

***ABANDONED BUILDING PROGRAM
STATUS REPORT***

***Department of Planning and Protective Services
City of Jefferson, Missouri
320 E. McCarty Street
Jefferson City, Missouri 65101***

November 12, 2014

City of Jefferson, Missouri
Abandoned Building Status Report

The Abandoned Building Registration program in Jefferson City was created by Ordinance #14246. Among the primary goals of this program are to educate property owners and encourage voluntary compliance. Implementation began in 2012 with identification and nomination of candidates by staff. One of the first lists of properties meeting the ordinance definition of “abandoned” was published by the *Historic City of Jefferson* organization in their May 2014 newsletter; 107 properties were on this published list, including 21 properties owned by one individual (Barbara Buescher).

Status of properties on the HCJ published list.

As of November 12, 2014, of the buildings on the HCJ published list, and excluding the 21 Buescher properties, 86 properties remain. Of these 86 properties, 24% have been removed due to being rehabilitated and reoccupied (11 buildings); demolition (7 buildings); three remain vacant but have been secured.

Overall program statistics.

The subject of vacant and/or abandoned buildings is a fluid topic, in that the status of buildings on the list literally changes on a daily basis as staff enters updates into the City’s tracking software. The results of the abandoned building program over the past two years have shown excellent results. Over the course of two years, 148 buildings have been included on the list at one time or another. Of all 148 buildings on the list, 50 buildings (34%) have been removed from the list; 23 were rehabilitated and reoccupied; 18 have been demolished or have demolition permits issued; 7 have been secured but remain vacant; and two have been sold to new owners. The Buescher properties represent 14% of all buildings ever on the abandoned building list. If the Buescher properties are excluded, the universe of active cases on the abandoned building list drops to 77 (as of November 12, 2014).

The Abandoned Building program has reduced the number of buildings meeting the definition of “abandoned” over the past two years of implementation, as 50 buildings have been removed from the list. This represents one-third of all buildings identified as ever meeting the definition of abandoned. The success of this program has occurred even at a time when staffing was not optimal. The Department has been without a Building Official, and the Senior Housing Inspector has been doing “double-duty,” serving inspection functions in both property maintenance and new building construction.

Buescher Properties

The Buescher properties present a unique set of issues. Even though 21 buildings owned by Ms. Buescher meet the City's definition of "abandoned," Ms. Buescher insists that she is using the buildings, or has plans to put the buildings into productive use. Currently, the Buescher buildings comprise about 20% of active buildings meeting the definition of "abandoned " according to Jefferson City ordinance. The boarded condition of some buildings has been troubling to some observers, however, this technique has been used by the City as a last resort to restore secure conditions upon the failure of the property owner to do so, or after repeated break-ins.

Assessing the results

While the City's goal is to facilitate removal of properties from the abandoned building registry, properties may remain on the list so long as they are compliant with the City's stringent regulations. Some of the success of the program could be ascribed to "picking the low-hanging fruit," in that the property owners had the resources and determination to do what was necessary to remove the properties from the abandoned building list. The question remains, how may we facilitate removing the buildings that remain on the list and those buildings that may become eligible for inclusion in the future? The good news is that because of the foreclosure crisis across the U.S., significant research has been done on the subject of managing vacant buildings.

CITY TOOLBOX

What efforts are currently being deployed to address vacant, dilapidated buildings?

1. The City implemented a vacant building registration program, as recommended by the Old Town ad hoc committee.
2. Database developed that includes vacant, dilapidated and/or abandoned properties.
3. Staff actively identifies property maintenance violations (Chapter 8, Building Regulations, 2009 International Property Maintenance Code, and Chapter 21, Nuisance Code).
4. Provide information to owners on City incentives, such as "Old Town" incentives when a previously vacant building is sold and reoccupied by a homeowner, and CDBG funds for property improvements to eligible low-to-moderate income homeowners.
5. Identification of persons who are responsible for maintenance. The City is notified of foreclosures, including name of party responsible for maintenance.
6. City retains a portion of insurance proceeds (25%) for damaged homes.
7. Staff assists landlords address substandard housing, and works with the Police Department if landlords require assistance in removal of tenants involved in criminal activities.
8. Target resources: Neighborhoods may be targeted for concentrated action by the Code Enforcement Task Force. The JCPD Community Action Team has been instrumental in assisting code enforcement with targeted enforcement.
9. Collaborate with other City departments.
 - (a) GIS assisted with mapping properties that meet definition of abandoned so that the Fire Department is aware of conditions if a call is dispatched to one of these properties.
 - (b) Crime Reduction: Staff actively works with the Police Department's Community Action Team to address vagrancy, vandalism and housing occupancy issues.

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- (c) Animal Rescue: Staff works with the JCPD Animal Rescue division if animal issues arise (such as people harboring animals in vacant buildings).

- 10. Nuisance abatement. Staff notices property owner(s) by letter, by posting, then City may abate the nuisance.

- 11. Recover cost of property maintenance by attaching liens.

- 12. Pursue violators in municipal court.

- 13. Demolition. Perform demolition using City funds for derelict or dangerous buildings.
 - (a) In 2014 two fire damaged/dangerous buildings were demolished,
 - 801 Locust and 111 Adams, at a cost of \$23,400. Liens were assessed on these properties for the costs.

 - (b) The FY2015 demolition budget is \$20,000. Four properties have been identified as potential candidates for demolition with City funds:
 - 1215 E High
 - 904 Monroe
 - 1421 St Mary's Blvd
 - 3420 N. Ten Mile Drive (fire damaged, not classified as abandoned)

ADDITIONAL ACTIONS

Future: What can we do to combat the current supply of vacant and dilapidated buildings? What can we do in particular, to address unique problems, such as those presented by the Buescher properties?

