

RESOLUTION NO. 2025- 155

WHEREAS, the City Council of the City of Phenix City, Alabama, has been informed by the Building Official of the City that a substandard structure located at 1010 12th Avenue, Phenix City, Alabama, was in need of demolition or removal; and

WHEREAS, the City of Phenix City, Alabama, has solicited sealed bids as required by Alabama Law, and the apparent low bidder meeting the specifications required for the demolition of the substandard structure was J & J Land Development, Inc., the bid and dumping fees being \$3,100.00 and the demolition and final inspection being completed on the 18th day of July 2025; and

WHEREAS, the City is required by Law to give notice by certified or registered mail to the person last assessed for ad valorem taxes before the final fixing of costs and a copy of the Resolution is to be published in The Citizen of East Alabama, a newspaper of local and general publication in Russell County, Alabama; and

WHEREAS, the Building Official of the City of Phenix City, Alabama was authorized to proceed with the demolition and/or removal of the substandard structure with the apparent low bidder at the approved bid price.

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

1. That the City Clerk give notice by certified or registered mail to the person last assessed for ad valorem taxes and a copy of this Resolution be published in The Citizen of East Alabama newspaper one time before the final fixing of costs and establishment of a special assessment upon the property as required by law.

2. That the date for fixing of costs before the City Council shall be September 3, 2025 at 9:00 AM in the Council Chambers.

3. That at such public hearing any person interested in this property as well as the person last assessed for ad valorem taxes should appear and give reason, if any, why the City Council should not establish a special assessment upon the property for the cost of the demolition or removal of the substandard structure which the owner of the property had either failed or refused to do after it had become a public danger or health hazard.

4. The sum of \$3,100.00 shall be levied against the property located at 1010 12th Avenue, Phenix City, Alabama as a special assessment and shall constitute a lien against the property to be collected through the Revenue Commissioner's Office for Russell County, Alabama. The Council notes that the parcel identification number of said property is 05-05-15-4-401-006.000.

5. That the property owners as shown on the tax records of Russell County, Alabama is GREV, LLC C/O House Buyers of America Inc, 8609 Westwood Center Dr, Suite 110, Tysons Corner, VA 22182.

PUBLIC NOTICE


Notice is hereby given that the City Council of the City of Phenix City, Alabama, will meet on September 3, 2025 at 9:00 AM EDT in the Council Chambers, 1111 Broad Street to consider the fixing of costs incurred by the City of Phenix City for the demolition and/or removal of a substandard building or structure located at 1010 12th Avenue, Phenix City, Alabama.

LEGAL DESCRIPTION

That the legal description of the property is as follows: 1 Dwelling located in Section 15 Township 17N Range 30E, Phenix City, Alabama, and being more particularly described as parcel 05-05-15-4-401-006.000 according to the records of the Revenue Commissioner, 1000 Broad Street, Phenix City, Alabama 36867.

Any person, firm or corporation having any interest in the above described property should appear before Council at the aforementioned time and place if they have any objections as to why the fixing of costs for the removal of the substandard building or structure should not be assessed as a lien against the property taxes upon which the substandard building or structure was located.


This 5th day of August, 2025.


MAYOR









MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

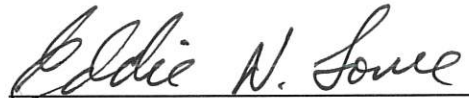
ATTEST:


CITY CLERK

PUBLISH ON: August 14, 2025

PUBLIC HEARING: September 3, 2025

PASSED, APPROVED AND ADOPTED this 5th day of August, 2025.


MAYOR









MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:


CITY CLERK

RESOLUTION NO. 2025 - _____

WHEREAS, the City Council of the City of Phenix City, Alabama, was requested by the Building Official of the City to authorize demolition and removal of a substandard structure located at 1010 12th Avenue, Phenix City, Alabama; and

WHEREAS, the City Council on the 3rd day of June 2025, by Resolution No. 2025-99 approved the apparent low bid to demolish and/or remove said substandard structure; and

WHEREAS, the City has given notice by certified or registered mail to the person last assessed for ad valorem taxes and a notice has been published in The Citizen of East Alabama, a local newspaper of general circulation, at least 15 days before this final hearing for the fixing of costs; and

WHEREAS, after giving all interested parties an opportunity at this public hearing to address Council on this the 3rd Day of September on the issue of the fixing of costs in this case, the City Council believes the fixing of costs have been determined and that they should be assessed against the substandard structure named above and recorded in the Probate Office to protect the interest of the City.

