



City of Frankfort  
 PLANNING & COMMUNITY  
 DEVELOPMENT  
 315 West 2<sup>nd</sup> Street  
 Frankfort, KY 40601  
 Phone: (502) 352-2094  
 www.frankfort.ky.gov/planning

Address of Property  
602 S Lime Street  
 Date  
2/24/2023

## NEGLECTED PROPERTY DEVELOPMENT INITIATIVE Eligible Property Application

Address of Property: 602 S. Lime Street

Property Owner Name & Mailing Address: Gypsy Wilhoite estate c/o Rachel D Ward  
314 Bluebird Lane Frankfort, KY 40601

PVA Map No.: 074-21-05-014.00

PVA Assessment Value: \$ 41,000  
 Land Value: \$ 6,000                       Improvement Value: \$ 35,000

Size of Lot: 50x114                      Number & Size of Structures: 1                      875 sq. ft.

Zoning of Property: RL                      Last Known Use: SFD

**Lien Type:**

- Code Enforcement Liens - \$ Need to file \$900 boarding bill
  - Years Liens Filed: \_\_\_\_\_
- Property Tax Liens - \$ \_\_\_\_\_
  - Years Delinquent: \_\_\_\_\_

**Please check all that apply:**

- The property is a vacant unimproved lot.
  - Years Vacant: \_\_\_\_\_
- Has outstanding code violations of a nature to consider the property a "Dangerous Structure or Premises" as defined in Section 107.1.5 of the City Nuisance Code.
  - Please Specify: \_\_\_\_\_
- The property is listed on the City Abandoned Property List per Chapter 100 of the City Code of Ordinances.
  - Years Listed: 2020 →
- The property has proposed or pending foreclosure actions by parties other than the City.
  - Other Party & Reason: \_\_\_\_\_

**Code Enforcement Case History**

*On the following page, please list code enforcement history including date, type of violation, Code Enforcement Board history (if applicable), District Court history (if applicable), outcome, and any other relevant information.*





**Case #:** 17319

**Case Date:** 07/28/20

**Description:** Staff Complaint

**Site Location:** 602 South Lime Street

**Unit Number:** 0

**Owner Name:** Gypsy Wilhoite -EST- C/O Rachel D Ward

**Owner Address:** 314 Bluebird Lane

**Address:**

**Owner C/S/Z:** Frankfort, KY 40601

**Telephone:**

**Complainant Name:** Staff/ S. Watson

**Name:**

**Complainant Address:**

**Address:**

**Filer C/S/Z:**

**Complainant Phone:**

**Phone:**

**Status:** Lien Filed

**Sq Feet:** 0

**Old Case Number:**

**Number:**

**Date to Comply:** 02/08/2020

**Comply:**

**Corrective Action:** The property has been CONDEMNED. The building needs to be boarded up by 2/8/2020 unless otherwise specified by City of Frankfort Code Enforcement. If not boarded by 2/8/2020, the City of Frankfort will have a contractor board the property at the owner's expense. (Windows and doors) Once boarded, all violations then need to be completed no later than 2/08/2021.

**Compliance Date:**

**Date:**

**Status:**

**Assigned To:** Michael Marraccini

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
074-21-05-014.00	LIME ST S 602		WILHOITE GYPSY -EST-		RESIDENTIAL

**Activities**

Date	Activity Type	Description	Employee	Status
01/24/2020	Complaint Validity	Per FPB, no utilities since 2017.	Michael Marraccini	Condemned
01/24/2020	Complaint Validity	The property has broken/missing glass in most of the windows and doors. The gutters and fascia boards are in bad need repair/replacement. The interior of the structure is in bad need of repair. The back porch/deck needs to be replaced.	Michael Marraccini	Condemned
02/10/2020	Follow-up	Per reinspection there is no change	Michael Marraccini	
02/10/2020	Other	Email sent to Justin requesting a board up quote for all windows and doors.	Michael Marraccini	Pending