1. Use community pressure to move property owners to action, including publishing the list of abandoned buildings on the City's webpage.
2. Investigate foreclosing on nuisance liens for nonpayment. In most cases the owners are paying the real estate taxes at least every three years so properties are not being sold for back taxes. If this becomes a viable option, the City would obtain the property and sell it to someone who would return it to productive use after rehabilitation and maintenance.
3. Investigate use of guardians or conservators with the Court if the owner is incapable of managing affairs or making decisions.
4. Require that insurance be maintained on vacant properties.
5. Explore a "Blight Impact Fee."
6. Increase registration fees to more closely reflect City's effort in time/cost. Investigate whether other City departments (other than PPS) have significant billable time invested in monitoring abandoned properties.
7. Prosecute for failure to register.
8. Prosecute for nonpayment of fees.
9. Acquisition by City
 - (a) Tax sale. Real estate taxes are being paid on most of the properties, so this option may not occur frequently;
 - (b) Explore using the LCRA to fund acquisitions, or use a proxy to purchase properties;
 - (c) For dilapidated buildings, explore acquisition and use of CDBG funds for demolition if the property owner is a willing seller.
 - (d) When all else fails, consider condemnation for socioeconomic blight and take the property through eminent domain, using local funds. Must identify the public purpose before proceeding.

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10. Use habitual offenders code to the fullest. The past focus has been on abating nuisances (removing weeds, trash and boarding up open buildings); and holding hearings upon the property owner's request when the City's actions were challenged. Under Section 21-8, however, a hearing could be set by the director, and orders to correct the nuisance issued afterwards. Upon issuing three orders to abate in one year, summons could then be written for the owner to appear in court as a "habitual offender." Persons deemed "habitual offenders" face stiffer penalties.

11. HUD Stakeholder participants have discussed remedies to address housing deterioration and aging housing supply:
 - (1) Occupancy permits for rental properties, that would include periodic inspections.
 - (2) Special financing mechanisms, including Community Development Corporations (CDC) and Community Financing Development Institutions (CFDI)

12. Support community-directed code enforcement that involves various interested parties, such as
 - (1) Historic City of Jefferson
 - (2) Old Town Revitalization Company
 - (3) Neighborhood groups
 - (4) HUD Stakeholders

13. Prevent prolonged vacancies of housing units because of functional obsolescence and lack of maintenance by adopting a rental occupancy code requiring periodic inspections of housing units prior to lease or rental.

14. Use comparative experience from other communities to help improve our efforts. For example, Paducah KY was mentioned as a community that had drastically improved conditions in its Lower Town/Fountain Avenue neighborhoods through a coordinated neighborhood planning approach.
 - (1) \$3 million in CDBG and HOME funds from State of KY used to acquire properties from willing sellers; demolish and construct new housing or rehabilitate existing;
 - (2) Community Development Corporation brought additional housing funds;
 - (3) Established an Enterprise Zone for an Arts District;
 - (4) Adopted design standards to underscore and protect traditional neighborhood feel;
 - (5) Adopted rental occupancy permits to improve conditions of rental housing;

(6) Application of focused code enforcement with neighborhood support*

**Jefferson City receives an annual allocation of CDBG funds that assist homeowners with addressing code deficiencies and energy improvements. At the present time, there is no concentrated area of occupied residential blight that would be eligible for the Paducah style "community development/urban renewal" as listed in #(1) and #(2) in Jefferson City. In Jefferson City, technique #(6) is utilized on a regular basis. The City could also employ techniques #(4) and # (5) if provided with additional resources.*

15. Economic development: use planning tools to help revitalize neighborhoods. The Chamber Strategic Plan and Central East Side Plan recommended some solutions to encourage investment in mixed use neighborhoods, including:
- (1) Relaxation of off-street parking regulations for certain uses to stimulate interest in start-up business locations and mixed use neighborhoods. An ordinance to do this is pending approval.
 - (2) Encourage "cottage industries" and artist residence in areas of Old Town, such as Ash Street and Old Munichburg.
16. Require owners of abandoned properties to submit an annual plan that details their specific plans or intent for the properties. Failure to provide a plan or an update would result in a citation to municipal court.
17. Prepare "ready to rent" packets for prospective renters on how to be responsible tenants, thus helping to keep properties occupied and in rentable condition. This could dovetail into the Jefferson City Police Department's Crime Free Multi-Housing program, that works with landlords.
18. Stablecommunities.org recommends the following actions to repair neighborhoods damaged by foreclosures. Some of these techniques may also be applied to Jefferson City's efforts to address vacant and dilapidated and/or abandoned buildings:
- (1) Create pools of new homeowners and renters
 - (2) Identify homebuyer strategies (in Jefferson City, the City Council has authorized incentives to first time homebuyers and buyers of vacant properties in Old Town; Old Town marketing is performed by the Old Town Revitalization Company)
 - (3) Engage residents in managing the neighborhood to maintain vacant and non-vacant properties
 - (4) Protect renters and stabilize the rental supply
 - (5) Acquire and redevelop vacant or foreclosed properties
 - (6) Landbanking (acquiring and holding property for future development).

