

February 25, 2008

Date

RESOLUTION APPROVING TAX ABATEMENT APPLICATION
FOR 6125 S.E.16TH COURT

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for partial exemption from property tax for the actual value added by improvements to property located in a designated Urban Revitalization Area which are consistent with the Urban Revitalization Plan for such Area; and

WHEREAS, the Act provides that persons making improvements must apply to the City Council for tax abatement, and the City Council shall approve the application by resolution, subject to review by the County Assessor, if it finds (a) the project is located in a designated Urban Revitalization Area; (b) the project is in conformance with the Urban Revitalization Plan for such area; and (c) the improvements were made during the time the area was so designated; and

WHEREAS, pursuant to the Act, the Des Moines City Council passed Ordinance No. 11,026 designating the entire area within the corporate boundaries of the City of Des Moines on July 6, 1987 as a revitalization area (the "City-wide Urban Revitalization Area") and

WHEREAS, on September 28, 1987 by Roll Call No. 87-4009, the Des Moines City Council approved the Urban Revitalization Plan (the "Plan") for the City-wide Urban Revitalization Area which Plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the Plan provides that, in order to qualify for tax exemption eligibility, the improvements must be completed in accordance with all applicable zoning and other regulations of the City; and

WHEREAS, on January 2, 2008, Reed Henrichsen filed the attached application for tax abatement upon a dwelling at 6125 S.E. 16th Court completed in calendar year 2007, which is NOT served by the public sanitary sewer system; and,

WHEREAS, the application has been received, reviewed and recommended for approval by City staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that:

- 1) The attached application for tax abatement is hereby received.

(continued)

February 25, 2008

Date.....

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- 2) The following findings are hereby adopted:
- a) The attached application is for value added by improvements made or completed during the calendar year 2007; and the application was timely submitted on January 2, 2008.
 - b) The attached application is for a project located in the City-wide Urban Revitalization Area; the project is in conformance with the Plan for the City-wide Urban Revitalization Area; and the improvements described in such applications were made during the time the Area was so designated.
 - c) The Declaration of Covenants regarding the future extension of the public sewer system provided by the applicants has been approved by the Legal Department as satisfying the minimum requirements established by the Plan for a new building served by a septic system to qualify for tax abatement.
- 3) The attached application is approved subject to review by the County Assessor under Section 404.5 of the Act, for five year 100% exemption from taxation on the value of the improvements.
- 4) The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor. The City Clerk shall also cause the Declaration of Covenants received from the applicants to be properly filed in the land records of the Polk County Recorder.

(Council Communication No. 08- 097)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

(Application attached)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

TAX 2007-00473

File 19

Date Received : _____ 07- _____

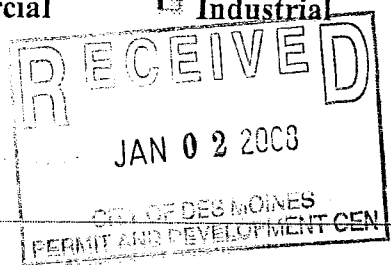
2007 Tax Abatement Application - Des Moines, Iowa

Property & Owner/ Authorized Agent Info

Address: 6125 S.E. 16 CT
Legal description: Lot 33 New Hope
Polk Co. Assessor's District & Parcel #: 120 0367-133000
(Go to: <http://www.assess.co.polk.ia.us/>) district parcel #
Title holder or contract holder name: Reed Henrichsen
Address of owner if different than above: _____
Authorized Agent: _____ Phone #: (____) _____
if different than above

Use Classification

Residential Commercial Industrial
Owner-Occupied? Renter-Occupied?
 Single Family Single Family
 Duplex or Triplex Duplex or Triplex
 Condo or Townhouse Condo or Townhouse
 Multi-Family



Project Type

New structure Addition Renovation

On City Sewer ?

Yes No

Describe Improvements

new construction

Completion Date

MAY 2007 Estimated date Actual date
month / year

Your improvements will be assessed for tax abatement on Jan. 1, 2006 even if they are partially completed. This assessment will be reflected in your Sept. 2007 tax payment.

Estimated Cost of Improvements

\$ 160,000

Abate. Schedule

1 2 3 4A 4B See reverse side for schedule information

Tenant Information

If project was rehabilitation of residential property, were there tenants when project started? Yes No
If you answered yes, list the tenant's name, date the tenant occupancy began and relocation benefits paid to each tenant on the reverse side of this form

Return application to:
City of Des Moines /
Permit & Development Center
602 Robert Ray Dr.
Des Moines, IA 50309

Questions: RHD 2006-02145 10/10/06
Phil Poorman at 515-283-4751 or prpoorman@dmgov.org
Phil Poorman 2/18/08

Your application is not officially filed until you have been assigned a confirmation number. If you have not received a confirmation number the application has not been officially received, processed, or filed.

