

.....
Date..... September 10, 2007

RESOLUTION APPROVING A TAX ABATEMENT APPLICATION FOR
THE ADDITIONAL VALUE ADDED BY IMPROVEMENTS COMPLETED
IN 2003, AND APPLYING TAX ABATEMENT AS SOON AS POSSIBLE
(2425 Grand River Drive)

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 for the City-wide Urban Revitalization Area which Plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached application is for value added by eligible improvements made to the property at 2425 Grand River Drive during calendar year 2003; and,

WHEREAS, the applicant has asked that the City request application of the tax abatement by the Polk County Assessor as soon as possible since it appears that the application was timely filed prior to February 1, 2004, but not processed in a timely manner by City Staff; and,

WHEREAS, the attached 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 for improvements to 2425 Grand River Drive is hereby received.

(continued)

Date..... September 10, 2007

- 2) The following findings are hereby adopted:
 - a) It appears that the attached application was timely filed before February 1, 2004, but was not timely processed by the City.
 - b) The attached application is for a project located in the City-wide Urban Revitalization area; the project is in conformance with the Urban Revitalization Plan for the City-wide urban revitalization area; and the improvements described in the application were made during the time the applicable area was so designated.
- 3) The attached application is approved subject to review by the County Assessor under Section 404.5 of the Act, for exemption according to the schedule noted on the applications.
- 4) The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor.

(Council Communication No. 07- 540)

MOVED by _____ to adopt, and to request that the Polk County Assessor apply the tax abatement as soon as possible to this property.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

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

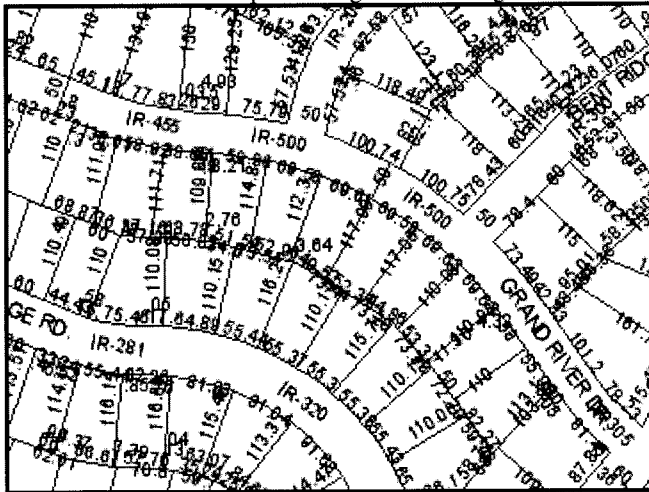
13

Polk County Assessor 

[[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
010/05983-506-022	7824-13-327-031	0463	DM22/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2425 GRAND RIVER DR			DES MOINES IA 50320		

Click on parcel to get new listing



[Get Bigger Map](#)



Photo processed on 02/10/2004

Mailing Address

NANCY P THONGKHAM
2425 GRAND RIVER DR
DES MOINES, IA 50320-2832

Legal Description

LOT 22 WOODS ON THE RIVER PLAT 6

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	THONGKHAM, NANCY P	12/22/2003	10324/219	196.80