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

1. That the final cost in the removal of the substandard structure located at 1010 12th Avenue, Phenix City, Alabama is set at \$3,100.00. The final inspection date was July 18th, 2025.

2. That the City Clerk file a certified copy of this Resolution with the Probate Judge of Russell County, Alabama, to establish a special assessment that shall constitute a lien of Phenix City, Alabama, upon the property that shall be collected through the Revenue Commissioner's Office for Russell County, Alabama.

3. That the legal description of the property is as follows: 1 Dwelling located in Section 15 Township 17N Range 30E, Phenix City, Alabama, and being more particularly described as parcel 05-05-15-4-401-006.000 according to the records of the Revenue Commissioner, 1000 Broad Street, Phenix City, Alabama 36867.

4. That the property owner as shown on the tax records of Russell County, Alabama is GREV, LLC C/O House Buyers of America Inc, 8609 Westwood Center Dr, Suite 110, Tysons Corner, VA 22182.

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2025.

MAYOR

MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:

CITY CLERK



PHENIX CITY

Alabama

BUILDING DEPARTMENT

1119 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2740 | Fx: 334-448-2742 | phenixcityal.gov

DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
RAY ROGERS, Chief Building Official

MEMORANDUM

To: Wallace Hunter, City Manager 

From: Ray Rogers, Chief Building Official 

Date: July 25, 2025

RE: Resolution Notice of Cost, Public Hearing Document, and Resolution Establishing Lien

The bid, award, and demolition of the following property has been concluded and the Resolution giving Notice of Cost, Public Hearing Document, and the Resolution Establishing a Lien on the following properties are ready for Council's consideration:

- 1010 12th Avenue, Phenix City, AL
- 1008 12th Avenue, Phenix City, AL
- 1220 8th Street, Phenix City, AL
- 531 6th Place, Phenix City, AL

Upon your approval, please forward the attached Resolutions to the City Clerk to be placed on the next available Council Agenda.



NATALIE KIRKLAND
RUSSELL COUNTY REVENUE COMMISSION
ASSESSMENT RECORD - 2025

1000 BROAD STREET
PHENIX CITY AL 36867
Tel: (334) 298-6922
Printed On: 7/28/2025

PARCEL: 05 05 15 4 401 006.000 [FY]
CORPORATION: I
OWNER: GREV LLC
C/O HOUSE BUYERS OF AMERICA INC
ADDRESS: 8609 WESTWOOD CENTER DR
STE 110
TYSONS CORNER, VA 22182
EXEMPT CODE: []
OVER 65 CODE: []
PROP. CLASS: 2 []
OVR ASD VALUE: []
MUN CODE: 02 PHENIX CITY
DISABILITY CODE: EXM OVERRIDE AMT: \$0
SCHOOL DIST: 02 HS YEAR: 0
CLMNT:

LAND VALUE 10% \$0
LAND VALUE 20% \$4,000
CU VALUE [DEACTIVATED] \$0
LV 10% WITH CU [DEACTIVATED] \$0

CLASS 2
BLDG 1 111 \$17,600

CLASS 3

TOTAL MARKET VALUE: \$21,600

CLASS USE 0
FOREST ACRES: 0
LAND USE CODE: 0
PREV. YEAR VALUE: \$20,600
NBH: 0003EAST
PARENT PARCEL:
REMARKS:
Last Modified: 4/12/2024 3:28:09 AM LETTERS
DEMOLITION FEE FIRE FEE WEED FEE

Assessment Override:
MARKET VALUE:
CU VALUE:
PENALTY:
ASSESSED VALUE:

ACT 2024-344 7% CAP:

STATUS: APPLIED

ASSD. VALUE: \$4,320 % CHANGE: 4.85

OVERRIDE: NO

Property Address: 1010 12TH AVE PHENIX CITY AL
Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO : 0000115790

