



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

Address of Property
314 Swigert Avenue
 Date
2/23/2023

NEGLECTED PROPERTY DEVELOPMENT INITIATIVE Eligible Property Application

Address of Property: 314 Swigert Avenue

Property Owner Name & Mailing Address: Sheila Gale Cook
261 Meadowview Drive #4 Frankfort KY 40601

PVA Map No.: 074-11-07-012.01

PVA Assessment Value: \$ 45,000
 Land Value: \$ 8,000 Improvement Value: \$ 37,000

Size of Lot: 40x170 Number & Size of Structures: 1 1,200 sq. ft.

Zoning of Property: RC Last Known Use: SFD

Lien Type:

- Code Enforcement Liens - \$ 3815.93
 - o Years Liens Filed: _____
- Property Tax Liens - \$ _____
 - o Years Delinquent: _____

Please check all that apply:

- The property is a vacant unimproved lot.
 - o 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.
 - o Please Specify: _____
- The property is listed on the City Abandoned Property List per Chapter 100 of the City Code of Ordinances.
 - o Years Listed: 2021 →
- The property has proposed or pending foreclosure actions by parties other than the City.
 - o 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.

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Secretary of the

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Case #: 19220

Case Date: 06/23/22

Description: Staff Complaint

Site Location: 314 Swigert Avenue

Unit Number: 0

Owner Name: Sheila Gale Cook

Owner Address: 261 Meadowview Dr 4

Owner C/S/Z: Frankfort, KY 40601

Telephone:

Complainant Name: Geneva Hammonds

Complainant Address:

Filer C/S/Z:

Complainant Phone:

Status: Citation Issued

Sq Feet: 0

Old Case Number:

Date to Comply: 07/23/2022

Corrective Action: Repair/Replace Roof (Where Chimney Was). Reattach All Gutters To Structure. Replace Missing Fascia Board In Rear. Secure the house from being a general public nuisance on account of abandonment.

Compliance Date:

Status:

Assigned To: Eric Cockley

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
074-11-07-012.00	314 SWIGERT AVE	THORNHILL PK 139-A	COOK SHEILA GALE		RESIDENTIAL

Violations



Date	Violation	Description	Notes	Status
06/23/2022	302.11 Public Nuisance	No exterior property area shall contain a public nuisance.	building has been abandoned and is in	Valid

			deteriorating condition with gutters falling off and roof repair and overgrowth of weeds and grass encouraging further deterioration and habitat for vermin.	
06/23/2022	302.11 Public Nuisance sub-section # 6	Any premises that is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds or contains vehicles in violation of this code;		Valid
06/23/2022	304.1 General	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. It is the responsibility of the owner to restore any exterior surface that has been defaced by any marking, carving, or graffiti.	General poor condition	Valid
06/23/2022	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.	appears to have a failure/hole in the roof possibly where a chimney may have been removed	Valid

Fees

Fee	Description	Notes	Amount
Code Enforcement Board Orders			\$400.00
Code Enforcement Board Orders			\$800.00
		Total	\$1,200.00

Uploaded Files

Date	File Name
08/12/2022	
08/11/2022	
08/01/2022	
07/20/2022	
06/23/2022	
06/23/2022	

