



Blight Prevention

Office of Blight Prevention and Remediation. 740-455-7918



2025 Annual Report

The Office of Blight Prevention was established in 2025.

The office will partner with the Muskingum County Land Reutilization Corporation and the Land Bank's nonprofit, the Muskingum County Land Concern, to get properties cleaned up and put back to productive use.

The office will deal with residential and commercial properties that are in a state of disrepair or dilapidation through a variety of means. This includes properties that are otherwise in good condition, but full of trash or vermin infested.

The office is committed to working with property owners, villages and townships in a spirit of cooperation and working toward the greater good. The Commissioners, Land Bank and MCLC wants to work with landowners to find an achievable resolution to problematic properties together, while acknowledging the possible negative impacts that blight has on adjoining properties.

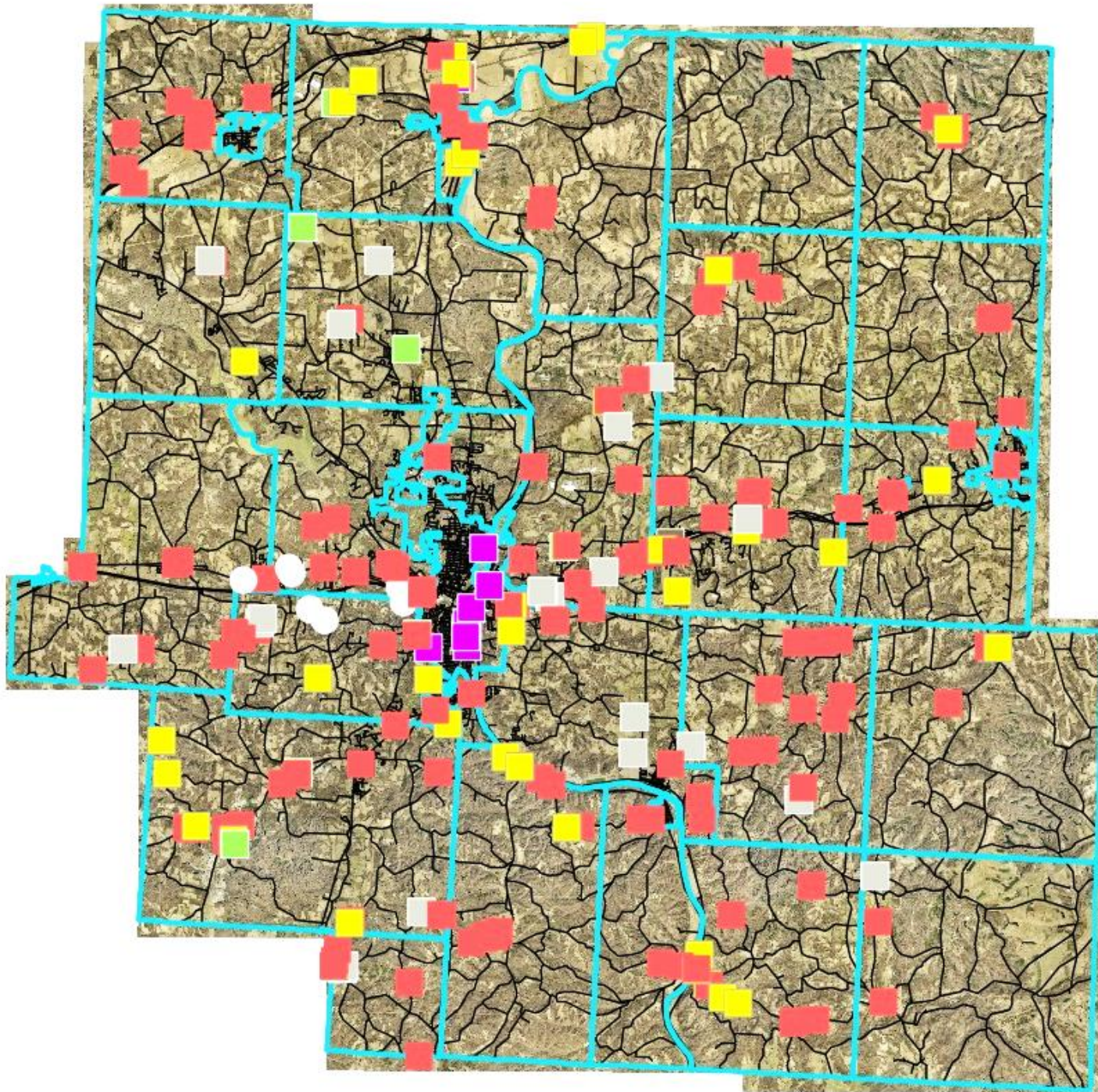
The office crafted an Addendum to the Muskingum County Comprehensive Plan.