**Violations**

Date	Violation	Description	Notes	Status
01/24/2020	107.1.3 Structure unfit for human occupancy:	A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.	No utilities since 2017.	Valid
01/24/2020	107.2 Closing/boarding/securing of vacant structures:	<p>If the structure is vacant and unfit for human habitation and occupancy or otherwise determined as an abandoned property, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up and secured so as not to be an attractive nuisance or allow further decay from exterior elements. An owner so ordered shall:</p> <p>A) Repair all windows, doors, and any other openings within the exterior walls or roof; or</p> <p>B) Board up all windows by installing cut to fit, half inch minimum thick plywood and painted to match the trim of the structure, secure all doors, and secure all other openings within the exterior walls or roof, owner may also choose to board up the windows and doors with an alternative material obtained through SecureView tm.</p> <p>Upon failure of the owner to secure the premises per option A or B above, within the time specified, which shall not exceed sixty (60) days, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. All other sections of this code remain applicable to closed, vacant structures.</p>		Valid
01/24/2020	107.2.1 Time Limit for secured/boarded structures.	When property is ordered to be closed as specified in 107.2, and the owner or city has chosen option B of 107.2 above, the boarding of such structure shall be limited to not more than 12 consecutive months. All doors, windows and any other openings within the exterior walls or roof shall be properly repaired and the structure shall be inspected for occupancy and determined no longer in violation of Section 107 within the 12 months of being boarded up. Exceptions: 1) owners of such boarded property may request the property be inspected for occupancy and given an additional 6 months (for a total of 18 months from time the structure was secured) when the code inspector has determined		Valid

		that adequate progress has been made to rehab the structure 2) for property that is located within a national or local historic district, owners may request an additional 12 month extension by requesting the property be inspected by a code inspector, submits a written application and fee for an extension of the boarded/secured structure by the Architectural Review Board, and the Architectural Review Board determines the property has been both adequately maintained in a closed/secured manner and adequate progress of either renovations has occurred or the property has been listed with a Realtor and remains listed for sale, then an additional 12 months (for a total 30 months from time the structure was secured) may be granted.		
01/24/2020	109.1 General:	The code official shall order the owner of any property containing any structure, which in the code official's judgment is so deteriorated or dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure within 60 days. Furthermore, if the official determines there has been a cessation of normal construction of any structure for a period of more than 12 months and such structure is determined as dangerous, unsafe, unsanitary, or a public nuisance and otherwise unfit for occupancy, the inspector shall order the owner to raze and remove such uncompleted structure or to board and secure the structure in accordance with Section 107.2. NOTE: Boarding the building up for future repair/construction shall not extend beyond one year and shall follow the requirements of Section 107.		Valid
01/24/2020	304.10 Stair and Walking Surfaces:	Every stair, ramp, balcony, porch, deck or other walking surface shall comply with the provisions of Section FPM-702.9.		Valid
01/24/2020	304.11 Stairways, Decks, Porches, and Balconies:	Every exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Back porch/deck is in bad need of repair.	Valid
01/24/2020	304.14 Windows, Skylights, and Door Frames	Every window, skylight and door frame shall be kept in sound condition, good repair and weather tight	Multiple broken/missing windows	Valid
01/24/2020	304.16 Doors:	All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.		Valid
01/24/2020	304.19 Public Nuisance	no exterior of a structure shall contain a public nuisance.		Valid
01/24/2020	304.3 Street Numbers	Each structure and each unit of a multi-tenant structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. Numbers shall contrast with their background so as to be easily distinguished. All numbers shall be in Arabic numerals at least 3 inches high and 1/2 inch stroke.		Valid
01/24/2020	304.6 Exterior Walls	All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.		Valid
01/24/2020	304.7 Roofs & Drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged directly onto adjacent property or in a manner that creates a public nuisance.	Gutters falling off, fascia boards need to be replaced/repaired.	Valid
01/24/2020	305.1 General	The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or		Valid

more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

01/24/2020 305.2 Structural Members All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. Valid

- A. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- B. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- C. Structures or components thereof that have reached their limit state.

