON  
 LOT 125

### Building Data

Year Built	1915	Total Sq Footage	984
Total Rooms	5	Bedrooms	2
Full Baths	1	Half Baths	0

### Most Recent Transfer

Sale Amount	\$4,900
Date of Transfer	05/29/2008
<a href="#">Conveyance Type</a>	LW
Conveyance Number	9250
Number of Parcels	1

### 2010 Tax Status

Land Use	[510] ONE-FAMILY DWELLING
Tax District	<a href="#">[010] CITY OF COLUMBUS</a>
School District	[2503] COLUMBUS CSD
Neighborhood	04000

### Tax Year 2010

# Google search for "Jackie Hagwood"

## Pickup Sought In Fatal Shooting, Fire

January 29, 2009 11:39 AM  
: Friday January 30, 2009 7:08 AM

aid Thursday that they were searching for a connection with a fatal shooting that occurred ty's northeast side.

ers were called to a blaze Wednesday morning e on Devonshire Road. After entering the efighters found the body of Jackie Hagwood, ews reported.

aid that Hagwood, 44, had been shot to death fire was set to cover up the shooting.



ators have yet to name a suspect or a motive in the slaying, but detectives said they were g for a green 1990 Dodge pickup in connection with the case.

up had a broken tail light and had dealer license plate number 4-4454, police said.

with information about the pickup was asked to call Columbus police.

# What if the owner is deceased?

The Franklin County Probate Court provides public record information regarding estates.

If the owner is deceased, the Probate Court records determine if the estate has been probated.

<http://www.franklincountyohio.gov/probate/>

In the case of Jackie Hagwood, it was found that there were filings in Probate Court to determine heirship, but his estate, including property on Myrtle, was not probated.

 **Robert G. Montgomery, Judge**

 **Franklin County Probate Court**

---

Detail for Case Number: 536700 A

Civil Action Case (DETERMINE HEIRSHIP)

---

Case Number / Suffix	536700 A
Case Name	HAGWOOD, JACKIE D.
Case Type	CIVIL ACTION
Case Subtype	DETERMINE HEIRSHIP
AKA	N/A
Related Case/Sfx (1)	536700
Related Case/Sfx (2)	
Related Case/Sfx (3)	
Related Case/Sfx (4)	
Bond Amount	N/A

- If the estate is being probated, the estate is responsible for maintaining the property.



# Again, what is the goal?

➤ To ABATE the NUISANCE!

➤ However, we see that achieving that goal can be complicated by trying to find the legal owner and understanding the history of the property.

➤ Once the owner is found and all the public information is gathered, actually getting the nuisance abated can be another challenge and can lead to protracted legal proceedings if the owner is uncooperative or unresponsive.

# Restoration Partnership

*Actively involving area  
businesses in returning tax  
delinquent property to productive  
use through the use of private  
resources, not government  
resources.*