SUMMARY
STATUS OF ABANDONED PROPERTIES

- Status of the 107 properties on the HCJ list, published May 2014:
 - Excluding the 21 Buescher properties, 86 properties were analyzed:
 - 21 buildings have been removed from AB list (24%)
 - 7 by demolition (33%)
 - 11 by building permit and/or reoccupied (52%)
 - 3 buildings vacant but with plan of action (14%)

- Status of buildings ever on the abandoned building list
Total number of buildings, as of November 12, 2014 = 148
 - Closed
 - 50 are closed (34%)
 - 18 by demolition or demolition permit issued (36%)
 - 23 by building permit and occupied (46%)
 - 7 by secured and vacant (14%)
 - 2 sold (4%)
 - Active
 - 98 are active (66%)
 - 67 were secured by the owner (68%)
 - 26 by boarding up (26%)
 - 3 new (2 foreclosures, 1 first notice) (3%)
 - 1 demolition permit pending (1%)
 - 1 other (1%)
 - Of the active cases three, have had nuisance/dangerous building hearings meaning the City could pursue abatement, including demolition:
 - 1215 E High Street
 - 904 Monroe Street
 - 1421 St Mary's Blvd

Property owner characteristics

- 114 (77%) of properties' owners have Jefferson City addresses
- 24 (16%) of properties' owners reside elsewhere in Missouri
- 10 (7%) of properties' owners reside out of state

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APPENDIX

Appendix A. Status of Buildings on HCJ List as of November 12, 2014

**Appendix B. Complete List of Abandoned Buildings as of November 12, 2014
(Active and Closed)**

APPENDIX A
Abandoned Buildings Published in May 2014 HCJ Newsletter
Excluding Buescher Properties, Status as of November 12, 2014

Property	Owner	Closed Status	Active Status
217 Cherry St	Adrian, Roger J. & Mary E		Secured
821 Clark Ave	Andrews, Archie L		Secured
1120 E High St	Andrews, Archie L		Boarded up
1720 W Main St	Asbury, Sean		Secured
216 E Ashley St	Backfisch, Michael D		Boarded up
1407 E Miller St	Bauer, JC Properties LLC		Secured
904 Monroe St	Bibleway Church		Secured
311 Cherry St	Blank, Brian		Secured
103 Jackson St	Bratten, Steven J & Cheryl		Boarded up
902 Dockery St	Brautigam, Denny W		Secured
207 Jordan St	Bridgepoint Prop. Solutions	FC/Sold/Occupied	
1007 E McCarty St	Brown, Debra Jean	Building Permit	
623 School St	Christensen, Theresa L		Secured
1215 E High St	Christiansen, Charles		Secured
1423 Boss Terrace	Cole, Gayla V		FC/Secured
710 Monroe St	Cooley, Cheryl		Boarded up
810 Jackson St	Cooper, Charles & Bobbye		Secured
605 Houchin	Dake, Stephanie J		Secured
406 Cherry	Derby Leasing Inc		Boarded up
1207 E Miller	Diocese of Jefferson City	Demolished	
507 E Ashley St	Driver, James L		Secured
218 Pine	Farley Prop Services LLC	Occupied	
1634 W McCarty St	Ferguson, Weston P		Secured
805 Monroe St	Frazier, Gregory R & Ruth A	Occupied	
801 Locust St	Galbreath, Elmer Sr	Demolished	
303 Marshall St	Gilmore, Ryan		Secured
312 W Elm St	Gilstrap, Jon R		Secured
1100 Monroe St	Gilstrap, Jon R		Sold/Boarded up
503 Marshall St	Go Property LLC	Demolished	
1204 E High St	Great Mercy Apostolic Temple	Sold/Building Permit	
211 W Cedar Way	Green Industries Inc		Boarded up
312 Case Ave	Hall, David A	Building Permit	
207 Chestnut St	Hall, David A		Boarded up
1217 E Dunklin St	Happy, Stephen H & Dora Jane		Secured
1130 E Dunklin St	Hawkey, Christopher M		Secured
415 E Ashley St	Hendricks, Daniel J & Thelma	Occupied	
617 Michigan Ave	Home Savings Bank		Sold/Secured
415 Stadium Blvd	Howser, John Victor		Secured
1710 Green Berry Rd	Howser, William E		Secured
1708 Green Berry Rd	Howser, William E	Other/Vacant	
1910 N Circle Dr	Huber, Thomas	Other/Vacant	
907 Monroe	Hughes, Rita A		Secured

Excluding Buescher Properties, Status as of November 12, 2014

Property	Owner	Closed Status	Active Status
1201 St Mary's Blvd	Hunt, Hawa & James A		Secured
315 Lafayette St	I & R Investments LLC		Secured
1207 E Dunklin St	Johnson, Robert P		Secured
2500 Tanner Bridge Pl	Karr, Gary A		Secured
1200 E High St	Kauffmann, Thomas A & Debby J		Secured
1405 E High St	Koetting, Eugene J & Darlene		Secured
304 E Fillmore St	Koonce, Frederick D & Ada D		Boarded up
1320 E Miller St	Kuschel, Mike		Secured
206 Belair Dr	Kuster, Michael J & Theresa E		Secured
1216 Cottage Ln	Loaiza, Natalie & Richard		Secured
214 Lafayette St	Lopez, Miguel & Maria		Boarded up
831 Clark Ave	Lynn, Patrick A		Secured
827 Clark Ave	Lynn, Patrick A & Becky K		Secured
1321 W High St	McGennis Group, LLC		Secured
320 Cherry St	McHenry, Tom		Secured
415 Case Ave	McPeters, Shawna	Other/Sold	
206 W Elm St	Mid-Ohio Securities	Demolished	
212 W Elm St	Mid-Ohio Securities	Demolished	
305 Vetter Ln	Muir, Marsha	Building Permit	
614 E McCarty St	Old Town Revitalization Co	Demolished	
1807 Sherrick Ct	Opara, Daniel C & Rosemary N		Secured
1107 St Mary's Blvd	Ott, Cynthia G		Secured
608 State St	Ousley Group LLC		Secured
1560 Bald Hill Rd	Petershagen, Jerry W	Occupied	
309 W Dunklin St	Professional Building Restoration	Occupied	
1629 E Miller St	Rhodes, Robert		Secured
1018 W High St	Sakabu, Stanley & Cindy Province		Boarded up
905 Harding St	Schaben, Rodney K & Jane Marie		Secured
229 W McCarty St	Schneiders, Clifford J & Mary M	Demolished	
411 E Ashley St	Schulte, Mary Lynne		Secured
1316 E High St	Shepard, Brian E		Secured
1224 Riverside Dr	Shippen, Carol L		Secured
217 Vista Rd	Sommererer, Leroy J		Secured
809 Jackson St	Steenburgen, Howard E		Secured
1415 E Miller St	Talbert, Robert Boyd S		Secured
1727 E Miller St	Talken, Gilbert L	Occupied	
612 Chestnut St	Taylor, Juanita		Boarded up
319 Belair Dr	Underwood, Carolan E		Sold/Boarded up
815 E McCarty St	Walker, Mark S		Secured
702 Ewing Dr	Weaver, Rodney & Russchell D		Boarded up
1022 E High St	Weber, Mary		Secured
819 E McCarty St	White, Viola		Secured
1421 St Mary's Blvd	Wilson, Gwen A		Secured
1702 St Mary's Blvd	Zhang, Zi Feng		Secured

