



# MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608  
Canton, Mississippi 39046  
601-855-5500 • Facsimile 601-855-5759  
www.madison-co.com

March 20, 2026

Mary and Elizabeth Rosell  
Willie Earl Rosell  
3002 Center Street  
Flora, MS 39071

Re: *Tax Parcel No. 0611-29D-002/00.00*

Dear Sir/Madame,

The property referenced above is zoned R-2 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are Residential Use. An inspection made on the property referenced above has inoperable and abandoned vehicles, salvage material and rubbish. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** -

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in **SECTION 814 – ORDINANCE ENFORCEMENT-**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person--who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense." The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation

Page Two,  
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within ten (10) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **April 6, 2026**, at **9 A.M.** in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Director  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

**Madison County  
REAL ESTATE TAX STATEMENT  
FOR THE TAX YEAR 2025**

TAXES PAYABLE NOW  
\*\*\* DELINQUENT February 2, 2026

ROSELL MARY & ELIZABETH ROSELL &  
WILLIE EARL ROSELL  
3002 CENTER ST  
FLORA, MS 39071

THE HOLDER OF THIS RECEIPT IS REQUESTED TO  
EXAMINE IT THOROUGHLY AND SHOULD THERE BE A MISTAKE,  
RETURN IT IMMEDIATELY TO THIS OFFICE FOR CORRECTION  
OR THIS OFFICE IS NOT RESPONSIBLE

Account Number: 2345

<b>Parcel Number:</b> 0611-29D-002/00.00	<b>Receipt Number:</b> 44287	<b>Owner Name:</b> ROSELL MARY & ELIZABETH ROSELL & 3002 CENTER ST			
<b>Legal Description:</b> LOT 21 MAGNOLIA HEIGHTS PT 1	<b>Sec-Twn-Rng:</b> 29 - 9 - 01W BLK C	<b>Acres:</b>	<b>Forestry Acres:</b>		
<b>District:</b> 426 BEAT 4 MADSCHL KPFD PBC	<b>Land Value:</b> <u>True:</u> 6,000 <u>Assessed:</u> 600	<b>Buliding Value:</b> 30,280 3,028	<b>Total Value:</b> 36,280 3,628	<b>Millage Rate:</b> 0.0991036	<b>Gross Tax:</b> \$359.55
<b>Homestead Credit Amount:</b>				\$122.29	
<b>Tax Entities:</b> MADISON TAX: COUNTY SCHOOLS TAX:	<b>Millage:</b> 0.0445536 0.0545500	<b>Percent:</b> 44.96% 55.04%	<b>Tax:</b> \$161.64 \$197.91	<b>Drainage/Special Taxes:</b>	<b>Tax Amount:</b>
<b>Totals:</b> 0.0991036 100.00% \$359.55				<b>Interest:</b>	\$1.19
				<b>Publication Cost:</b>	

**Amount Due based on date of: 02/27/2026**

Parcel Number: 0611-29D-002/00.00  
Receipt Number: 44287  
Account Number: 2345

<b>Gross Tax Amount:</b>	\$359.55
<b>LESS Credit:</b>	\$122.29
<b>PLUS Special Tax:</b>	
<b>Forestry Tax:</b>	
<b>NET TAX AMOUNT:</b>	\$237.26
<b>Penalties/Interest:</b>	\$1.19
<b>Total Amount:</b>	\$238.45

**MAKE CHECKS PAYABLE TO:**  
C.J. Garavelli, Collector  
PO Box 113  
Canton, MS 39046-113  
Please Return Statement with Payment

Library MADISON COUNTY TAX 2026

ROSELL MARY & ELIZABETH ROSELL &  
WILLIE EARL ROSELL  
3002 CENTER ST

Parcel 061I-29D-002/00.00 PPIN 2345  
Alt Parcel 0612  
Exempt Code JD 0 Tax District 4 M  
Subdivision 04770 ADDENDUM  
MAGNOLIA HEIGHTS PT 1 BL C  
Neighborhood Map

FLORA MS 39071 St Addr 3002 CENTER ST  
Sect/Twn/Rng 29 09N 01W Blk HS#102043-23

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		6000				37450	43450	4345
2		6000				37450	43450	4345

