

Date October 10, 2011

WHEREAS, the property located at 1619 Franklin Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders Jennifer J. Scott and Thomas E. Scott, Jr. and the Mortgage Holders Mortgage Electronic Registration Systems, Inc. and Midwest Heritage Bank were notified more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date have 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 fire-damaged main structure on the real estate legally described as LOT 13 BLK 8 NORWOOD PARK ADDITION TO NORTH 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 1619 Franklin 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 owners 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 fire-damaged 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.

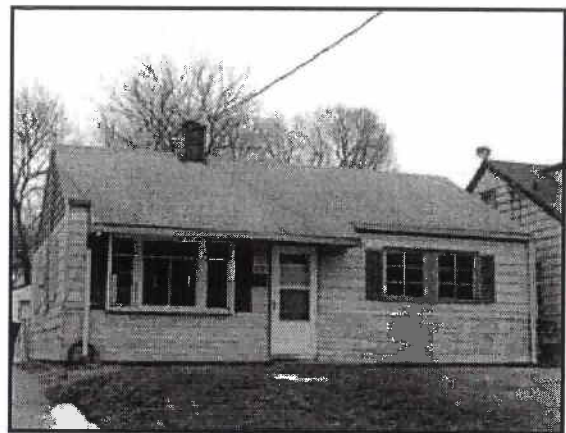
_____ City Clerk

BDH 1A



[[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
080/04801-000-000	7924-33-233-018	0175	DM73/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1619 FRANKLIN AVE			DES MOINES IA 50314-1526		



Approximate date of photo 02/15/2004

Mailing Address

THOMAS E SCOTT JR
 1619 FRANKLIN AVE
 DES MOINES, IA 50314-1526

Legal Description

LOT 13 BLK 8 NORWOOD PARK ADDITION TO NORTH DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SCOTT, THOMAS E JR	2008-05-29	12668/538	
Title Holder #2	SCOTT, JENNIFER J			

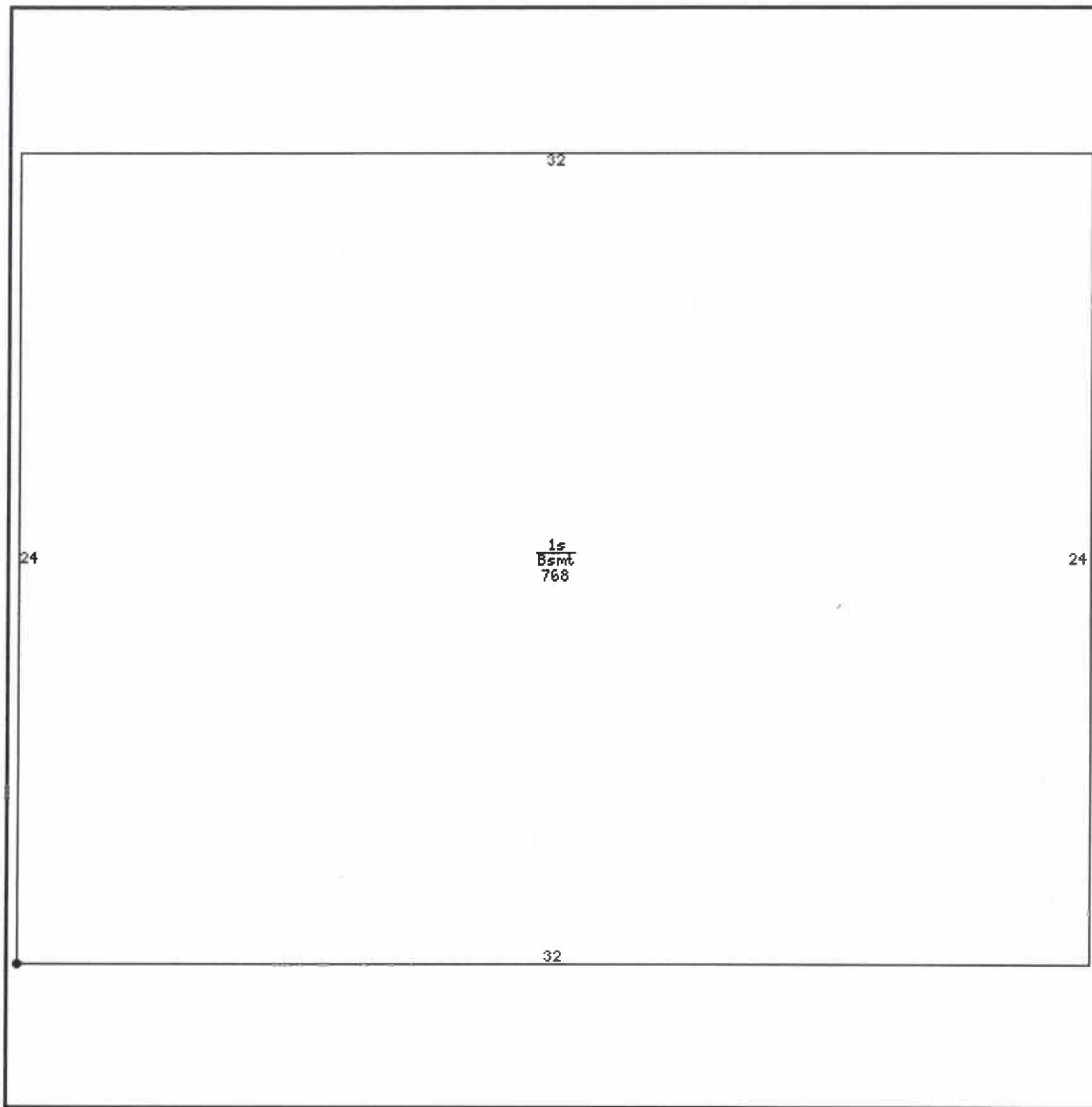
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,800	55,500	0	63,300

