



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  
716 Brawner Street  
 Date  
2/23/2023

## NEGLECTED PROPERTY DEVELOPMENT INITIATIVE Eligible Property Application

Address of Property: 716 Brawner Street

Property Owner Name & Mailing Address: Carl V. Talson Jr Estate  
716 Brawner Street Frankfort KY 40601

PVA Map No.: 061-14-09-00600

PVA Assessment Value: \$ 60,000

Land Value: \$ 10,000  Improvement Value: \$ 50,000

Size of Lot: 50x100 Number & Size of Structures: 1 2,180 sq ft

Zoning of Property: RD Last Known Use: Duplex

**Lien Type:**

- Code Enforcement Liens - \$ 562.68
  - 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: Home abandoned after death of owner. City boarded up windows + doors
- The property is listed on the City Abandoned Property List per Chapter 100 of the City Code of Ordinances. 9/25/19
  - Years Listed: 2008-2016 ->
- 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 #:** 17007

**Case Date:** 09/25/19

**Description:** Staff Complaint

**Site Location:** 716 Brawner Street

**Unit Number:** 0

**Owner Name:** Carl V. Talson Jr. Estate

**Owner Address:** 716 Brawner Street

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

**Telephone:**

**Complainant Name:** Staff/ Michael Marraccini

**Complainant Address:**

**Filer C/S/Z:**

**Complainant Phone:** 502-875-8500

**Status:** No Action

**Sq Feet:** 0

**Old Case Number:**

**Date to Comply:** 09/30/2019

**Corrective Action:** Need to have home boarded to keep squatters out.

**Compliance Date:**

**Status:**

**Assigned To:** Michael Marraccini

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
061-14-09-006.00	716 BRAWNER ST		TALSON CARL V JR ESTATE		RESIDENTIAL

### Activities

Date	Activity Type	Description	Employee	Status
09/05/2019	Complaint Validity	Doors are not secured. Outside hvac unit missing. Couple broken windows. Condemn sign posted on door.	Michael Marraccini	Condemned
09/25/2019	Complaint Validity	Verification Of Boarding On 9/25/19.	Doug Young	Completed

### Violations

Date	Violation	Description	Notes	Status
09/05/2019	107.2 Closing/boarding/securing of vacant structures:	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		Valid

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:

- A) Repair all windows, doors, and any other openings within the exterior walls or roof; or
- 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.

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.

**Fees**

Fee	Description	Notes	Amount
Code Enforcement Board Orders		Boarding fee	\$625.00
<b>Total</b>			<b>\$625.00</b>

**Notes**

Date	Note	Created By:
2020-12-23	Too many liens to proceed, owner is deceased	Cindy Perry
2020-03-02	Gave to Nancy to file a lien for non-payment of boarding up doors and windows	Cindy Perry
2020-02-28	Gave to Nancy to file a lien for non-payment of Boarding Invoice	Cindy Perry
2019-09-05	NO utilities and Squatters are entering the home.	Cindy Perry