Developing a plan to prevent and eliminate blight in the County is a vital component to goals number two and three in the Comprehensive Plan. Allowing properties to fall into a blighted condition increases the difficulty and cost of rehabilitation and erodes the property value of adjacent properties. Educating property owners on the need to maintain property, and providing resources to do so, will prevent blight.

The Ohio Revised Code lists 16 conditions that define blight. For the purposes of local application this could be reduced to a handful of main points: dilapidation and deterioration, unsafe and unsanitary conditions, hazards that endanger lives or properties by fire or other causes, and vacancy or abandonment.

Properties that meet any of these criteria are considered blighted, and action can be taken to remediate that condition through rehabilitation or demolition. There are properties that meet these criteria across the County and our goal is to remediate these properties to improve the overall condition of the County's housing stock and wellbeing of its residents.

In addition, the County should partner with townships and municipalities that do not have mechanisms in place to deal with blight on their own by providing manpower and resources to do so.



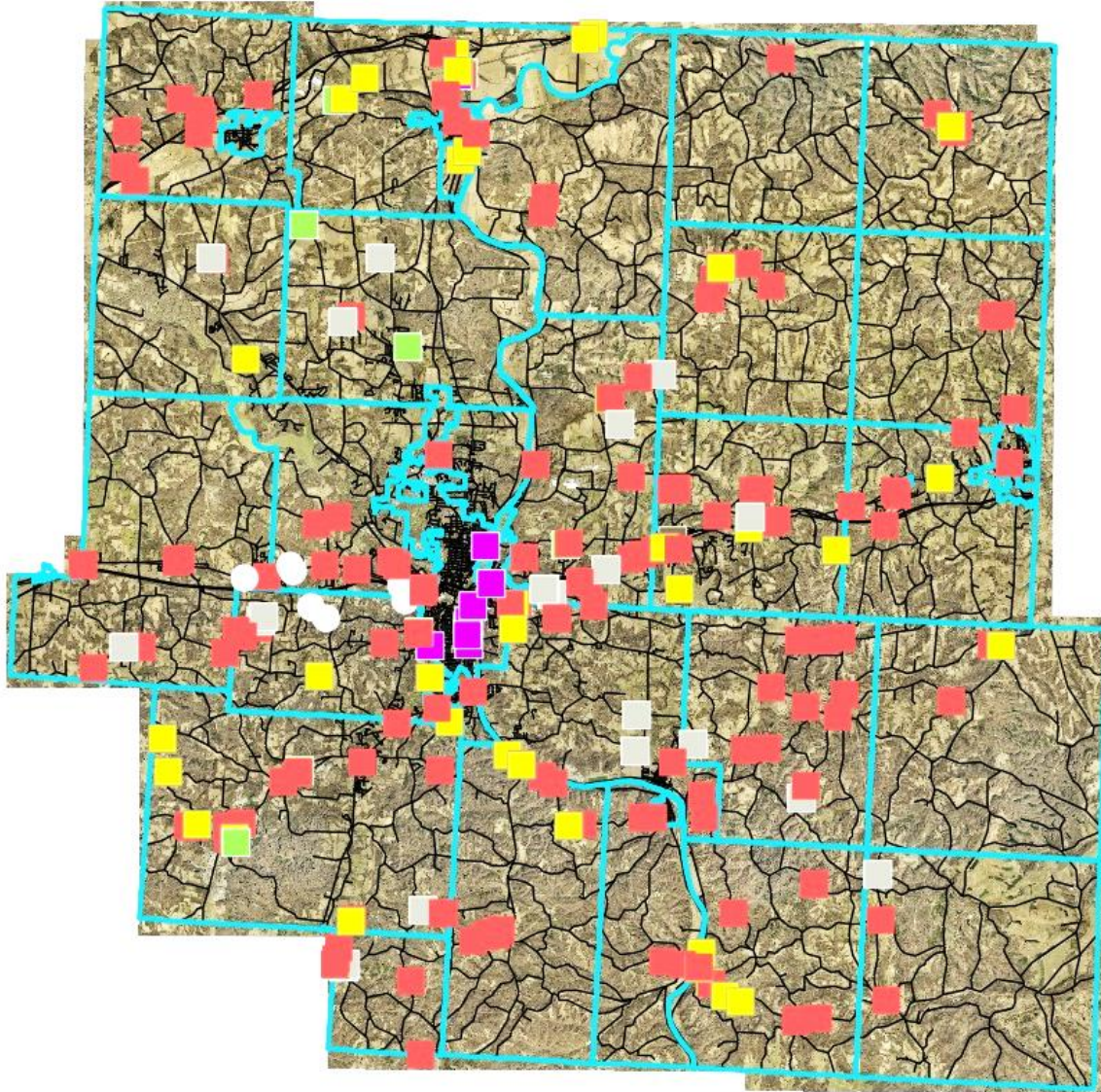
Started in the summer of 2025, a county-wide inventory of blighted properties gave the office a detailed visual representation of the problem at hand. The project used an app developed by the County GIS Department.