01/24/2020 305.3 Interior Surfaces All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. All interior doors shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacture of the hardware. Valid

**Fees**

Fee	Description	Notes	Amount
Code Enforcement Board Orders			\$900.00
<b>Total</b>			<b>\$900.00</b>

**Uploaded Files**

Date	File Name
03/06/2020	
02/28/2020	
02/28/2020	
02/27/2020	

02/10/2020



01/24/2020



01/24/2020



01/24/2020





01/24/2020



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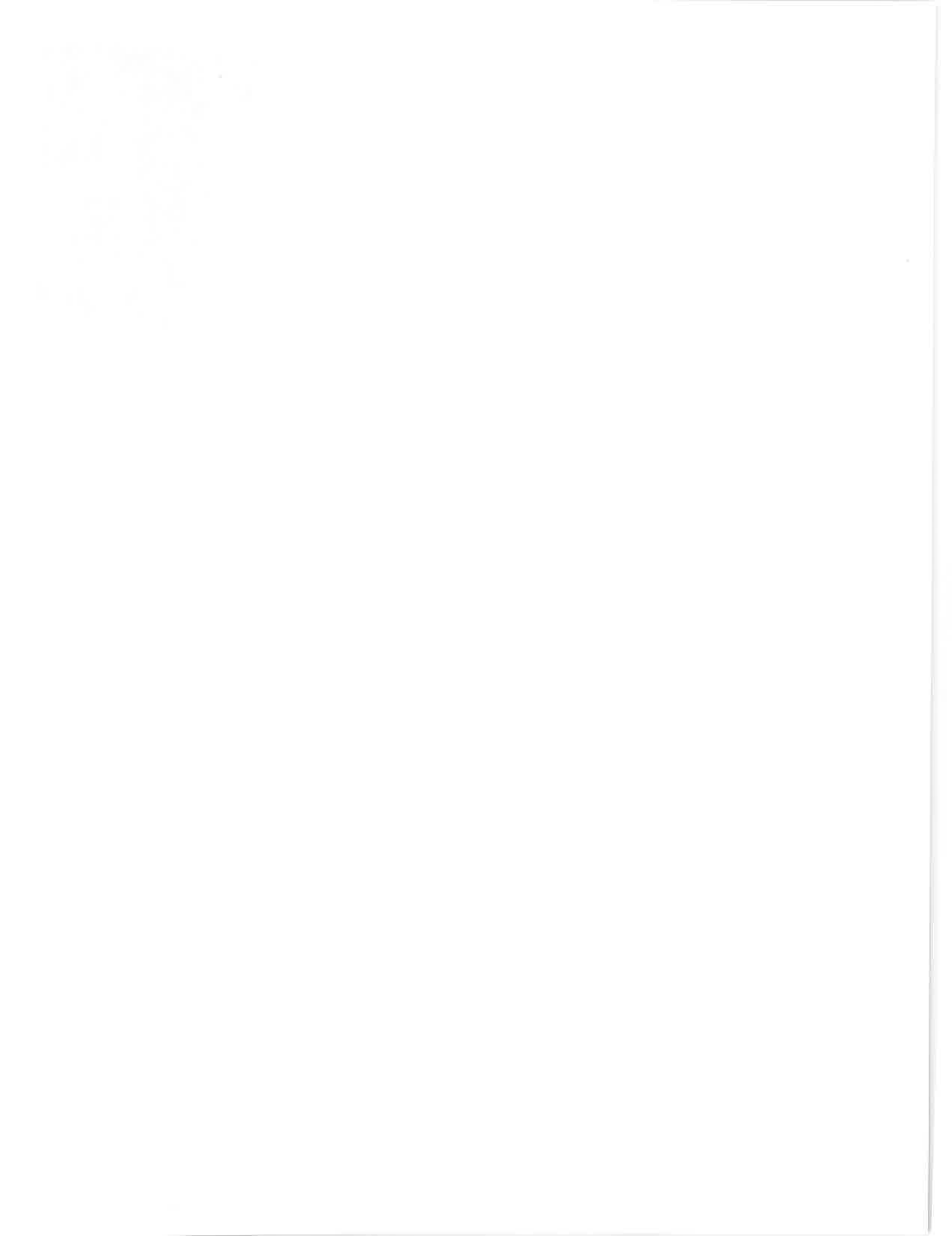