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	21,200	117,800	0	139,000

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

13

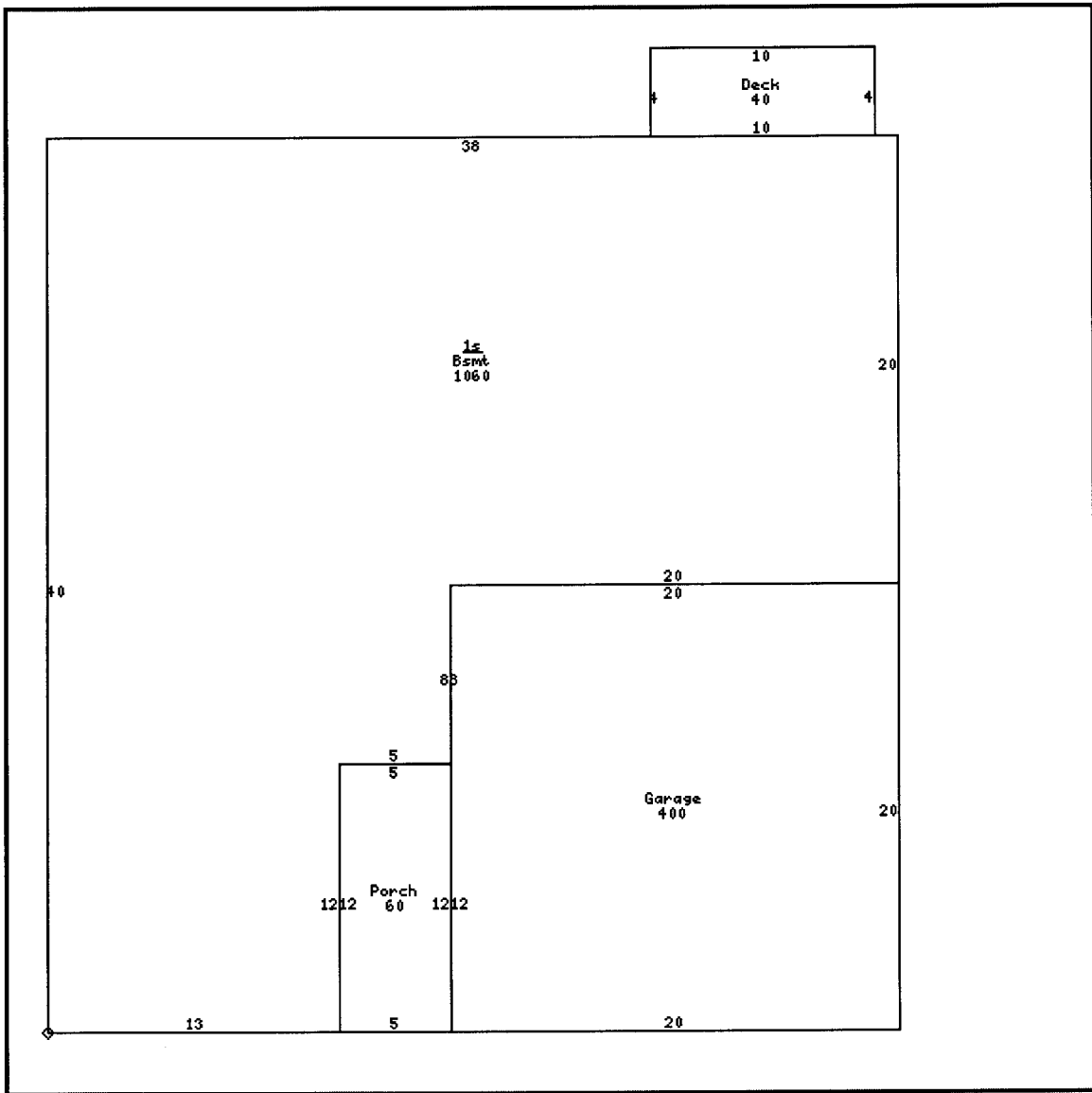
Zoning	Description	SF	Assessor Zoning
PUD	Planned Unit Development	7049	Other

Source: City of Des Moines Community Development Published: 08/02/2007 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	7,049	ACRES	0.1620	YR PLATTED	2003
SHAPE	RT/Rectangular	TOPOGRAPHY	N/Normal		

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	2003	# FAMILIES	1	GRADE	3
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,060
MAIN LV AREA	1,060	ATT GAR AREA	400	BSMT AREA	1,060
OPEN PORCH	60	DECK AREA	40	VENEER AREA	16
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	2	ROOMS	4

13



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CLARKE CO, LTD	THONGKHAM, NANCY P	11/28/2003	123,100	D/Deed	10324/219