Blighted properties generally followed density and major arterial routes, but can be found all over the County. In general, the vast majority of property were residential, with a few commercial structures.



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The inventory classifies properties as blighted (red) or trash (yellow). In general, the blighted properties are unoccupied and are roughly equally divided between mobile homes and fixed-foundation properties. Properties classified as having trash include properties that need to be mowed or have derelict vehicles present.

There are additional classifications for special projects and Land Bank activities.

A memorandum of understanding has been signed with nearly half of the townships in Muskingum County so far, allowing the office to assess taxes on behalf of the townships. This means the County assumes the financial burden of cleanups done without the cooperation of the property owner. This is usually because the property owner is deceased or is an absentee.



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Village/Township	Number of properties
Adams	1
Adamsville	2
Blue Rock	14
Brush Creek	16
Cass	17
Clay	2
Dresden	2
Falls	12
Fazeysburg	2
Fultonham	4
Harrison	3
Highland	6
Hopewell	12
Jackson	9
Jefferson	3
Licking1	6
Madison	2

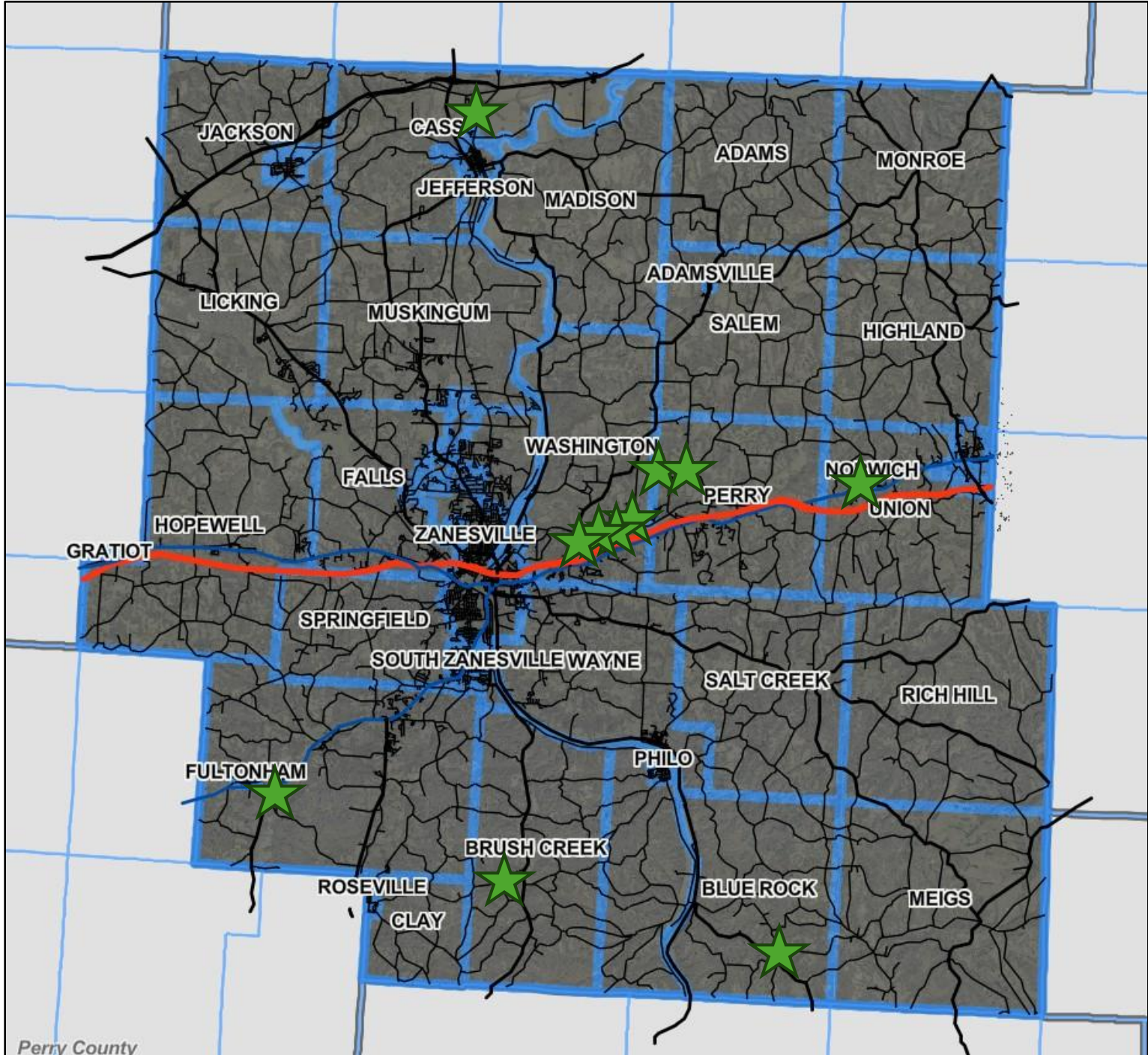
Meigs	3
Monroe	5
Muskingum	6
New Concord	2
Newton	25
Norwich	1
Perry	21
Philo	1
Rich Hill	3
Roseville	11
Salem	8
Salt Creek	12
Springfield	18
Union	8
Washington	19
Wayne	11
Total, Dec. 2025	267