Abandoned Buildings in Jefferson City and their Owners

The list below are 107 addresses of abandoned properties and their owners currently registered with the City of Jefferson. This registry was obtained from the City of Jefferson through a Sunshine request made by an HCJ member. Date of this register listing: April 30, 2014

ADDRESS	OWNER	ADDRESS	OWNER
217 Cherry St	Adrian, Roger J & Mary E	1217 E Dunklin St	Happy, Stephen H & Dora Jane
821 Clark Ave	Andrews, Archie L	1130 E Dunklin St	Hawkey, Christopher M
1120 E High St	Andrews, Archie L	415 E Ashley St	Hendricks, Daniel J & Thelma
1720 W Main St	Asbury, Sean	617 Michigan St	Home Savings Bank
216 E Ashley St	Backfisch, Michael D	415 Stadium Blvd	Howser, John victor
1407 E Miller St	Bauer JC Properties LLC	1710 Green Berry Rd	Howser, William E
904 Monroe St	Bibleway Church	1708 Green Berry Rd	Howser, William E & Elizabeth A
311 Cherry St	Blank, Brian	1910 N Circle Dr	Huber, Thomas
103 Jackson St	Bratten, Steven J & Cheryl	907 Monroe St	Hughes, Rita A
902 Dockery St	Brautigam, Denny W	1201 St. Marys Blvd	Hunt, Hawa & James A
207 Jordan St	Bridgepoint Prop. Solutions	315 Lafayette St	I & R Investments LLC
1007 E McCarty	Brown, Debra Jean	1207 E Dunklin St	Johnson, Robert P
105 Jackson St	Buescher, Barbara	2500 Tanner Bridge Pl	Karr, Gary A
1226 Adams St	Buescher, Barbara	1200 E High St	Kauffman, Thomas a & Debby J
101 Jackson St	Buescher, Barbara	1405 E High St	Koetting, Eugene J & Darlene
501 E Capitol Ave	Buescher, Barbara	304 E Fillmore St	Koonce, Frederick D & Ada D
500 E Capitol Ave	Buescher, Barbara	1320 E Miller St	Kuschel, Mike
209 Jackson St	Buescher, Barbara	206 Belair Dr	Kuster, Michael J & Theresa E
108 Jackson St	Buescher, Barbara	1216 Cottage Ln	Loaiza, Natalie & Richard
405 E Capitol Ave	Buescher, Barbara	214 Lafayette St	Lopez, Miguel & Maria
413 E Capitol Ave	Buescher, Barbara	831 Clark Ave	Lynn, Patrick A
519 E Capitol Ave	Buescher, Barbara	827 Clark Ave	Lynn, Patrick A & Becky K
104 Jackson St	Buescher, Barbara	1321 W High St	McGennis Group LLC
114 Jackson St	Buescher, Barbara	320 Cherry St	McHenry, Tom
611 Jefferson St	Buescher, Barbara	415 Case Ave	McPeters, Shawna
419 E Capitol Ave	Buescher, Barbara	206 W Elm St	Mid-Ohio Securities
417 E Capitol Ave	Buescher, Barbara	212 W Elm St	Mid-Ohio Securities Corp
401 E Capitol Ave	Buescher, Barbara	305 Vetter Ln	Muir, Marsha
113 Adams At	Buescher, Barbara	614 E McCarty St	Old Town Revitalization Company
111 Adams St	Buescher, Barbara	1807 Sherrick Ct	Opara, Daniel C & Rosemary N
109 Adams St	Buescher, Barbara	1107 St Marys Blvd	Ott, Cynthia G
429 E Capitol Ave	Buescher, Barbara	608 State St	Ousley Group LLC
415 Commercial	Buescher, Barbara	1560 Bald Hill Rd	Petershagen, Jerry W
623 School St	Christensen, Theresa L	309 W Dunklin St	Professional Building Restoration
1215 E High St	Christiansen, Charles	1629 E Miller St	Rhodes, Robert
1423 Boss Terrace	Cole, Gayla V	1018 W High St	Sakabu, Stanley & Cindy Province
710 Monroe St	Cooley, Cheryl	905 Harding St	Schaben, Rodney K & Jane Marie
810 Jackson St	Cooper, Charles R & Bobbye	229 W McCarty St	Schnieders, Clifford J & Mary M
605 Houchin St	Dake, Stephanie J	411 E Ashley St	Schulte, Mary Lynne
406 Cherry St	Derby Leasing Inc	1316 E High St	Shepard, Brian E
1207 E Miller St	Diocese of Jefferson City	1224 Riverside Dr	Shippen, Carol L
507 E. Ashley St	Driver, James L	217 Vista Rd	Sommerer, Leroy J
218 Pine St	Farley Prop. Services LLC	809 Jackson St	Steenburgen, Howard E
1634 W McCarty St	Ferguson, Weston P	1415 E Miller St	Talbert, Robert Boyd S
805 Monroe St	Frazier, Gregory R & Ruth A	1727 E Miller St	Talken, Gilbert L
801 Locust St	Galbreath, Elmer Sr.	612 Chestnut St	Taylor, Juanita
303 Marshall St	Gilmore, Ryan	319 Belair Dr	Underwood, Carolan E
312 W Elm St	Gilstrap, Jon R	815 E McCarty St	Walker, Mark S
1100 Monroe St	Gilstrap, Jon R	702 Ewing Dr	Weaver, Rodney & Russchell D
503 Marshall St	Go Property LLC	1022 E High St	Weber, Mary
1204 E High St	Great Mercy Apostolic Temple	819 E McCarty St	White, Viola
211 W Cedar Way	Green Industries Inc	1421 St Marys Blvd	Wilson, Gwen A
312 Case Ave	Hall, David A	1702 St Marys Blvd	Zhang, Zi Feng
207 Chestnut St	Hall, David A		