06/23/2022



06/23/2022

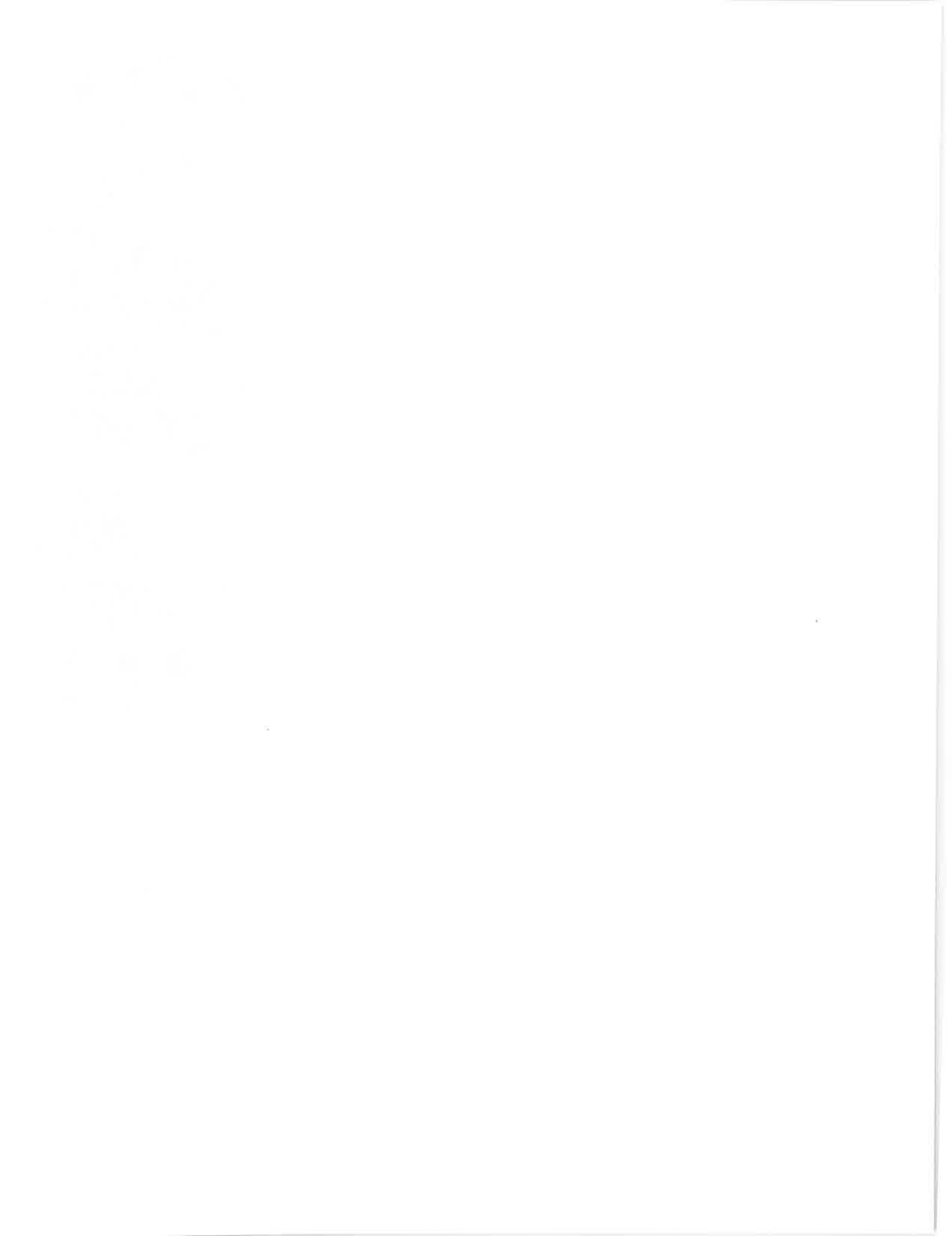


06/23/2022



06/23/2022





Sale Information

Sale Date ↕	Sale Price ↕	Sale Type ↕	Book-Page ↕	Grantee ↕	Grantor ↕
6/20/2018	\$200	Master Commissioner	581-092	COOK SHEILA GALE	COOK SHEILA GALE
3/28/2008	\$38,000	Other	505-406	COOK SHEILA GALE	WARREN DOROTHY
3/28/2008	\$0	Other	505-403	WARREN DOROTHY	WILLIAMS HALLIE ANN -ESTATE-
5/27/1988	\$30,950	Other	354-008	WILLIAMS HALLIE F & HALLIE ANN	PHILLIPS JEFFREY W
8/1/1987	\$20,250	Other	347-658	PHILLIPS JEFFREY W	ROBINSON JOHN LEWIS & BETTY
8/1/1978	\$17,500	Other	291-447	ROBINSON JOHN LEWIS & BETTY	