**Uploaded Files**

Date	File Name
10/24/2019	
10/01/2019	



09/25/2019



09/25/2019



09/25/2019



09/25/2019



09/05/2019



09/05/2019





09/05/2019



09/05/2019



09/05/2019



09/05/2019



09/05/2019



09/05/2019



09/05/2019

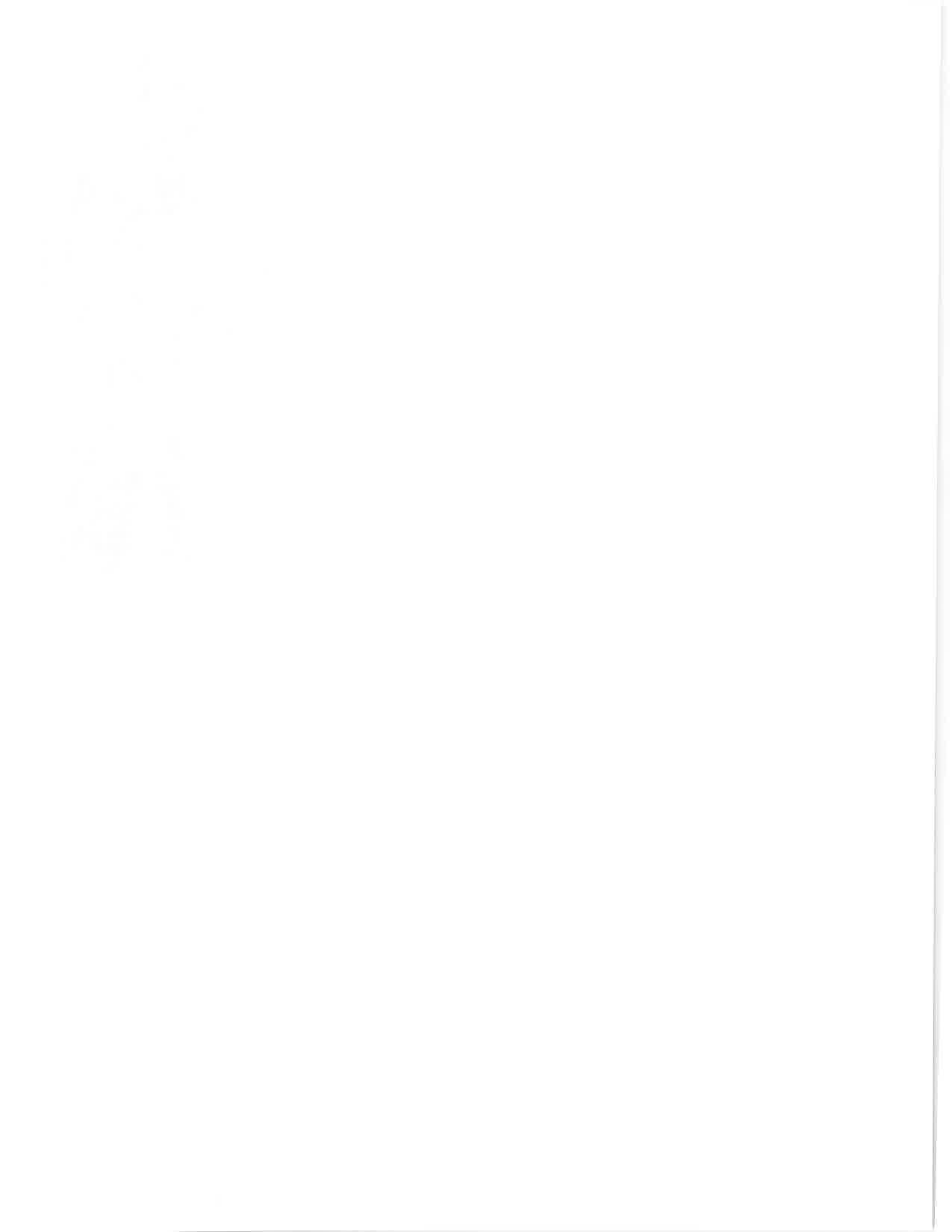


09/05/2019



09/05/2019







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**Summary**

Parcel Number 061-14-09-006.00  
 Account Number 29160  
 Location Address BRAUNER ST 716  
 Description (Note: Not to be used on legal documents)  
 Class Residential  
 Tax District 03 Old City  
 Rate Per Thousand 16.8800

[View Map](#)



**Owner**

Primary Owner  
 TALSON CARL V JR ESTATE  
 716 BRAUNER ST  
 FRANKFORT, KY 40601

**Land Characteristics**

Condition	Average	Topography	Rolling
Plat Book/Page		Drainage	Ditch
Subdivision		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 100	Road	Secondary
Lot Sq Ft	0	Sidewalks	No
Shape	Typical	Information Source	

**2023 Working Valuation**

	2023 Working
+ Land Value	\$10,000
+ Improvement Value	\$50,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$60,000
- Exemption Value	\$0
= Net Taxable Value	\$60,000
+ Land FCV	\$0
+ Improvement FCV	\$0
+ Ag Improvement FCV	\$0
= Total FCV	\$0
Exemption	
Farm Acres	0.00
Fire Protection Acres	0.00

**2022 Certified Valuation**

	2022 Certified
+ Land Value	\$10,000
+ Improvement Value	\$50,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$60,000
- Exemption Value	\$0
= Net Taxable Value	\$60,000
+ 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	\$10,000
+ Improvement Value	\$50,000
+ Ag Improvement Value	\$0
= Total Taxable Value	\$60,000
- Exemption Value	\$0
= Net Taxable Value	\$60,000
+ 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	2 Story Bedford Stone Duplex	Dining Rooms	0
Residence Type	Duplex	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	2 Story	Total Rooms	0
Number of Stories	2	Living Sq Ft	0
Exterior	Bedford Stone	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	Good/Average	MH Skirt Foundation	
Roof Type	Gable	Heat	Yes
Roof Cover	Comp.Shingles	Heat Source	Natural Gas
Roof Pitch	Medium	Heat Type	Forced Air
Basement Type	Sunken	Air Conditioning	Yes
Basement Finish		AC/Type	Central
Basement Size	1/2	Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
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			

**Sale Information**

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
2/6/1990	\$0	Other	365-005	TALSON CARL V JR	

Photos



Sketches

### Sketch Summary

GroundLiving=1120.00  
 LivingArea=960.00  
 BsmtUnfin=608.00  
 Porch=64.00  
 Cov.Deck=100.00



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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Version 2.3.248