Year	Type	Status	Application	Permit/Pickup Description
2004	P/Permit	CP/Complete	08/12/2003	NC/SINGLE FAMILY (1064 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	21,200	117,800	0	139,000
2005	Assessment Roll	Residential	Full	19,600	110,200	0	129,800
2004	Assessment Roll	Residential	Full	18,570	103,620	0	122,190

[email this page](#)

13

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

8/9/07

To: Phil Paorman
283-4270

From Mary Buckford
247-0006

Re: 2425 Grand River Dr
Lot 22 RW Plat 6

Hello Phil - attached is
Taf abatement application stamped
Received 12/12/03 by City. If
questions, please call
Thanks Phil -
Mary B

112 U.NO. 675 P. 2/2
Roberta Z.

From Lisa @
Clarke Co Ltd
247-0000

11/28/03

FAKED

APPLICATION FOR TAX ABATEMENT UNDER THE DES MOINES
CITY-WIDE URBAN REVITALIZATION PLAN

ADDRESS OF PROPERTY 2425 Grand River Rd.
 LEGAL DESCRIPTION OF PROPERTY Lot 22, Woods on the River Plat 6,
Folk County, Des Moines, Iowa
 TITLEHOLDER OR CONTRACT BUYERS Clarke Company, Limited
 ADDRESS OF OWNER (IF DIFFERENT THAN ABOVE) 2801 Fleur Drive
 PHONE NUMBER HOME _____ WORK 515 247-0000
 PROPOSED PROPERTY USE RESIDENTIAL COMMERCIAL INDUSTRIAL
 (CIRCLE ONE)
 WILL THE PROPERTY BE RENTAL OWNER-OCCUPIED
 (CIRCLE ONE)
 SPECIFY IMPROVEMENTS SFD

ESTIMATED OR ACTUAL DATE OF COMPLETION approx. 12/10/03
 ESTIMATED OR ACTUAL COST OF IMPROVEMENTS approx. 90,000 -
 TAX EXEMPTION SCHEDULE 1 2 3 4A 4B
 (CIRCLE ONE)
 (SEE REVERSE SIDE FOR APPLICABLE TAX SCHEDULES)

IF RESIDENTIAL RENTAL PROPERTY, COMPLETE THE FOLLOWING
 NUMBER OF UNITS _____
 TENANTS OCCUPYING THE BUILDING WHEN PURCHASED (OR PRESENT TENANTS IF UNKNOWN) / DATE OF TENANT
 OCCUPANCY/RELOCATION BENEFITS RECEIVED BY ELIGIBLE TENANTS / ATTACH LIST OF BUILDINGS BEING
 DEMOLISHED, IF ANY (TO BE CONTINUED ON A SEPARATE PAGE IF NECESSARY)

TENANT	DATE OF OCCUPANCY	RELOCATION BENEFITS

SIGNATURE Man J. Clarke DATE 11/28/03
Clarke Company, Limited

FOR AGENCY USE ONLY
 THE ABOVE APPLICATIONS IS/IS NOT IN COMPLIANCE WITH REQUIREMENTS OF THE CITY-WIDE URBAN REVITALIZATION PLAN
 CONSTRUCTION PERMIT NO.(S) _____ DATE ISSUED _____
 _____ DATE ISSUED _____
 _____ DATE ISSUED _____
 COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____
 RELOCATION BENEFITS PAID _____
 CITY RIGHT OF WAY DEPARTMENT _____ DATE _____
 DES MOINES CITY COUNCIL _____ DATE _____
 (AS ATTESTED BY THE CITY CLERK)
 PRESENT ASSESSED VALUE _____ ASSESSED VALUE WITH IMPROVEMENTS _____
 ELIGIBLE OR NOT ELIGIBLE FOR TAX ABATEMENT _____
 FOLK COUNTY ASSESSOR _____ DATE _____



WHEN COMPLETED RETURN TO: TAX ABATEMENT, PERMIT AND DEVELOPMENT CENTER
 802 E. FIRST STREET, DES MOINES, IA 50309
 QUESTIONS: PHILIP R. POORMAN 283-4751

REMBED JUNE 1998

SEC