

Date May 23, 2011

WHEREAS, the property located at 1933 Capitol Avenue, 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 Jose A. Estrada was notified more than thirty days ago to repair or demolish the 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 LOT 151 in GOODE & LIKES ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1933 Capitol Avenue, 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 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				

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.

MOTION CARRIED APPROVED

Mayor

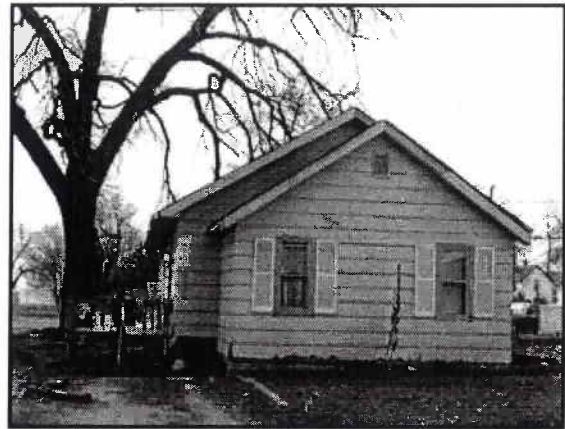
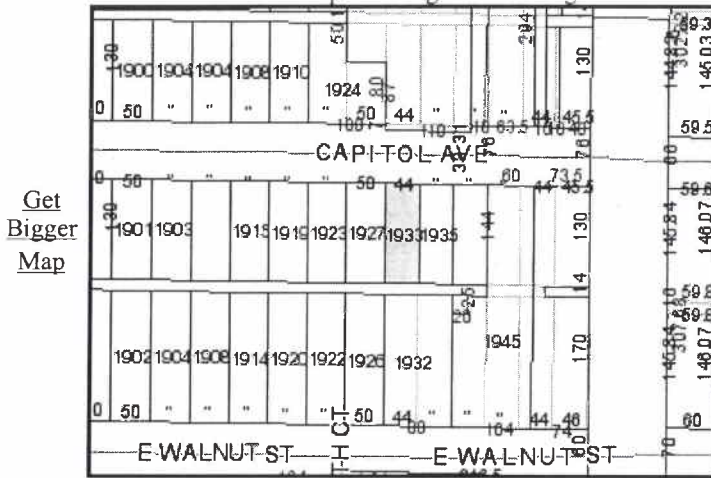
City Clerk

Polk County Assessor 
Iowa

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/02414-000-000	7824-02-255-008	0406	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1933 CAPITOL AVE			DES MOINES IA 50316		

Click on parcel to get new listing



Approximate date of photo 11/24/2004

Mailing Address

JOSE A ESTRADA
2419 E 36TH ST
DES MOINES, IA 50317-3234

Legal Description

LOT 151 GOODE & LIKES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ESTRADA, JOSE A	2010-06-08	13470/149	21.60

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	12,200	35,900	0	48,100

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

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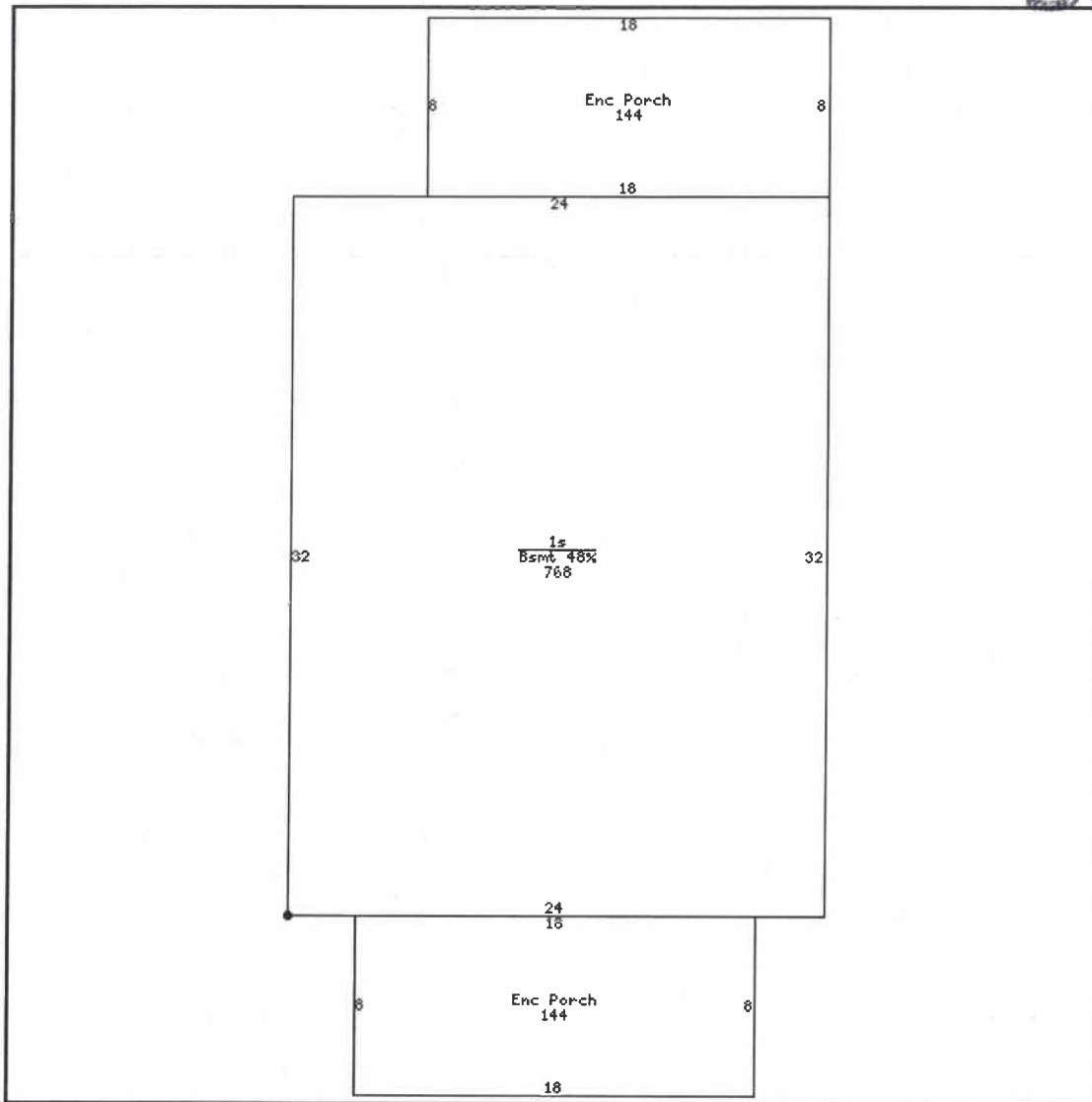
Zoning	Description	SF	Assessor Zoning
M-1	Light Industrial District		Industrial Light