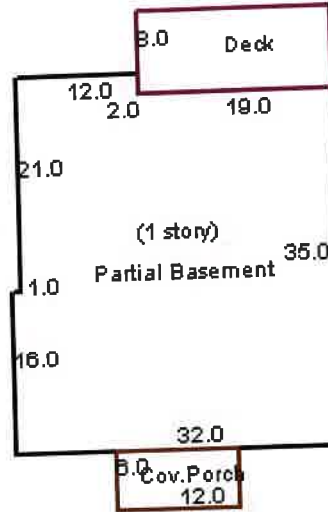
Photos



Sketches

Sketch Summary

FirstFloor=1125.00
Cov.Porch=72.00
Deck=152.00



Scale: 1 inch = 20.0

Map



No data available for the following modules: Special Assessments.

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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Last Data Upload: 2/22/2023, 8:53:26 PM



Version 2.3.248

qPublic.net™ Franklin County, KY PVA

Summary

Parcel Number 074-11-07-012.00
 Account Number 69982
 Location Address SWIGERT AVE 314
 Description THORNHILL PK 139-A
 (Note: Not to be used on legal documents)
 Class Residential
 Tax District 02 Annex
 Rate Per Thousand 13.7700



[View Map](#)

Owner

Primary Owner
 COOK SHEILA GALE
 261 MEADOWVIEW DR APT 4
 FRANKFORT, KY 40601

Land Characteristics

Condition	Average	Topography	Rolling
Plat Book/Page	00A165	Drainage	Ditch
Subdivision	THORNHILL PARK	Flood Hazard	None
Lot	139-A	Zoning	
Block		Electric	Yes
Acres	0.00	Water	Yes
Front	0	Gas	Yes
Depth	0	Sewer	Yes
Lot Size	40 X 170	Road	Secondary
Lot Sq Ft	0	Sidewalks	No
Shape	Typical	Information Source	

2023 Working Valuation

+ Land Value		2023 Working
+ Improvement Value		\$8,000
+ Ag Improvement Value		\$37,000
= Total Taxable Value		\$0
- Exemption Value		\$45,000
= Net Taxable Value		\$0
		\$45,000
+ Land FCV		
+ Improvement FCV		\$0
+ Ag Improvement FCV		\$0
= Total FCV		\$0
Exemption		\$0
Farm Acres		
Fire Protection Acres		0.00
		0.00

2022 Certified Valuation

	2022 Certified
	\$8,000
	\$37,000
+ Land Value	\$0
+ Improvement Value	\$45,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$45,000
- Exemption Value	\$0
= Net Taxable Value	\$0
	\$0
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	0.00
Exemption	0.00
Farm Acres	
Fire Protection Acres	

2021 Working Valuation

	2021 Certified
	\$8,000
	\$37,000
+ Land Value	\$0
+ Improvement Value	\$45,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$45,000
- Exemption Value	\$0
= Net Taxable Value	\$0
	\$0
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	0.00
Exemption	0.00
Farm Acres	
Fire Protection Acres	

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	
Construction Type	Wood Frame	Mobile Home Model	
Construction Quality	Average/Standard	Mobile Home Manufacturer	
Building Condition	Good/Average	MH Skirt Foundation	Yes
Roof Type	Hip	Heat	
Roof Cover	Comp.Shingles	Heat Source	Forced Air
Roof Pitch	Medium	Heat Type	Yes
Basement Type		Air Conditioning	
Basement Finish		AC/Type	No
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	
Garage Size		Porch/Deck	0
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	0	Concrete Sq Ft	
Length	0	Farm Bldg Type	\$0.00
Garage Sq Ft	0	Value	
Pool	0	Driveway	0
Pool Size		Fence	
Tennis Courts			