APPENDIX B
Active Abandoned Buildings by Address

11/12/2014

<u>Abandoned Building Address</u>		<u>Owner Information</u>		<u>Registration Current Status</u>
1226	ADAMS ST	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
113	ADAMS ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
111	ADAMS ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - demo permit
109	ADAMS ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
415	E ASHLEY ST	HENDRICKS, DANIEL J & THELMA	PO BOX 115, HOLTS SUMMIT, MO 65043-0115	Closed - occupied
510	E ASHLEY ST	RIVER CITY HABITAT FOR HUMAN	1420 CREEK TRAIL DR, JEFFERSON CITY, MO 65109	Closed - other (sold to Habitat)
411	E ASHLEY ST	SCHULTE, MARY LYNNE	1100 VINEYARD SQ, JEFFERSON CITY, MO 65101-3559	Active - secured
507	E ASHLEY ST	DRIVER, JAMES L	5418 BRET CT, JEFFERSON CITY, MO 65109	Active - secured
216	E ASHLEY ST	BACKFISCH, MICHAEL D	402 RANNELL ST, DEXTER, MO 63841-1971	Active - boarded up
807	ATCHISON CT			Closed - demolished
1560	BALD HILL RD	PETERSHAGEN, JERRY W	1704 TANNER BRIDGE RD, JEFFERSON CITY, MO 65101	Closed - occupied
206	BELAIR DR	KUSTER, MICHAEL J & THERESA	112 S CAPISTRANO DR, JEFFERSON CITY, MO 65109-6139	Closed - secured
319	BELAIR DR	C H D H	1516 RANDY LN, JEFFERSON CITY, MO 65101	Active - boarded up
1423	BOSS TERRACE DR	U S BANK NATIONAL ASSN	1661 WORTHINGTON RD, WEST PALM BEACH, FL 33409	Active - secured
507	BROADWAY ST	GREEN INDUSTRIES INC	PO BOX 104656, JEFFERSON CITY, MO 65110	Closed - occupied
509	BROADWAY ST	GREEN INDUSTRIES INC	PO BOX 104656, JEFFERSON CITY, MO 65110	Closed - occupied
405	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
413	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
519	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
501	E CAPITOL AVE	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
500	E CAPITOL AVE	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
419	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
417	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
401	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
429	E CAPITOL AVE	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
1014	E CAPITOL AVE	R M B INC	10512 OLD HWY 54, EUGENE, MO 65032	Active - 1st notice letter sent
415	CASE AVE	COMPTON, WILLIAM L	5101 BUSINESS 50 W, JEFFERSON CITY, MO 65109	Closed - other (sold, created new issue)
312	CASE AVE	HALL, DAVID A	1516 RANDY LN, JEFFERSON CITY, MO 65101	Closed - building permit
415	CASE AVE	COMPTON, WILLIAM L	5101 BUSINESS 50 W, JEFFERSON CITY, MO 65109	Active - boarded up
211	W CEDAR WAY	GREEN INDUSTRIES INC	PO BOX 104656, JEFFERSON CITY, MO 65110	Active - boarded up
406	CHERRY ST	DERBY LEASING INC	1612 PAYNE DR, JEFFERSON CITY, MO 65101	Active - boarded up
311	CHERRY ST	BLANK, BRIAN	4219 RIVER FRONT DR, JEFFERSON CITY, MO 65101	Active - secured
320	CHERRY ST	MCHENRY, TOM	1427 GREEN BERRY RD, JEFFERSON CITY, MO 65101	Active - secured
217	CHERRY ST	ADRIAN, ROGER J & MARY E L	2315 PLYMOUTH ROCK DR, JEFFERSON CITY, MO 65109	Active - secured
314	CHERRY ST	BLANK, BRIAN	4219 RIVER FRONT DR, JEFFERSON CITY, MO 65101	Active - secured
207	CHESTNUT ST	HALL, DAVID A	1516 RANDY LN, JEFFERSON CITY, MO 65101	Active - boarded up
612	CHESTNUT ST	TAYLOR, JUANITA	2884 COUNTY RD 450, NEW BLOOMFIELD, MO 65063-1616	Active - boarded up
1910	N CIRCLE DR	HUBER, THOMAS A	1910 N CIRCLE DR, JEFFERSON CITY, MO 65109	Closed - other (vacant, not abandoned)
827	CLARK AVE	LYNN, PATRICK A & BECKY K	1212 ELMERINE AVE, JEFFERSON CITY, MO 65101	Active - secured
831	CLARK AVE	LYNN, PATRICK A	1212 ELMERINE AVE, JEFFERSON CITY, MO 65101	Active - secured