01/24/2020



01/24/2020







**qPublic.net**™ Franklin County, KY PVA

**Summary**

Parcel Number 074-21-05-014.00  
 Account Number 32294  
 Location Address LIME ST S 602  
 Description (Note: Not to be used on legal documents)  
 Class Residential  
 Tax District 02 Annex  
 Rate Per Thousand 13.7700

[View Map](#)



**Owner**

Primary Owner  
 WILHOITE GYPSY -EST-  
 C/O RACHEL D WARD  
 314 BLUEBIRD LN  
 FRANKFORT, KY 40601

**Land Characteristics**

Condition	Average	Topography	Rolling
Plat Book/Page		Drainage	Ditch
Subdivision	HOGUE MONTGOMERY	Flood Hazard	None
Lot		Zoning	
Block		Electric	Yes
Acres	0.00	Water	Yes
Front	0	Gas	Yes
Depth	0	Sewer	Yes
Lot Size	50 X 114	Road	Secondary
Lot Sq Ft	0	Sidewalks	No
Shape	Typical	Information Source	

**2023 Working Valuation**

	<b>2023 Working</b>
+ Land Value	\$6,000
+ Improvement Value	\$35,000
+ Ag Improvement Value	\$0
= Total Taxable Value	<b>\$41,000</b>
- Exemption Value	\$0
= Net Taxable Value	<b>\$41,000</b>
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	<b>\$0</b>
Exemption	
Farm Acres	0.00
Fire Protection Acres	0.00

**2022 Certified Valuation**

	2022 Certified
+ Land Value	\$6,000
+ Improvement Value	\$35,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$41,000
- Exemption Value	\$0
= Net Taxable Value	\$41,000
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	\$0
Exemption	
Farm Acres	0.00
Fire Protection Acres	0.00

**2021 Working Valuation**

	2021 Certified
+ Land Value	\$6,000
+ Improvement Value	\$24,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$30,000
- Exemption Value	\$0
= Net Taxable Value	\$30,000
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	\$0
Exemption	
Farm Acres	0.00
Fire Protection Acres	0.00