# Restoration Partnership Plan

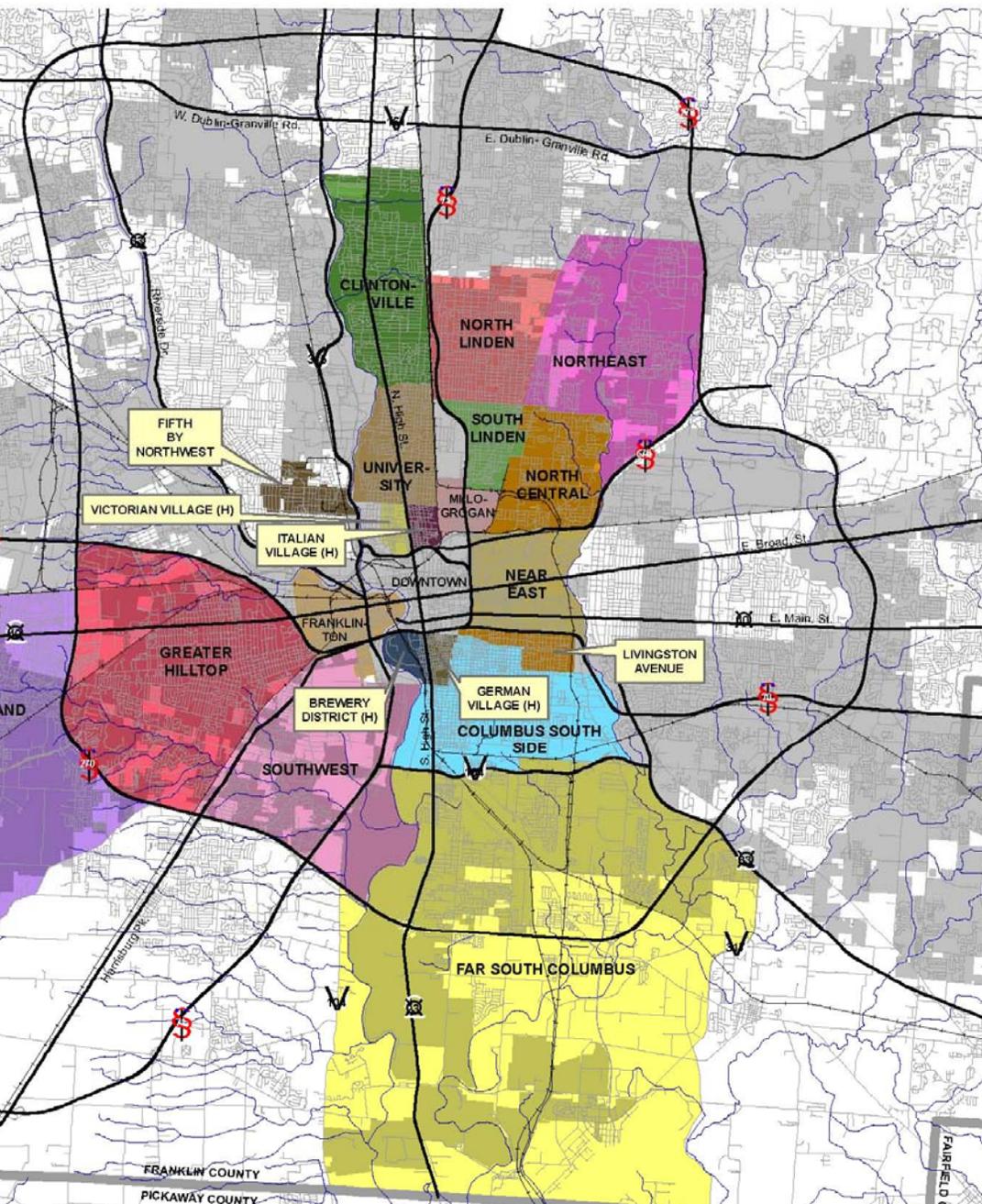
Identify all tax delinquent properties by area commission boundaries.

Publish on the Land Bank's portion of the City's website this information organized by area commissions.

Publicize to the public, through area commissions' efforts, that if anyone can come up with a viable plan to return any listed tax delinquent property to a productive use, the City will acquire the property through a tax foreclosure sale and deed the property to the private entity for the price of the costs associated with the foreclosure process.

An ordinance enacted by City Council would be required. The ordinance would permit the grantee to a course of action that if not completed, would cause the property to revert to the City. The Department of Development will develop the standards that must be met by the entity seeking the tax delinquent property.

Area commission involvement is key. Area commissioners should have a sense of their neighborhoods, and a sense of what has value and who has the interest in developing that value with private resources.



5th by Northwest

Clintonville

Columbus Southside

Far East Columbus

Far South Columbus

Franklinton

Greater Hilltop

Livingston Avenue

Milo Grogan

Near East

North Central

North Linden

Northeast

South Linden

Southwest

University

Westland

Northland Community

Council

Northwest Civic

as of Oct 29, 2011:  
35 Vacant Structures  
4 in Poor Condition