825		CLARK AVE	LYNN, PATRICK A & BECKY K	1212 ELMERINE AVE, JEFFERSON CITY, MO 65101	Closed - demolished
821		CLARK AVE	ANDREWS, ARCHIE L	1107 MAYWOOD DR, JEFFERSON CITY, MO 65109	Active - secured
415	E	COMMERCIAL WAY	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
1220		COTTAGE LN	CAREY, DAVID	1222 COTTAGE LN, JEFFERSON CITY, MO 65101	Closed - occupied
1216		COTTAGE LN	LOAIZA, NATALIE & RICHARD	1824 CEDAR HILL RD, JEFFERSON CITY, MO 65109	Active - secured
1140		DARLENE DR	MOFFAT, RICHARD H & MELANIE	1140 DARLENE DR, JEFFERSON CITY, MO 65109	Active - Secured (bank foreclosure)
902		DOCKERY ST	BRAUTIGAM, DENNY W	902 DOCKERY ST, JEFFERSON CITY, MO 65101	Active - secured
309	W	DUNKLIN ST	PROFESSIONAL BUILDING RESTO	714 CARDINAL ST, JEFFERSON CITY, MO 65101	Closed - occupied
1130	E	DUNKLIN ST	HAWKEY, CHRISTOPHER M &	10281 CO RD 371, NEW BLOOMFIELD, MO 65063	Active - secured
1207	E	DUNKLIN ST	JOHNSON, ROBERT P	2163 WOODWARD AVE, LAKEWOOD, OH 44107	Active - secured
1217	E	DUNKLIN ST	HAPPY, STEPHEN H & DORA JANI	10517 DEER RUN RD, JEFFERSON CITY, MO 65101	Active - secured
430	E	DUNKLIN ST	PURVIS, KENNETH G JR	410 WOODLAWN AVE, JEFFERSON CITY, MO 65101	Active - secured
212	W	ELM ST	MID - OHIO SECURITIES CORP	425 CEDAR CREEK CT, JEFFERSON CITY, MO 65101	Closed - demolished
210	W	ELM ST	MID - OHIO SECURITIES	425 CEDAR CREEK CT, JEFFERSON CITY, MO 65101	Closed - demolished
208	W	ELM ST	MID OHIO SECURITIES	425 CEDAR CREEK CT, JEFFERSON CITY, MO 65101	Closed - occupied
206	W	ELM ST	MID - OHIO SECURITIES	425 CEDAR CREEK CT, JEFFERSON CITY, MO 65101	Closed - demolished
310	W	ELM ST	GILSTRAP, JON R	3412 GLOVERS FORD RD, JEFFERSON CITY, MO 65101	Active - other
312	W	ELM ST	GILSTRAP, JON R	3412 GLOVERS FORD RD, JEFFERSON CITY, MO 65101	Active - secured
1229	E	ELM ST	CORNERSTONE PROPERTIES OF	114 CORNERSTONE LN, ST THOMAS, MO 65076	Active - secured
702		EWING DR	WEAVER, RODNKEY K & RUSSCH	908 MAYWOOD DR, JEFFERSON CITY, MO 65109	Active - boarded up
1219		FAIRLAND RD	MOORE, SUSAN L L C	206 MADELINE'S PARK CIR, JEFFERSON CITY, MO 65109	Closed - occupied
823		FAIRMOUNT BLVD	KENYON, DAVID D & JULIE L	61241 HWY C, HIGH POINT, MO 65042	Closed - other (vacant, not abandoned)
918		FAIRMOUNT BLVD	HOPKINS, CAROLE A	723 KAYLYN DR, JEFFERSON CITY, MO 65109	Closed - other (vacant, not abandoned)
304	E	FILLMORE ST	KOONCE, FREDERICK D & ADA D	1303 EDMONDS ST, JEFFERSON CITY, MO 65109	Active - boarded up
728		GLENDALE DR	FULLER, FOSTER D & MARIAM M	728 GLENDALE DR, JEFFERSON CITY, MO 65109	Closed - occupied
1708		GREEN BERRY RD	HOWSER, WILLIAM E & ELIZABET	1708 GREEN BERRY RD, JEFFERSON CITY, MO 65101	Closed - other (vacant, not abandoned)
1710		GREEN BERRY RD	HOWSER, WILLIAM E	1708 GREEN BERRY RD, JEFFERSON CITY, MO 65101	Active - secured
923		HARDING ST	KLEINDIENST, JOHN D & KIMBERI	5220 KLEINDIENST LN, JEFFERSON CITY, MO 65109	Closed - demolished
905		HARDING ST	SCHABEN, RODNEY K & JANE MA	71 CO RD 801, LINN, MO 65051	Active - secured
921		HARDING ST	MATOR, JOSIAH	5011 WILLOWBY DR, JEFFERSON CITY, MO 65109	Active - Foreclosure
1022	E	HIGH ST	WEBER, MARY	1022 E HIGH ST, JEFFERSON CITY, MO 65101	Active - secured
1215	E	HIGH ST	CHRISTIANSSEN, CHARLES	1912 HAYSELTON DR, JEFFERSON CITY, MO 65109	Active - secured
1120	E	HIGH ST	ANDREWS, ARCHIE L	1107 MAYWOOD DR, JEFFERSON CITY, MO 65109	Active - boarded up
1200	E	HIGH ST	KAUFFMAN, THOMAS A TRUSTEE	PO BOX 605, JEFFERSON CITY, MO 65102	Active - secured
1405	E	HIGH ST	KOETTING RENTALS L L C	329 HUTTON LN, JEFFERSON CITY, MO 65101	Active - secured
1204	E	HIGH ST	DJS HOME IMPROVEMENT L L C	1314 RAYMOND RD, JEFFERSON CITY, MO 65109	Closed - building permit
1316	E	HIGH ST	SHEPARD, BRIAN E	1316 E HIGH ST, JEFFERSON CITY, MO 65101	Active - secured
1321	W	HIGH ST	MCGENNIS GROUP L L C	PO BOX 106026, JEFFERSON CITY, MO 65110-6026	Active - secured
1018	W	HIGH ST	SAKABU, STANLEY A & CINDY PR	PO BOX 1648, BELLEVUE, WA 98009	Active - boarded up
1408	E	HIGH ST	HUMPHREYS, LOREN STANLEY JI	1408 E HIGH ST, JEFFERSON CITY, MO 65101	Closed - occupied