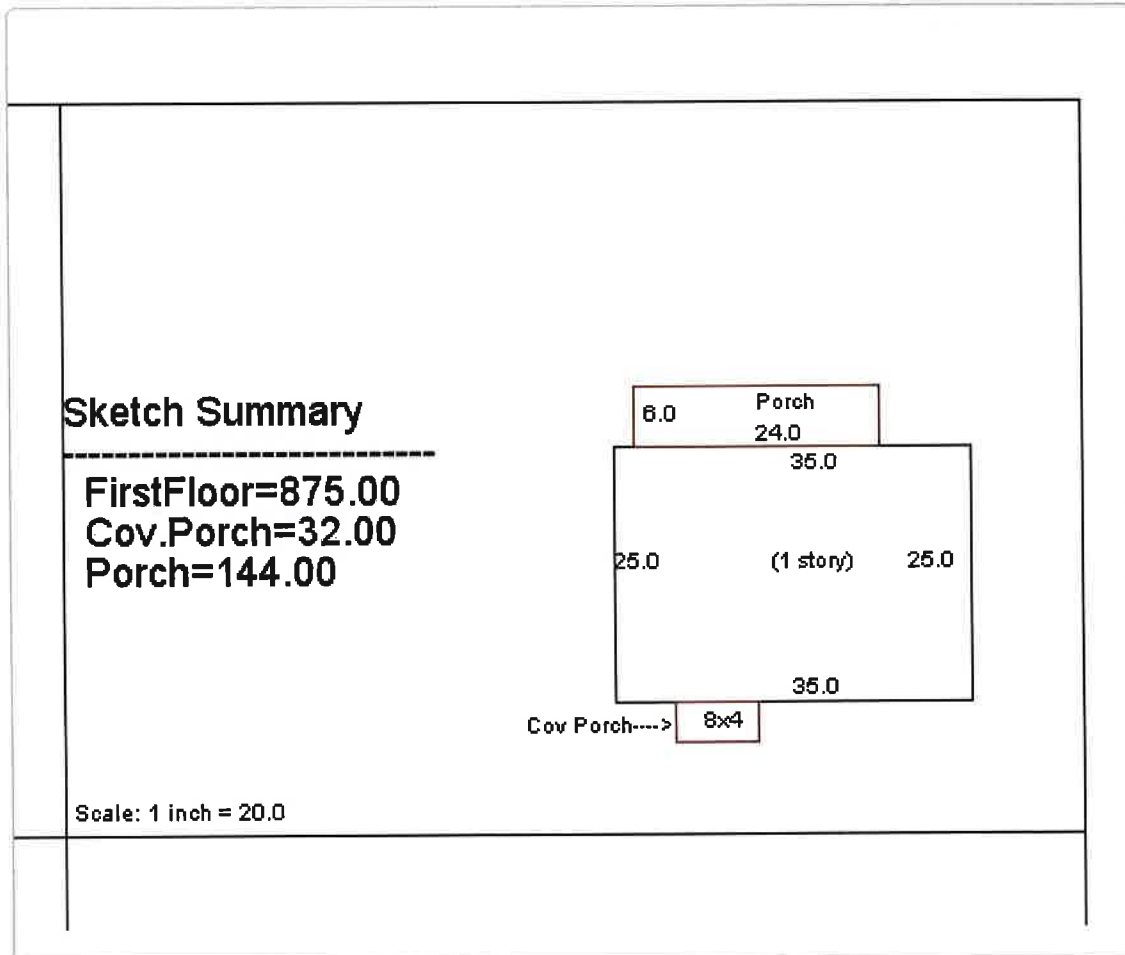
**Improvement Information**

Building Number	1	Kitchens	0
Description	1 Story Vinyl	Dining Rooms	0
Residence Type	Single Family	Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	1 Story	Total Rooms	0
Number of Stories	1	Living Sq Ft	0
Exterior	Vinyl	Fireplaces/Water	1/1
Foundation	Concrete Block	Supplemental Heat	Wood
Construction Type	Wood Frame	Mobile Home Model	
Construction Quality	Average/Standard	Mobile Home Manufacturer	
Building Condition	Fair	MH Skirt Foundation	
Roof Type	Gable	Heat	Yes
Roof Cover	Comp.Shingles	Heat Source	
Roof Pitch	High	Heat Type	
Basement Type		Air Conditioning	Yes
Basement Finish		AC/Type	Wall Units
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	Open
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	0	Value	\$0.00
Pool		Driveway	
Pool Size	0	Fence	0
Tennis Courts			

**Photos**



Sketches



Map



No data available for the following modules: Special Assessments, Sale Information.

While the Office of the Property Valuation Administrator has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the PVA makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The PVA does not assume any liability associated with the use or misuse of this data.

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Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.248

# City of Frankfort

315 West Second Street

P.O. Box 697

Frankfort, KY 40602

# INVOICE

INVOICE #17319

DATE: FEBRUARY 24, 2023

**TO:**

Gypsy Wilhoite Estate

c/o Rachel D Ward

314 Bluebird Ln

Frankfort, KY 40601

**Contact:**

Cindy Perry

(502) 352-2094

[cperry@frankfort.ky.gov](mailto:cperry@frankfort.ky.gov)

DESCRIPTION	AMOUNT
Boarding up and painting of plywood on doors and windows @ <b>602 South Lime St., Frankfort, Kentucky 40601</b>	<b>\$900.00</b>
TOTAL	<b>\$900.00</b>

**Thank you for your promptness!**

**Make all checks payable to City of Frankfort**

**Payment is due within 45 days.**

**If payment is not received in the time specified, a lien will be placed against said property!**