Source: City of Des Moines Community Development **Published:** 2010-03-05 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	5,720	FRONTAGE	44.0	DEPTH	130.0
ACRES	0.131	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	YEAR BUILT	1919
# FAMILIES	1	GRADE	5	GRADE ADJUST	+10
CONDITION	BN/Below Normal	TSFLA	768	MAIN LV AREA	768
BSMT AREA	369	ENCL PORCH	288	FOUNDATION	B/Brick
EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	G/Gravity Hot Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	5		

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ADAIR HOLDINGS, LLC	ESTRADA, JOSE A.	2010-05-26	14,000	D/Deed	13470/149
THE WOLFORD CORP	MADISON, GRETCHEN L	2002-06-21	46,900	D/Deed	9200/808
GREGORY, RICKIE E	THE WOLFORD CORPORATION	2002-06-20	33,000	D/Deed	9193/634
WOLFORD CORPORATION	MADISON, GRETCHEN	1997-06-11	46,900	C/Contract	7655/212
GREGORY, CYRILLA A	WOLFORD CORP/KELLY PAGE	1997-06-11	33,000	C/Contract	7654/102
UNKNOWN	GREGORY, RICK	1987-06-22	19,000	C/Contract	5738/426

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	13,100	37,600	0	50,700
2007	Assessment Roll	Residential	Full	12,900	37,100	0	50,000
2005	Assessment Roll	Residential	Full	10,200	34,300	0	44,500
2003	Assessment Roll	Residential	Full	8,570	29,450	0	38,020
2001	Assessment Roll	Residential	Full	8,860	30,070	0	38,930
1999	Assessment Roll	Residential	Full	5,920	24,030	0	29,950
1997	Assessment Roll	Residential	Full	5,360	21,770	0	27,130
1995	Board Action	Residential	Full	4,670	18,950	0	23,620
1995	Assessment Roll	Residential	Full	4,670	18,950	0	23,620
1993	Assessment Roll	Residential	Full	4,140	16,800	0	20,940
1990	Board Action	Residential	Full	4,140	14,260	0	18,400
1990	Assessment Roll	Residential	Full	4,140	15,860	0	20,000

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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**

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DATE OF NOTICE: February 24, 2011

DATE OF INSPECTION: February 23, 2011

CASE NUMBER: COD2011-01061

PROPERTY ADDRESS: 1933 CAPITOL AVE

LEGAL DESCRIPTION: LOT 151 GOODE & LIKES ADDITION

JOSE A ESTRADA
Title Holder
1357 E 13TH ST
DES MOINES IA 50316

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 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.

Jan L. Shafer

(515) 283-4008


Nid Inspector

DATE MAILED: 2/24/2011

MAILED BY: JDH

Areas that need attention: 1933 CAPITOL AVE

Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Boiler/Furnace Room
Comments:			
Component:	Electrical Service	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:		Location:	Main Structure
Comments:			
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:		Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:		Location:	Main Structure
Comments:	replace deteriorated siding various locations.		
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:		Location:	Main Structure
Comments:			

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<u>Component:</u> Guardrails	<u>Defect:</u> Missing
<u>Requirement:</u>	<u>Location:</u> Deck
<u>Comments:</u>	

<u>Component:</u> Flooring	<u>Defect:</u> In poor repair
<u>Requirement:</u>	<u>Location:</u> Deck
<u>Comments:</u>	

1933 CAPITOL AVE
J. SHAFER



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05-18-2011

1933 CAPITOL AVE. J. SHAFER



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05-18-2011

1933 CAPITOL AVE J. SHAFER

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05.18.2011



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J. SHAFER



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02-22-2017



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02.22.2011