Homestead Type 1 1=065 2=DAV 3=DIS 4=Reg Reg 100 1477 DAV

Mtg Group Eligible C11 Y (Y/N)

New Value Added F-Fire O-Override Deed Bk 2216 Pg 861 Ext

Drainage Code Benefit Price Total Deed Date 7 19 2007 Type DB

36 PERS BC & KE 2868.00 F Current 2023 Yr Added 11 12 2001

L 6000 CNV

B 37450 Chged 6 23 2023

Levee Benefits X = Use1 1110 Use2 AMYR

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

Dianne Bump  
337-12  
E

539876

BOOK 2216 PAGE 0861

QUITCLAIM DEED

For a good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARY ROSELL AND ELIZABETH ROSELL**, Grantors, do hereby convey and quitclaim, unto **MARY ROSELL a/k/a MARY ROSELL GREER, ELIZABETH ROSELL A/K/A ELIZABETH ROSELL JACKSON AND WILLIE EARL ROSELL**, Grantees, the following described property situated in Madison County, Mississippi, to-wit:

4770 Lot Twenty-One (21) in Block "C" of Magnolia Heights, Part 1, a subdivision of Madison County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Plat Book 5 at page 4 thereof, reference to which is hereby made in aid of nad as a part of this description.

WITNESS our signatures, this the 16<sup>th</sup> day of July, 2007.

Mary Rosell Greer  
MARY ROSELL A/K/A  
MARY ROSELL GREER

Elizabeth Rosell Jackson  
ELIZABETH ROSELL A/K/A  
ELIZABETH ROSELL JACKSON

STATE OF MISSISSIPPI  
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for said county and state, on this the 16<sup>th</sup> day of July, 2007, within my jurisdiction, the within named, MARY ROSELL A/K/A MARY ROSELL GREER, who acknowledged that she signed and delivered the above and foregoing instrument.

My Commission Expires: 12-07-10  
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: Mar 1, 2008  
DO NOT WRITE IN THESE SPACES

Kera M Jackson  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF YAZOO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 18<sup>th</sup> day of July, 2007, within my jurisdiction, the within named, ELIZABETH ROSELL A/K/A ELIZABETH ROSELL JACKSON, who acknowledged that she signed and delivered the above and foregoing instrument.

My Commission Expires: 12-07-10

Dianne Bump  
Notary Public

**GRANTORS:**

MARY ROSELL A/K/A  
MARY ROSELL GREER  
107 BANNERMAN DRIVE  
FLORA, MS 39071  
PHONE: 601-829-8378  
BUS. PHONE: 601-842-9309

ELIZABETH ROSELL A/K/A  
ELIZABETH ROSELL JACKSON  
102 PEYTON LANE  
FLORA, MS 39071  
PHONE: 601-879-8286  
BUS. PHONE: NONE

**GRANTEES:**

MARY ROSELL A/K/A  
MARY ROSELL GREER  
107 BANNERMAN DRIVE  
FLORA, MS 39071  
PHONE: 601-829-8378  
BUS. PHONE: 601-842-9309

ELIZABETH ROSELL A/K/A  
ELIZABETH ROSELL JACKSON  
102 PEYTON LANE  
FLORA, MS 39071  
PHONE: 601-879-8279  
BUS. PHONE: NONE

WILLIE EARL ROSELL  
3002 CENTER STREET  
FLORA, MS 39071  
PHONE: NONE  
BUS. PHONE: NONE

**PREPARED BY:**

RICHARD J. ROHMAN  
RICHARD J. ROHMAN, PC  
213 E. JEFFERSON STREET  
P.O. BOX 151  
YAZOO CITY, MS 39194  
662-746-2211  
MSB #5661

**TITLE SEARCH NEITHER REQUESTED NOR PERFORMED,  
DESCRIPTION TO PROPERTY PROVIDED BY GRANTEEES**

**INDEXING INSTRUCTIONS:**

**Lot 21, Block C, Magnolia Heights, Part 1, Madison County, MS**

MADISON COUNTY MS This instrument was  
filed for record July 19, 2007, at 8:00 A.M.

Book 2216 Page 861  
ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C. 