Total expenses in 2025; Demolition: \$86834, Mowing: \$1075, Dumpsters: \$1395, Misc: \$427.95, Total: \$89731.95



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Perry County

The Muskingum County Land Reutilization Corporation used the inventory to find properties for demolition to take advantage of Ohio Department of Development Demolition Grant funds.

Projects started in 2025 were in seven townships.

Only fixed-foundation properties qualify for the grant funding, freeing up department funding for mobile homes. There is currently no grant funding for the demolition of abandoned mobile homes.

 Property that will be part of the 2025 demolition grant

The status of properties contacted by the department in 2025, by township. Northwest townships.

Township location	Means	Problem	On behalf of	Status	Grant status
Cass	various	trash	County	in progress	
Cass	letter	derelict	County	no contact	
Cass	special	derelict	County	foreclosure/sold	
Cass	letter	derelict	County	ZMCHD	
Cass	letter	derelict	County	ZMCHD	
Cass	letter	vehicles	County	moved	
Cass	letter	derelict	County	sold and restored	
Cass	various	derelict	County	MCLRC demo	asbestos survey done
Falls	letter	derelict	County	owner demo	
Falls	letter	grass	County	mowed	
Falls	letter	derelict	County	in progress	
Hopewell	letter	derelict	County	no contact	
Hopewell	letter	derelict	County	foreclosure?	
Jackson	letter	derelict	County	cleaned up	
Jackson	letter	derelict	County	MCLRC demo	asbestos survey done
Muskingum	letter	grass/derelict	County	cleaned up	
Muskingum	letter	trash	County	cleaned up	
Licking	letter	vehicles	Township	in progress	



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The status of properties contacted by the department in 2025, by township. Eastern townships.

Township location	Means	Problem	On behalf of	Status	Grant status
Blue Rock	letter	derelict	County	MCLRC demo grant	asbestos survey done
Blue Rock	letter	derelict	County	no contact	
Blue Rock	letter	vehicles	Township	contact made	
Meigs	letter	derelict	County	no contact	
Monroe	letter	derelict	County	self cleanup	
Monroe	letter	derelict	County	MCLRC demo grant	access
Perry	letter	derelict	County	MCLRC demo grant	asbestos survey done
Perry	letter	derelict	County	foreclosure	
Perry	letter	derelict	County	MCLRC demo grant	asbestos survey done
Perry	letter	derelict	County	MCLRC demo grant	
Salem	letter	derelict	County	foreclosure	
Union	letter	trash	County	dumpster	
Union	letter	derelict	County	MCLRC demo grant	asbestos survey done
Union	letter	derelict	Township	in progress	
Washington	letter	derelict	County	MCLRC demo grant	asbestos survey done
Washington	letter	derelict	County	MCLRC demo grant	asbestos survey done
Wayne	letter	derelict	County	no contact	
Wayne	letter	derelict	County	no contact	
Adamsville	letter	derelict	County	in discussion	
New Concord	letter	derelict	Village	sold	
New Concord	letter	derelict	Village	no contact	



