

Date September 13, 2010

WHEREAS, the property located at 4813 SW 5th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Tommy W. Current was notified more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date has failed to abate the nuisance.

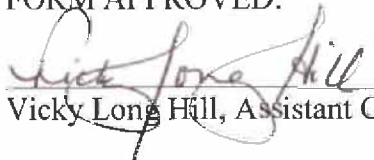
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as S 1/2 LOT 61 FARR ADDITION, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4813 SW 5th Street, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said main structure.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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.

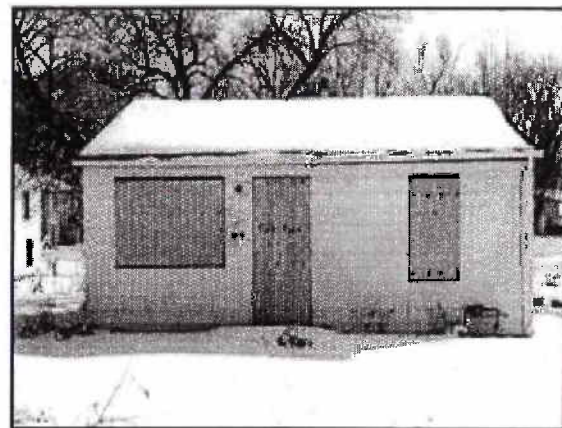
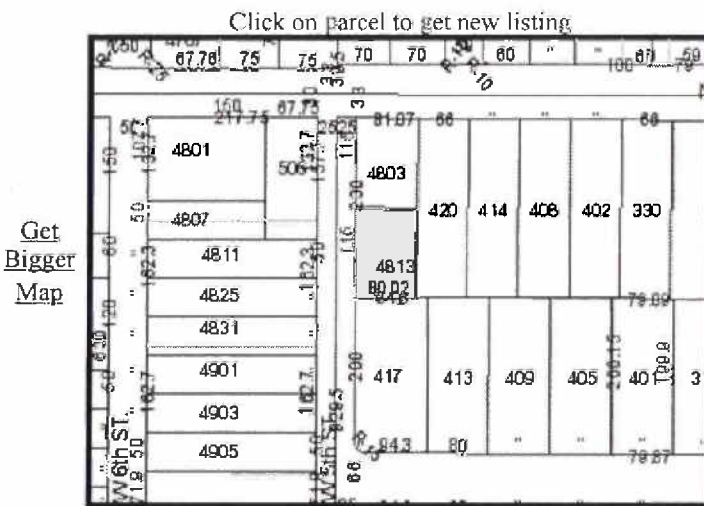
_____ City Clerk

BDAIC

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
120/01435-000-000	7824-28-226-002	B128	DM41/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
4813 SW 5TH ST			DES MOINES IA 50315		



Approximate date of photo 02/22/2008

Mailing Address
TOMMY W CURRENT 4570 NE 39TH AVE DES MOINES, IA 50317-4604

Legal Description
S 1/2 LOT 61 FARR ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CURRENT, TOMMY W	2004-12-20	10872/718	