605		HOUCHIN ST	DAKE, STEPHANIE J	605 HOUCHIN ST, JEFFERSON CITY, MO 65101	Active - secured
105		JACKSON ST	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
108		JACKSON ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
101		JACKSON ST	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
104		JACKSON ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
103		JACKSON ST	BRATTEN, STEVEN J & CHERYL M	2523 TWIN HILLS RD, JEFFERSON CITY, MO 65109	Active - boarded up
114		JACKSON ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secured
209		JACKSON ST	BUESCHER, BARBARA	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - boarded up
918		JACKSON ST	WALKER, MARK S	110 N JOHNSON ST, JEFFERSON CITY, MO 65101	Closed - other (vacant, not abandoned)
810		JACKSON ST	COOPER, CHARLES W & BOBBY	12410 COOPER RD, HOLTS SUMMIT, MO 65043	Active - secured
809		JACKSON ST	STEENBURGEN, HOWARD E	6422 RT BB, HENLEY, MO 65040	Active - secured
900		JACKSON ST	JACKSON, ELMER C & EUGENE C	2601 VALENTIA ST, DENVER, CO 80218	Active - secured
611		JEFFERSON ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Active - secure
207		JORDAN ST	UHLMANN, SCOTT & SANDRA	5906 FOXFIRE LN, LOHMAN, MO 65053	Closed - occupied
315		LAFAYETTE ST	I & R INVESTMENTS L L C	816 NELSON DR, JEFFERSON CITY, MO 65101	Active - secured
214		LAFAYETTE ST	LOPEZ, MIGUEL & MARIA	214 LAFAYETTE ST, JEFFERSON CITY, MO 65101	Active - boarded up
801		LOCUST ST	GALBREATH, ELMER SR	3305 W HOUSTON PL, BROKEN ARROW, OK 74012	Closed - demo permit
807		MADISON ST	IHENACHO, BARTH	716 ZIMALCREST DR, COLUMBIA, SC 29210	Closed - other (vacant, not abandoned)
1720	W	MAIN ST	ASBURY, SEAN	1720 W MAIN ST, JEFFERSON CITY, MO 65109	Active - secured
303		MARSHALL ST	GILMORE, RYAN	5980 E CLAYSVILLE RD, HARTSBURG, MO 65039	Active - secured
503		MARSHALL ST	STATE OF MISSOURI	PO BOX 718, JEFFERSON CITY, MO 65102	Closed - demo permit
819	E	MCCARTY ST	WHITE, VIOLA	501 NAPA VALLEY DR, LITTLE ROCK, AR 72211	Active - secured
815	E	MCCARTY ST	WALKER, MARK S	110 N JOHNSON ST, JEFFERSON CITY, MO 65101	Active - secured
614	E	MCCARTY ST	OLD TOWN REVITALIZATION COM	320 E MCCARTY ST, JEFFERSON CITY, MO 65101	Closed - demolished
1007	E	MCCARTY ST	BROWN, DEBRA JEAN	452 GREYSTONE LN, SUNRISE BEACH, MO 65079-5509	Closed - building permit
229	W	MCCARTY ST	HOUSING AUTHORITY OF THE	PO BOX 1029, JEFFERSON CITY, MO 65102	Closed - demo permit
1120	W	MCCARTY ST	CHANEY, JODONN S & KIRSTEN	125 BOONVILLE RD, JEFFERSON CITY, MO 65109	Closed - demolished
2025	E	MCCARTY ST	FULBRIGHT, CARLETON B JR	231 MADISON ST, JEFFERSON CITY, MO 65101	Closed - demolished
2953	E	MCCARTY ST	EASTSIDE PROPERTIES L L C	426 E HIGH ST, JEFFERSON CITY, MO 65101	Closed - demolished
1634	W	MCCARTY ST	RIMILLER HOLDINGS L L C	1630 W MCCARTY ST, JEFFERSON CITY, MO 65109	Active - secured
616	E	MCCARTY ST	WHITE, BETH A	128 MIDWAY LN, WESTPHALIA, MO 65085	Active - secured
617		MICHIGAN ST	E P B ENTERPRISES L L C	206 E FRANKLIN ST, JEFFERSON CITY, MO 65101	Active - secured
1629	E	MILLER ST	RHODES, ROBERT	2618 SCHOTT RD, JEFFERSON CITY, MO 65101	Active - secure
1320	E	MILLER ST	KUSCHEL, MIKE	HCR 65 BOX 120, WESTPHALIA, MO 65085	Active - secured
1207	E	MILLER ST	DIOCESE OF JEFFERSON CITY	2207 W MAIN ST, JEFFERSON CITY, MO 65109	Closed - demolished
1407	E	MILLER ST	BAUER J C PROPERTIES L L C	31154 DOGWOOD LN, ROCKY MOUNT, MO 65072	Active - secured
1727	E	MILLER ST	TALKEN, GILBERT L	1743 E MILLER ST, JEFFERSON CITY, MO 65101	Closed - occupied
320	E	MILLER ST	BUESCHER, BARBARA J	429 E CAPITOL AVE, JEFFERSON CITY, MO 65101	Closed - occupied
1415	E	MILLER ST	TALBERT, ROBERT BOYD S &	2549 HIDDEN VALLEY DR, HOLTS SUMMIT, MO 65043	Active - secured
1312	E	MILLER ST	WHITE, BETH	128 MIDWAY LN, WESTPHALIA, MO 65085	Active - secured