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The status of properties contacted by the department in 2025, by township. Western townships.

Township location	Means	Problem	On behalf of	Status	Grant status
Brush Creek	in person	blight/trash	County	in progress	
Brush Creek	letter	derelict	County	MCLRC demo grant	asbestos survey done
Brush Creek	letter	derelict	County	complete	
Brush Creek	letter	derelict	County	self cleanup	
Brush Creek	letter	derelict	County	in progress	
Newton	letter	derelict	County	contact made	
Newton	letter	derelict	County	contact made	
Newton	letter	derelict	County	MCLRC demo grant	asbestos survey done
Newton	letter	derelict	County	cleaned up	
Newton	letter	derelict	County	foreclosure	
Newton	letter	derelict	County	access secured	
Newton	letter	trash	County	monitor	
Springfield	letter	trash	County	in contact	
Springfield	letter	derelict	County	sent	
Springfield	letter	derelict	County	in contact	
Roseville	letter	trash	County	cleaned up	
Roseville	letter	trash	County	limbo	
Roseville	letter	derelict	Village	contact made	
Roseville	letter	derelict	County	contact made	
Roseville	letter	derelict	County	nothing	
Roseville	letter	trash	County	bank cleaned up	



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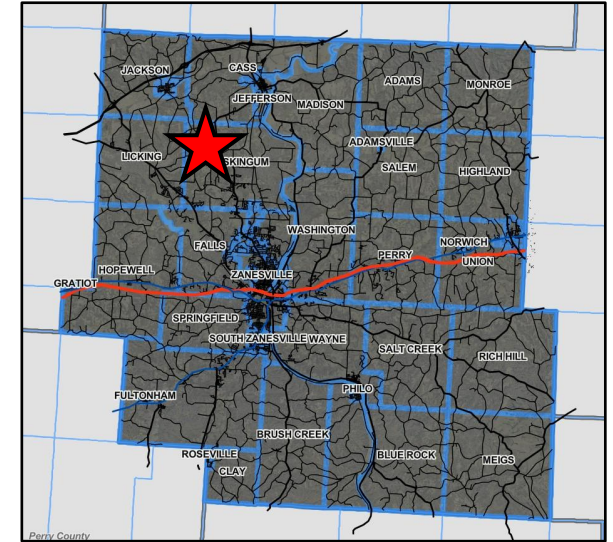


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Major Projects



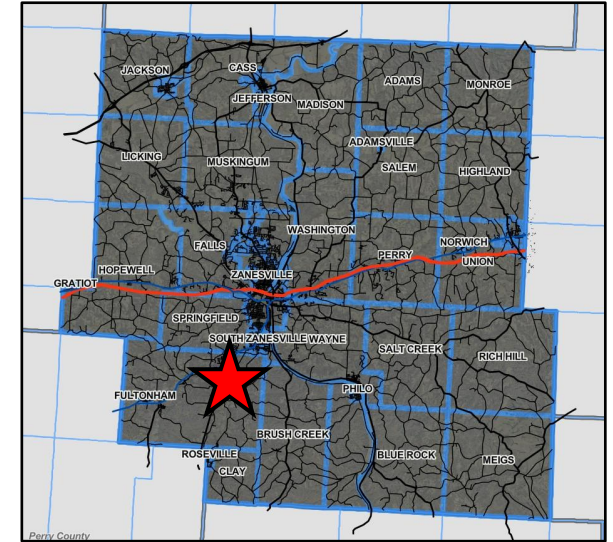
Fawn Drive
Muskingum Township



Derelict mobile home and related trash and debris. Property owner ignored orders to clean it up.

Brush removal: \$900
Mowing: \$175
Dumpster: \$500

Total: \$1,575 assessed to taxes.
Project completed with the cooperation and aid of the Muskingum County Common Pleas Court Probation Dept.



