

Caddo Parish Commission

Property Standards

Case # 1

7720 Dixie Blanchard Road

Shreveport, LA 71107

Commissioner District 1

Work Item Report

Property Standards | PS-Substandard Housing | 16032411

7720 Dixie Blanchard Rd, Shreveport, Louisiana 71107



Collected By chuck.wilson@caddo.org

Collected Date 5/20/2022 2:15:34 PM

Modified By chuck.wilson@caddo.org

Modified Date 8/24/2023 11:09:08 AM

Status F. Property Standards Board

Priority 2

Asset Id 191528000006100

Layer Name Ownership

Description House falling in and yard overgrown

Comments _____

Property Standards Board

Inspection Information: 7720 Dixie Blanchard Road, Shreveport, LA

Description of Property:

A dilapidated house that is falling apart. The structure is open to the elements. It also has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors.

The house is not inhabitable so nobody lives in it.

Notifications:

The owner is John Boyce Wilkinson Jr. He was sent the "Proper Notifications" and attended a board meeting on 2 October 2023 informing him that the property needed to be cleaned up and he was also invited to this meeting today. **(The Property Standards Board provided the owner 60 additional days at the 2 October 2023 Board meeting to clean up the property and the property was not cleaned up; therefore, the case will be heard again at the 5 February 2024 Meeting).**

1st letters were sent out on 24 May 2022.

2nd letters were sent out on 17 February 2023.

3rd letters were sent out 23 August 2023 for notifications of the Property Standard Board meeting on: 2 October 2023 at 2:00pm.

4th letters were sent out 9 October 2023 notifying him of the 60-day extension. (filed 10/10/2023)

5th Letters sent out 18 Dec 2023 notifying of the 2nd Property Standard Board on 5 Feb 2024 at 2:30 pm

- All notifications were also posted in the Official Journal

08/25/2023 12:37 PM



08/25/2023 12:40 PM



08/08/2023 2:21 PM



08/25/2023 12:38 PM



03/08/2023 2:22 PM



03/08/2023 2:22 PM



12/18/2023 2:11 PM



12/18/2023 2:11 PM





THE PARISH OF CADDO

DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR


May 24, 2022

John Boyce Wilkinson
7720 Dixie Blanchard
Shreveport, LA 71107

Re: Property

To whom it may c

We have received cor

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> John Wilkinson <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery John Wilkinson 5/31/22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>John Boyce Wilkinson 7720 Dixie Blanchard Road Shreveport, LA 71107</p>	<p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
 9590 9402 7262 1284 8606 37																	
Article Number (Transfer from service label) 7020 0640 0001 7168 8361																	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt																	

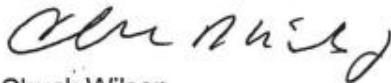
W. 176 ft of E. 206 ft of S. 66 ft of N. 1120 ft of Lot 1, Reid PARTN Sec 28-19-15 GEO # (191528-000-0041-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have an abandoned dilapidated house structure which is falling apart and dilapidated. It also has some junk, trash, and overgrown vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

This letter is your **"FIRST NOTICE"** informing you of a violation of Parish Ordinance; you will have **thirty (30) days** to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersigned at (318) 226-6934. Cell (318) 344-7157

Sincerely,



Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail by	
<input type="checkbox"/> Adult Signature	
<input type="checkbox"/> Adult Signature	
Postage	
Total Postage at	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

John Boyce Wilkinson

7720 Dixie Blanchard Road

Shreveport, LA 71107

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 7168 8361



Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR

THE PARISH OF CADDO



DEPT

February 17, 2023

John Boyce Wilkinson
7720 Dixie Blanchard Road
Shreveport, LA 71107

Re: Property St

To whom it may concern:

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece. 		A. Signature <input checked="" type="checkbox"/> John Wilkinson <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. <div style="border: 1px solid black; padding: 5px; text-align: center;"> John Boyce Wilkinson 7720 Dixie Blanchard Road Shreveport, LA 71107 </div>  9590 9402 7857 2234 9536 16		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 020 1810 0000 6847 4941		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)			
PS Form 3811, July 2020 PSN 7530-02-000-9053			

We have received complaints concerning property assessed to you:

W. 176 ft of E. 206 ft of S. 66 ft of N. 1120 ft of Lot 1, Reid PARTN Sec 28-19-15 GEO # (191528-000-0041-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have an abandoned dilapidated house structure which is falling apart and dilapidated. It also has some junk, trash, and overgrown vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

This letter is your **"SECOND NOTICE"** informing you of a violation of Parish Ordinance; you will have **thirty (30) days** to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersigned at (318) 226-6934. Cell (318) 344-7157

Sincerely,

Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Service <input type="checkbox"/> Return Rec <input type="checkbox"/> Return Rec <input type="checkbox"/> Certified M <input type="checkbox"/> Adult Sign <input type="checkbox"/> Adult Sign Postage \$ _____ Total Postage \$ _____ Sent To _____ Street and Apt. No., or PO Box No. _____ City, State, ZIP+4® _____	John Boyce Wilkinson 7720 Dixie Blanchard Road Shreveport, LA 71107
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0000 6847 4941



THE PARISH OF CADDO

DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR

Telephone: 318-226-6931
Fax: 318-226-6979
Government Plaza
505 Travis Street, Suite 820
P.O. Box 1127
Shreveport, LA 71163-1127

COPY

August 23, 2023

**Certified Mail
Return Receipt Request**

**John Boyce Wilkinson
7720 Dixie Blanchard Road
Shreveport, LA 71107**

Re: Property Standards Violation – 7720 Dixie Blanchard Road, Shreveport, LA

To whom it may concern:

We have received complaints concerning property assessed to you:

**W. 176 ft of E. 206 ft of S. 66 ft of N. 1120 ft of Lot 1, Reid PARTN Sec 28-19-15 GEO #
(191528-000-0041-00)**

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have an abandoned dilapidated house structure which is falling apart and dilapidated. It also has some junk, trash, and overgrown vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

Another follow-up inspection by this department has revealed that repairs or clean-up efforts have not been completed on this property. This is your **FINAL NOTICE** that you are in violation of the Parish of Caddo Code of Ordinances, Chapter 30; Section 30-21, Violations.

This matter will be presented to the **Parish of Caddo, Property Standards Board** meeting at the Government Plaza building at 505 Travis Street, Shreveport, Louisiana scheduled on **2 October 2023 at 2:00 pm**. The dilapidated structure(s) and other issues on this property are a health and safety hazard.

If you wish to address the Property Standards Board, a may do so at this time. All costs incurred will be filed a a lien will be placed on the property. Please provide th and the timeframe to accomplish corrections.

If you have any questions, please contact the undersig

Sincerely,



**Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission**

Commissioner District # 1

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____ Extra Service <input type="checkbox"/> Return Re <input type="checkbox"/> Return Re <input type="checkbox"/> Certified A <input type="checkbox"/> Adult Sign <input type="checkbox"/> Adult Sign Postage \$ _____ Total Postage \$ _____ Sent To Street and Apt. No., or PO Box No. City, State, ZIP+4®	John Boyce Wilkinson 7720 Dixie Blanchard Road Shreveport, LA 71107
---	--

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



THE PARISH OF CADDO DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR

October 9, 2023

John Boyce Wilkinson
7720 Dixie Blanchard Road
Shreveport, LA 71107

Re: **Property Sta**
W. 176 ft of E. 206
(191528-000-0041-

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, 	<p>A. Signature <input checked="" type="checkbox"/> <i>John Wilkinson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>John Wilkinson</i></p> <p>C. Date of Delivery <i>10/15/23</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1</p> <p>John Boyce Wilkinson 7720 Dixie Blanchard Road Shreveport, LA 71107</p> <p>9590 9402 7981 2305 4597 08</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7021 2720 0000 1919 4533</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>

To Whom It May Concern:
Pursuant to Chapter 30, S
Standards Board met on 2 O
on 5 October 2023 to accept their recommendations in consideration of the condition of the above
referenced property.

Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission has issued the following order:

The properties have been declared a nuisance and have been condemned. The violations need to corrected within 60 days. If the violations are not corrected within 60 days the property will be brought back to the Property Standards Board.

Pursuant to Chapter 30, Section 30-25 of the Code of Ordinances, Parish of Caddo, a copy of this Order shall be recorded in Mortgage Records of the Clerk of Court for Caddo Parish.

Pursuant to Chapter 30, Section 30-27 of the Code of Ordinances, Parish of Caddo, you may appeal this decision by filing a written request to the First Judicial District court within five (5) days of the service of the order of the board.

Pursuant to Chapter 30, Section 30-29 of the Code of Ordinances, such services will be the responsibility of the owner(s),

Any person or persons acquiring any interest in and requirements of this Order.

If you have any questions, please contact the undersigned Office (318) 226-6934, Cell (318) 344-7157

Sincerely,

Chuck Wilson
Code Enforcement Inspector
Caddo Parish Public Works

Commission District # 1

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	
Extra Services & Fee	
<input type="checkbox"/> Return Receipt (hard) <input type="checkbox"/> Return Receipt (soft) <input type="checkbox"/> Certified Mail Restr. <input type="checkbox"/> Adult Signature Rr <input type="checkbox"/> Adult Signature Rr	
Postage	
Total Postage and Fees	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

John Boyce Wilkinson
7720 Dixie Blanchard Road
Shreveport, LA 71107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 1919 4533



THE PARISH OF CADDO
DEPARTMENT OF PUBLIC WORKS

Tim Weaver
 DIRECTOR

Dr. Ken Ward
 ASST DIRECTOR

Telephone: 318-226-6931
 Fax: 318-226-6979
 Government Plaza
 505 Travis Street, Suite 820
 P.O. Box 1127
 Shreveport, LA 71163-1127

COPY

December 18, 2023

Certified Mail
 Return Receipt Request

John Boyce Wilkinson
7720 Dixie Blanchard Road
Shreveport, LA 71107

Re: Property Standards Violation – 7720 Dixie Blanchard Road, Shreveport, LA

To whom it may concern:

We have received complaints concerning property assessed to you:

W. 176 ft of E. 206 ft of S. 66 ft of N. 1120 ft of Lot 1, Reid PARTN Sec 28-19-15 GEO # (191528-000-0041-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have an abandoned dilapidated house structure which is falling apart and dilapidated. It also has some junk, trash, and overgrown vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

Another follow-up inspection by this department has revealed that repairs or clean-up efforts have not been completed on this property. This is your **FINAL NOTICE** that you are in violation of the Parish of Caddo Code of Ordinances, Chapter 30; Section 30-21, Violations.

This matter will be presented to the **Parish of Caddo, Property Standards Board** meeting at the Government Plaza building at 505 Travis Street, Shreveport, Louisiana scheduled on **5 February 2024 at 2:30 pm**. The dilapidated structure(s) and other issue:

If you wish to address the Property Standards Board, as may do so at this time. All costs incurred will be filed as a lien will be placed on the property. Please provide this and the timeframe to accomplish corrections.

If you have any questions, please contact the undersign

Sincerely,

Chuck Wilson
 Public Works Code Enforcement Inspector
 Caddo Parish Commission

Commissioner District # 1

9589 0710 5270 0658 4058 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees:
 Return Receipt Hardcopy
 Return Receipt (electronic)
 Certified Mail Restriction
 Adult Signature Required
 Adult Signature Restriction

Postage \$

Total Postage and Fee \$

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-0210-9001 See Reverse for Instructions