Sort Code : 0000115790

ASSESSMENT/TAX

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	02	\$4,320	\$28.08	\$0	\$0.00	\$28.08
COUNTY	2	02	\$4,320	\$51.84	\$0	\$0.00	\$51.84
SCHOOL	2	02	\$4,320	\$19.44	\$0	\$0.00	\$19.44
DIST SCHOOL	2	02	\$4,320	\$103.68	\$0	\$0.00	\$103.68
CITY	2	02	\$4,320	\$51.84	\$0	\$0.00	\$51.84
FOREST	2	02	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$4,320.00 (\$4,320.00)

TAXABLE VALUE: \$21,600.00

EXMT. TAX: \$0.00

TOTAL MILLAGE: 59

\$254.88

ESTIMATED TOTAL:

\$254.88

INSTRUMENTS

INST NUMBER	DATE
1543-155	2/21/2023
000833-000075	08/19/1996

SALE DATE	SALE PRICE
5/6/2025	\$1,500
2/21/2023	\$15,100

SALES INFORMATION

SALE TYPE	RATIOABLE	BOOK:1606 PAGE:51
Land & Building	NO D - 2	
Land & Building	YES D - 1	BOOK:1543 PAGE:155

LEGAL DESCRIPTION

MAP NUMBER: CODE1: 009999 CODE2:
SUB DIVISON1: N/A
SUB DIVISON2:

MAP BOOK: 000833 PAGE: 000075
MAP BOOK: PAGE:

PRIMARY LOT: 1
SECONDARY LOT: PRIMARY BLOCK: 270
SECONDARY BLOCK:

SECTION1	TOWNSHIP1	RANGE1
15	17N	30E
SECTION2	TOWNSHIP2	RANGE2
SECTION3	TOWNSHIP3	RANGE3
SECTION4	TOWNSHIP4	RANGE4
LOT DIM1 0.00	LOT DIM2 0.00	ACRES 0.000
		SQ FT 0.000

METES AND BOUNDS:
REMARKS: LOT 19 BLK 272 PCTM1 DWELLING
1010 12TH AVE ***1 DWELLING

Ownership Changes:

Eff. Date	Tax Year	Entity Name.	Assmt Class	Exempt Code	Mailing Address	
5/6/2025	2026	FY HOUSE BUYERS OF AMERICA INC	2		8609 WESTWOOD CENTER DR, STE 110, TYSONS CORNER VA - 22182	<u>1606-51</u>
2/21/2023	2024	GREV LLC	2		567 LEE RD 53 APT 3, AUBURN AL - 36832	<u>1543-155</u>

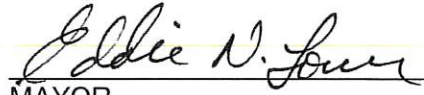
RESOLUTION NO. 2024 - 258

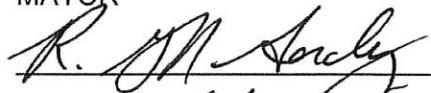
WHEREAS, the City of Phenix City has declared the property located at 1010 12th Avenue, Phenix City, Alabama to be a public nuisance, in accordance with Alabama State Law, Section 11-53A-1.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Phenix City, Alabama, that the Housing Abatement Board is hereby authorized and directed to take the necessary action to demolish, remove and clear all building materials, trash and debris from property and to have the lot cleared at 1010 12th Avenue, Phenix City, Alabama.

BE IT FURTHER RESOLVED, that the cost of demolition by the City of Phenix City, Alabama shall be assessed against the property taxes.

PASSED, APPROVED AND ADOPTED this 17th day of December, 2024.


MAYOR









MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:


CITY CLERK

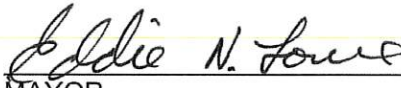
RESOLUTION NO. 2025 - 99

WHEREAS, the City of Phenix City has solicited bids for the demolition of structure as required by the Alabama bid law; and

WHEREAS, the apparent low bidder meeting the specifications required for the demolition of the structure located at 1010 12th Avenue which was from J & J Land Development, Inc., in the amount of \$3,100.00 with dumping fees; said bid having met all specifications as required.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Phenix City, Alabama, does hereby accept the bid from J & J Land Development, Inc., for the demolition of the structure located at 1010 12th Avenue in the amount of \$3,100.00.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2025.


MAYOR










MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:


CITY CLERK

Opening Date: May 27, 2025 at 10:00 AM EST

Approval

Department Representative