Date Received : _____

07- _____

<i>Abatement Schedule #</i>	<i>Use</i>	<i>Must increase building assessment by: Residential: at least 5% Commercial: at least 15%.</i> <i>Amount eligible for abatement</i>	<i>How much of improvement's value is abated?</i>	<i>Improvement must qualify with applicable</i> - zoning, - building <i>and</i> - fire codes <i>Where?</i>
1 (for improvements)	Residential only	Up to \$20,000	115% for 10 years	Anywhere in city, provided zoning is appropriate
2 (for new construction & major improvements)	Residential, Commercial and/or Industrial	No limit	1 st year - 80% 2 nd year - 70% 3 rd year - 60% 4 th year - 50% 5 th & 6 th year - 40% 7 th & 8 th year - 30% 9 th & 10 th year - 20%	<u>Industrial</u> permitted in Central Place & Guthrie Ave. urban renewal areas.
3 (new construction & major improvements)	Residential, Commercial and/or Industrial	No limit	100% for 3 years	Anywhere in city provided zoning is appropriate.
4A (new construction & major improvements)	Residential & Commercial with 75% of space for residential	No limit	100% for 10 years	Must be in specified area which are generally located in the downtown and near-downtown
4B (new construction & major improvements)	Residential & Commercial with 75% of space for residential	No limit	100% for 5 years	Anywhere in city. <u>Not</u> permitted in area generally west of the airport where public sewer is unavailable.

Tenant Relocation: If this project is rehabilitation of residential property, list the tenant's name, date the tenant occupancy began and relocation benefits paid to each tenant. Attach additional paper if needed.

<i>Tenant Name</i>	<i>Unit #</i>	<i>Date Tenancy Began</i>	<i>Relocation Benefits</i>	
			<i>Amt. Paid</i>	<i>Date of Payment</i>

Signature

I certify these statements are true to the best of my knowledge.

Reed Henriksen *Reed Henriksen* *1-3-08*
Signature Printed Name Date

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[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/03367-133-000	7824-26-377-004	A185	DM97/D	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
6125 SE 16TH CT			DES MOINES IA 50320		

Click on parcel to get new listing

Get Bigger Map

8035	889.55				
8037	883.3				
8185	883.1				
182.9	882.9				
8255					



Approximate date of photo 01/15/2008

Mailing Address

REED HENRICHSEN
699 SHERRYLYNN BLVD APT 12
PLEASANT HILL, IA 50327-2152

Legal Description

LOT 33 NEW HOPE

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	HENRICHSEN, REED	05/26/2006	11671/161	48.80
Title Holder #2	HENRICHSEN, DEBRA			