East Darlington Drive

Newton Township

Two derelict mobile homes and related trash and debris.

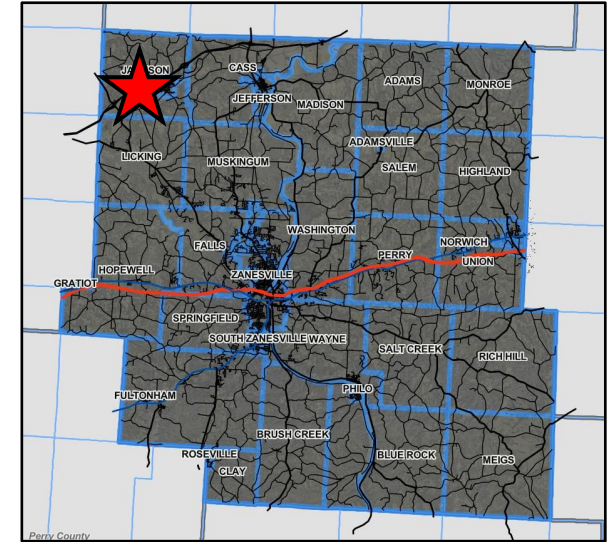
Project completed with property owner cooperation.

Cleanup: \$13,769



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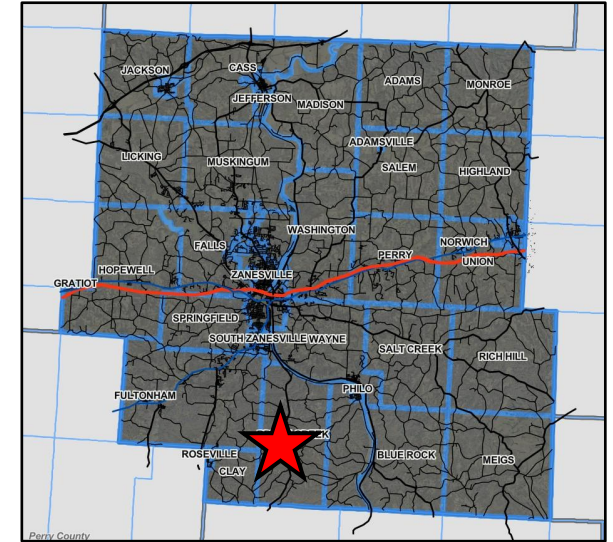


Cannon Road
Jackson Township

Two derelict mobile homes and related trash and debris.

Project completed with property owner cooperation and will enable moving his current accommodations away from the township right of way.

Cleanup: \$14,967

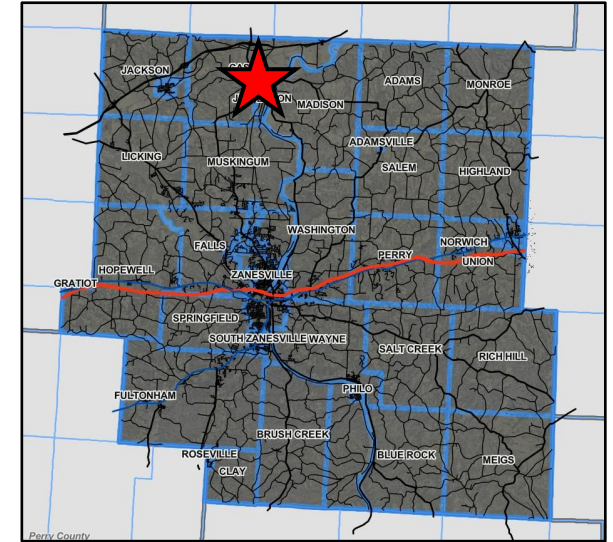


Cannelville Road
Brush Creek Township

Two derelict mobile homes and related trash and debris.

Project completed with property owner cooperation.

Cleanup: \$14,885



2nd Ave. Trinway Cass Township

Mobile home, sheds and trailers in various states of decay and trash scattered across property.

Project completed in partnership with the Muskingum County Land Reutilization Corporation. Funds will be used as demolition grant match.

Cleanup: \$26,593

This project is a partnership between



Blight Prevention

And your Township Trustees

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A representation of the sign placed at major project sites. It is important for neighbors to know who is responsible for cleanups and demolitions. The sign highlights the County's partnerships with townships.