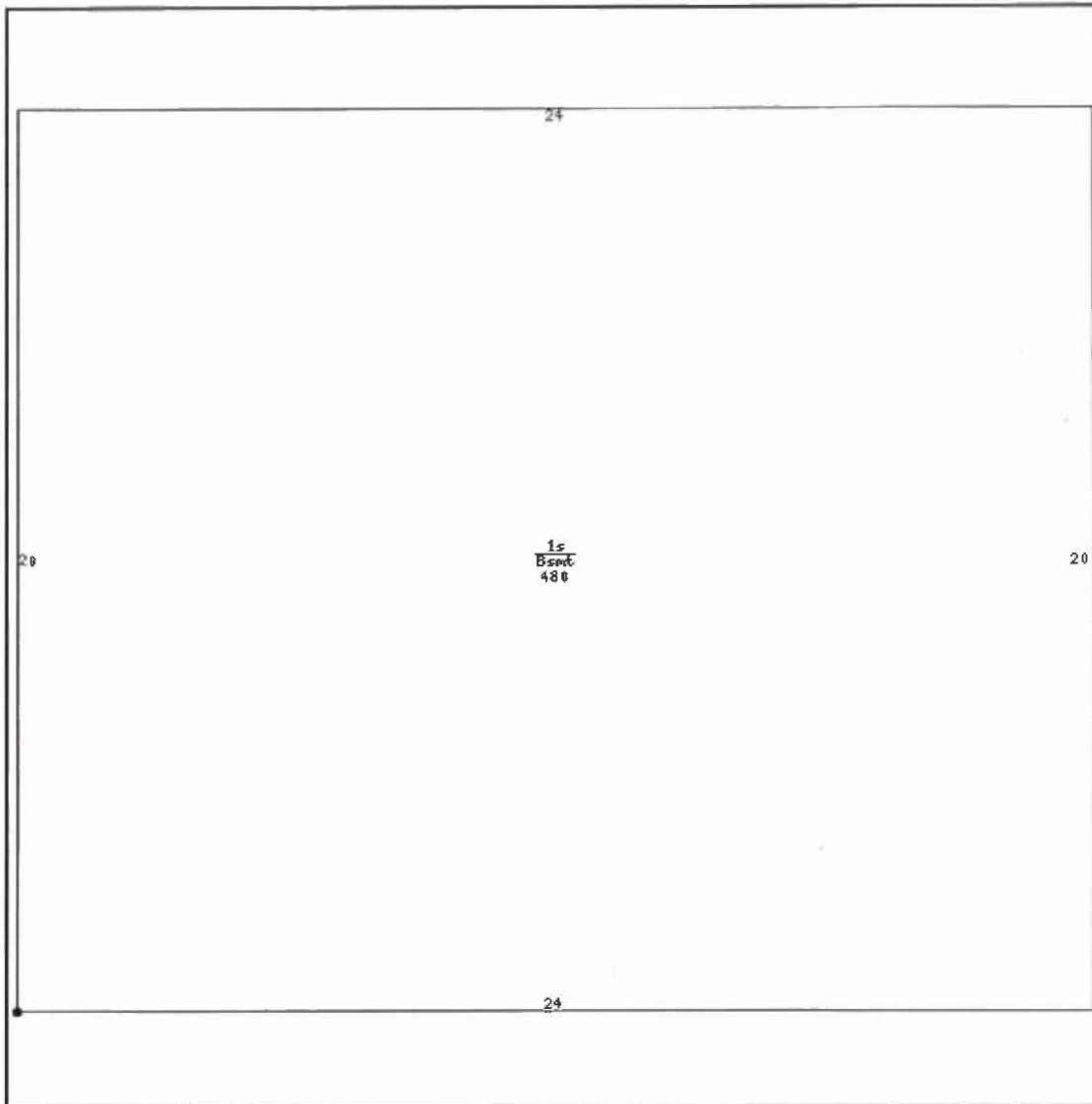
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,900	18,700	0	37,600

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

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	9,200	FRONTAGE	115.0	DEPTH	80.0
ACRES	0.211	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1955	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	VP/Very Poor	TSFLA	480
MAIN LV AREA	480	BSMT AREA	480	FOUNDATION	C/Concrete Block
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	4		



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ADAMS, RUSSELL W	CURRENT, DAVID W ESTATE	2004-12-30	15,000	D/Deed	10872/773

Year	Type	Status	Application	Permit/Pickup Description
1988	U/Pickup	CP/Complete	1985-07-15	Remodel or Demolish

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	18,900	18,700	0	37,600
2007	Assessment Roll	Residential	Full	19,400	17,400	0	36,800
2005	Assessment Roll	Residential	Full	15,400	18,000	0	33,400
2003	Board Action	Residential	Full	13,780	21,350	0	35,130

2003	<u>Assessment Roll</u>	Residential	Full	13,780	28,950	0	42,730
2001	<u>Assessment Roll</u>	Residential	Full	12,850	22,350	0	35,200
1999	Assessment Roll	Residential	Full	6,730	22,550	0	29,280
1997	Assessment Roll	Residential	Full	6,250	20,960	0	27,210
1995	Assessment Roll	Residential	Full	5,500	18,440	0	23,940
1993	Assessment Roll	Residential	Full	4,780	16,030	0	20,810
1991	Assessment Roll	Residential	Full	4,780	15,230	0	20,010
1991	Was Prior Year	Residential	Full	4,780	6,110	0	10,890

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



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH-1C

DATE OF NOTICE: June 7, 2010

DATE OF INSPECTION: May 28, 2010

CASE NUMBER: COD2010-03692

PROPERTY ADDRESS: 4813 SW 5TH ST

LEGAL DESCRIPTION: S 1/2 LOT 61 FARR ADDITION

TOMMY W CURRENT
Title Holder
4570 NE 39TH AVE
DES MOINES IA 50317-4604

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.


If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Steve Drane

(515) 283-4797


Nid Inspector

DATE MAILED: 6/7/2010

MAILED BY: SRD

BDH-1C

Areas that need attention: 4813 SW 5TH ST

Component: Requirement: Comments:	Water Service Compliance, International Property Maintenance Code Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.	Defect: Not Supplied Location: Throughout
Component: Requirement: Comments:	Windows/Window Frames Compliance, International Property Maintenance Code Repair the windows in order to provide light and ventilation.	Defect: See Comments Location: Main Structure
Component: Requirement: Comments:	Soffit/Facia/Trim Compliance, International Property Maintenance Code Paint the soffit and trim.	Defect: Absence of paint Location: Main Structure
Component: Requirement: Comments:	Exterior Walls Compliance, International Property Maintenance Code Repair the exterior walls.	Defect: Deteriorated Location: Main Structure
Component: Requirement: Comments:	See Comments No access to the interior for a full and complete inspection.	Defect: See Comments Location: Throughout