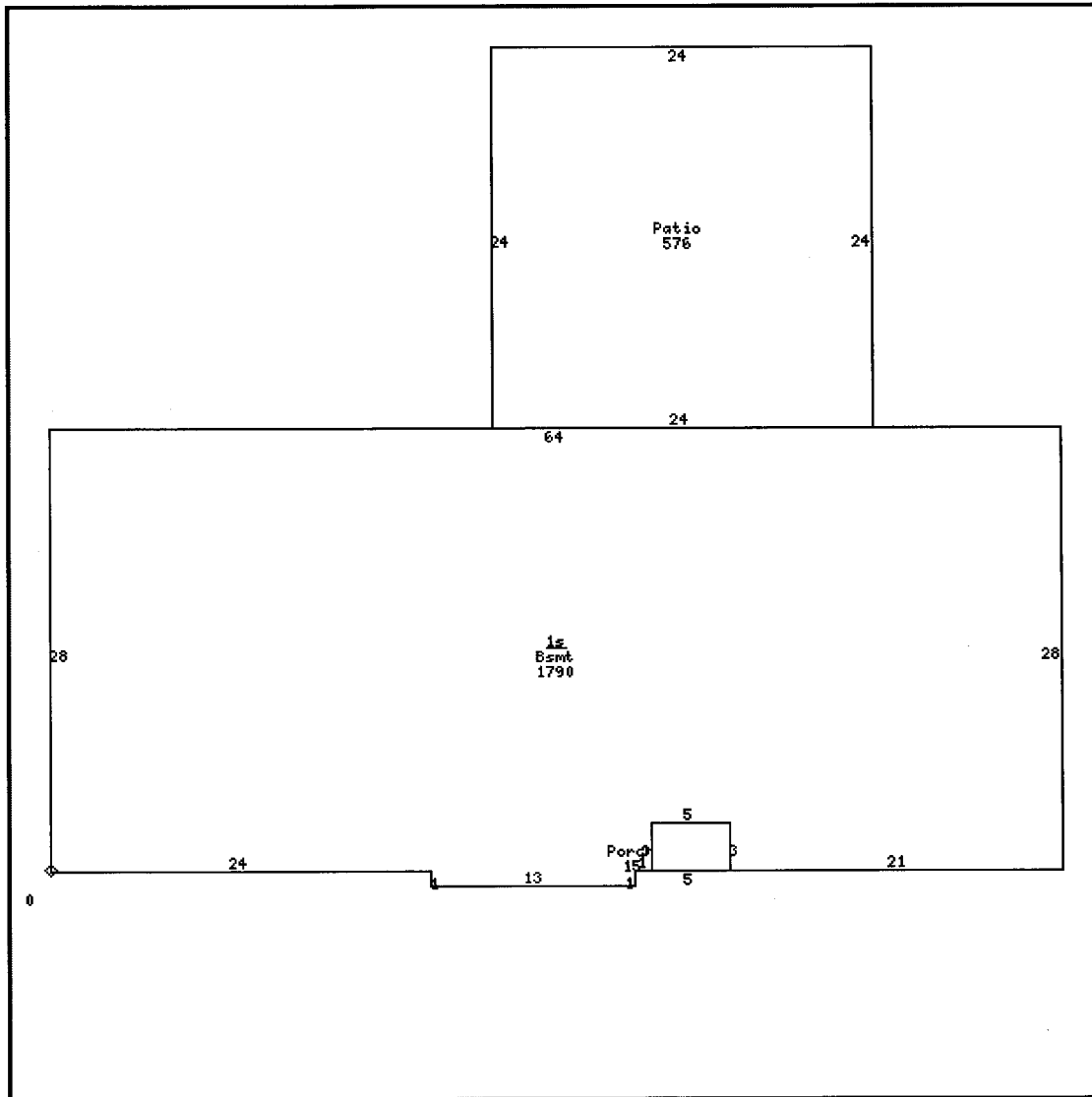
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	28,200	10,000	0	38,200

[Market Adjusted Cost Report](#)
[Assessment Roll Notice](#)
[Estimate Taxes](#)
[Polk County Treasurer Tax Information](#)
[Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District	99960	Residential
Source: City of Des Moines Community Development Published: 02/14/2008 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	99,970	ACRES	2.2950	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	2006	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,790
MAIN LV AREA	1,790	BSMT AREA	1,790	OPEN PORCH	15
PATIO AREA	576	FOUNDATION	P/Poured Concrete	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	2	BEDROOMS	3
ROOMS	5				



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CHYNOWETH-TYY, ALAINA L	HENRICHSEN, REED	05/18/2006	30,900	D/Deed	11671/161

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PR/Partial	10/10/2006	NC/Construction SINGLE FAMILY Sqft 1771 Cost Estimate 184310
2007	P/Permit	PR/Partial	10/10/2006	NC/SINGLE FAMILY (1771 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	28,200	10,000	0	38,200
			Adj	25,000	10,000	0	35,000

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2005	<u>Assessment Roll</u>	Residential	Full	24,900	0	0	24,900
			Adj	0	0	0	0
2003	<u>Assessment Roll</u>	Residential	Full	23,200	0	0	23,200
			Adj	0	0	0	0
2001	<u>Assessment Roll</u>	Residential	Full	31,970	0	0	31,970
			Adj	0	0	0	0
1999	<u>Assessment Roll</u>	Residential	Full	14,880	0	0	14,880
			Adj	0	0	0	0
1997	<u>Assessment Roll</u>	Residential	Full	14,270	0	0	14,270
			Adj	0	0	0	0
1995	<u>Assessment Roll</u>	Residential	Full	13,350	0	0	13,350
			Adj	0	0	0	0
1993	<u>Assessment Roll</u>	Residential	Full	11,310	0	0	11,310
			Adj	0	0	0	0
1992	<u>Board Action</u>	Residential	Full	10,280	0	0	10,280
			Adj	0	0	0	0
1992	<u>Was Prior Year</u>	Residential	Full	10,280	0	0	10,280

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us