805	MONROE ST	FRAZIER, GREGORY R & RUTH A	805 MONROE ST, JEFFERSON CITY, MO 65101	Closed - occupied
710	MONROE ST	COOLEY, CHERYL	710 MONROE ST, JEFFERSON CITY, MO 65101	Active - boarded up
904	MONROE ST	BIBLEWAY CHURCH	4238 CABALLO CROSSING DR, FLORISSANT, MO 63034	Active - secured
1100	MONROE ST	CAPITAL REGION MEDICAL CENT	1110 MONROE ST, JEFFERSON CITY, MO 65101-2710	Active - boarded up
907	MONROE ST	HUGHES, RITA A	391 COUNTY RD 601, LOOSE CREEK, MO 65054	Active - secured
901	MOREAU DR	KUSCHEL, MIKE	128 MIDWAY LN, WESTPHALIA, MO 65085	Closed - occupied
601	MULBERRY ST	CITY OF JEFFERSON	320 E MCCARTY ST, JEFFERSON CITY, MO 65101	Closed - demolished
1809	NOTRE DAME ST	WERDEHAUSEN, NORBERT	615 S SUMMIT DR, HOLTS SUMMIT, MO 65043	Closed - occupied
618	OHIO ST	HAWKEY, ALEX	10281 CO RD 371, NEW BLOOMFIELD, MO 65063	Closed - occupied
218	PINE ST	FARLEY PROPERTIES SERVICES I	PO BOX 105776, JEFFERSON CITY, MO 65110	Closed - occupied
215	PINE ST	CITY OF JEFFERSON	320 E MCCARTY ST, JEFFERSON CITY, MO 65101	Closed - demolished
1506	RANDY LN	BANK OF AMERICA NATIONAL AS	7105 CORPORATE DR, PLANO, TX 75024	Active - secured
1224	RIVERSIDE DR	SHIPPEN, CAROL L	2400 STARLING DR, JEFFERSON CITY, MO 65109	Active - secured
623	SCHOOL ST	CHRISTENSEN, THERESA L	626 SCHOOL ST, JEFFERSON CITY, MO 65101	Active - secured
813	SCHUMATE CHAPEL RD	DOUGLAS, CHARLES E & ROBER	813 SCHUMATE CHAPEL RD, JEFFERSON CITY, MO 65109	Closed - other (void, entered in error)
1807	SHERRICK CT	OPARA, DANIEL C & ROSEMARY I	320 WESTCHASE LN, JEFFERSON CITY, MO 65109	Active - secured
1421	ST MARYS BLVD	WILSON, GWEN A	412 NORRIS DR, JEFFERSON CITY, MO 65109	Active - secured
1107	ST MARYS BLVD	OTT, CYNTHIA G	990 WINSOME RD, NORTH FT MYERS, FL 33903	Active - secured
1702	ST MARYS BLVD	ZHANG, ZI FENG	1702 ST MARYS BLVD, JEFFERSON CITY, MO 65109	Active - secured
1201	ST MARYS BLVD	HUNT, HAWA E & JAMES A	12118 LAVERSHIRE CT, CHARLOTTE, NC 28262	Active - secured
1009	ST MARYS BLVD	BARBERO, CHERYL	1009 ST MARYS BLVD, JEFFERSON CITY, MO 65109	Active - secured
415	STADIUM BLVD	HOWSER, JOHN VICTOR	803 JACKSON ST, JEFFERSON CITY, MO 65101	Active - secured
608	E STATE ST	OUSLEY GROUP L L C	2000 E BROADWAY, COLUMBIA, MO 65201	Active - secured
2500	TANNER BRIDGE PL	KARR, GARY A	1106 HOFFMAN DR, JEFFERSON CITY, MO 65101	Active - secured
1101	TANYA LYNN DR	LOCKWOOD, WILLIAM M & LUCIL	1111 TANYA LYNN DR, JEFFERSON CITY, MO 65109	Closed - building permit
305	VETTER LN	NILGES, THOMAS & MARLA	1826 VALLEY HI RD, JEFFERSON CITY, MO 65109	Closed - building permit
217	VISTA RD	SOMMERER, LEROY J	1712 ST MARYS BLVD, JEFFERSON CITY, MO 65109	Active - secured
406	WASHINGTON ST	HOUSING AUTHORITY OF JEFFER	PO BOX 1029, JEFFERSON CITY, MO 65102	Closed - demolished
408	WASHINGTON ST	HOUSING AUTHORITY OF JEFFER	PO BOX 1029, JEFFERSON CITY, MO 65102	Closed - demolished