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

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200			

<u>Land</u>					
SQUARE FEET	6,600	FRONTAGE	50.0	DEPTH	132.0
ACRES	0.152	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1952	YEAR REMODEL	1983	# FAMILIES	1
GRADE	5	GRADE ADJUST	+05	CONDITION	NM/Normal
TSFLA	768	MAIN LV AREA	768	BSMT AREA	768
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	100
BATHROOMS	1	BEDROOMS	2	ROOMS	4



Detached # 101									
OCCUPANCY	GAR/Garage	CONSTR TYPE		FR/Frame		MEASCODE		D/Dimensions	
MEASURE1	24	MEASURE2		28	STORY HEIGHT			1	
GRADE	4	YEAR BUILT		1984	CONDITION			BN/Below Normal	

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FEDERAL NATIONAL MORTGAGE ASSOC	SCOTT JR., THOMAS E	2008-05-27	37,000	D/Deed	12668/538
SRS, INC	HOGUE, JOSEPH	2002-04-10	38,000	C/Contract	9115/797

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THOMPSON, KEVIN L	SRS, INC.	<u>2001-12-14</u>	10,000	D/Deed	9084/936
NANCY ZELLER ESTATE, ALICE	SRS, INC.	<u>2001-12-14</u>	10,000	D/Deed	9084/935

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	7,800	55,500	0	63,300
2009	<u>Assessment Roll</u>	Residential	Full	8,400	60,000	0	68,400
2007	<u>Assessment Roll</u>	Residential	Full	8,000	57,500	0	65,500
2005	<u>Board Action</u>	Residential	Full	5,700	54,200	0	59,900
2005	<u>Assessment Roll</u>	Residential	Full	5,700	54,200	0	59,900
2003	<u>Assessment Roll</u>	Residential	Full	4,800	46,120	0	50,920
2001	<u>Assessment Roll</u>	Residential	Full	4,540	32,800	0	37,340
1999	Assessment Roll	Residential	Full	4,350	27,110	0	31,460
1997	Assessment Roll	Residential	Full	3,770	23,510	0	27,280
1995	Assessment Roll	Residential	Full	3,420	21,310	0	24,730
1989	Assessment Roll	Residential	Full	2,960	18,440	0	21,400

[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 / A

DATE OF NOTICE: June 20, 2011

DATE OF INSPECTION: May 10, 2011

CASE NUMBER: COD2011-03226

PROPERTY ADDRESS: 1619 FRANKLIN AVE

LEGAL DESCRIPTION: LOT 13 BLK 8 NORWOOD PARK ADDITION TO NORTH DES MOINES

JENNIFER J SCOTT & THOMAS E SCOTT

Title Holder

5515 NW 4TH CT

DES MOINES IA 50313

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,INC

Mortgage Holder

CAMELIA MARTIN, REG. AGENT

1818 LIBRARY ST., STE 300

RESTON VA 20190

MIDWEST HERITAGE BANK

Mortgage Holder

TAMMY DURMAN - LOAN DEPARTMENT

3580 EP TRUE STE 100

WEST DES MOINES IA 50265

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. 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.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector



MIKE LEHMAN

DATE MAILED: 6/20/2011

MAILED BY: TSY

Areas that need attention: 1619 FRANKLIN AVE

Component:	Ductwork	Defect:	Smoke Damage
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:	Provide documentation.		
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Flooring	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			
Component:	Furnace	Defect:	Smoke Damage
Requirement:	Mechanical Permit	Location:	Boiler/Furnace Room
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Roof
Comments:			
Component:	Smoke Detectors	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			

Component: Soffit/Facia/Trim	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

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Component: Water Heater	Defect: Smoke Damage
Requirement: Mechanical Permit	Location: Boiler/Furnace Room
Comments:	

Component: Window Glazing/Paint	Defect: Fire damaged
Requirement: Compliance with International Building Code	Location: Throughout
Comments:	

Component: Windows/Window Frames	Defect: Fire damaged
Requirement: Compliance with International Building Code	Location: Throughout
Comments:	

1619 FRANKLIN SOUTH & WEST EXTERIOR



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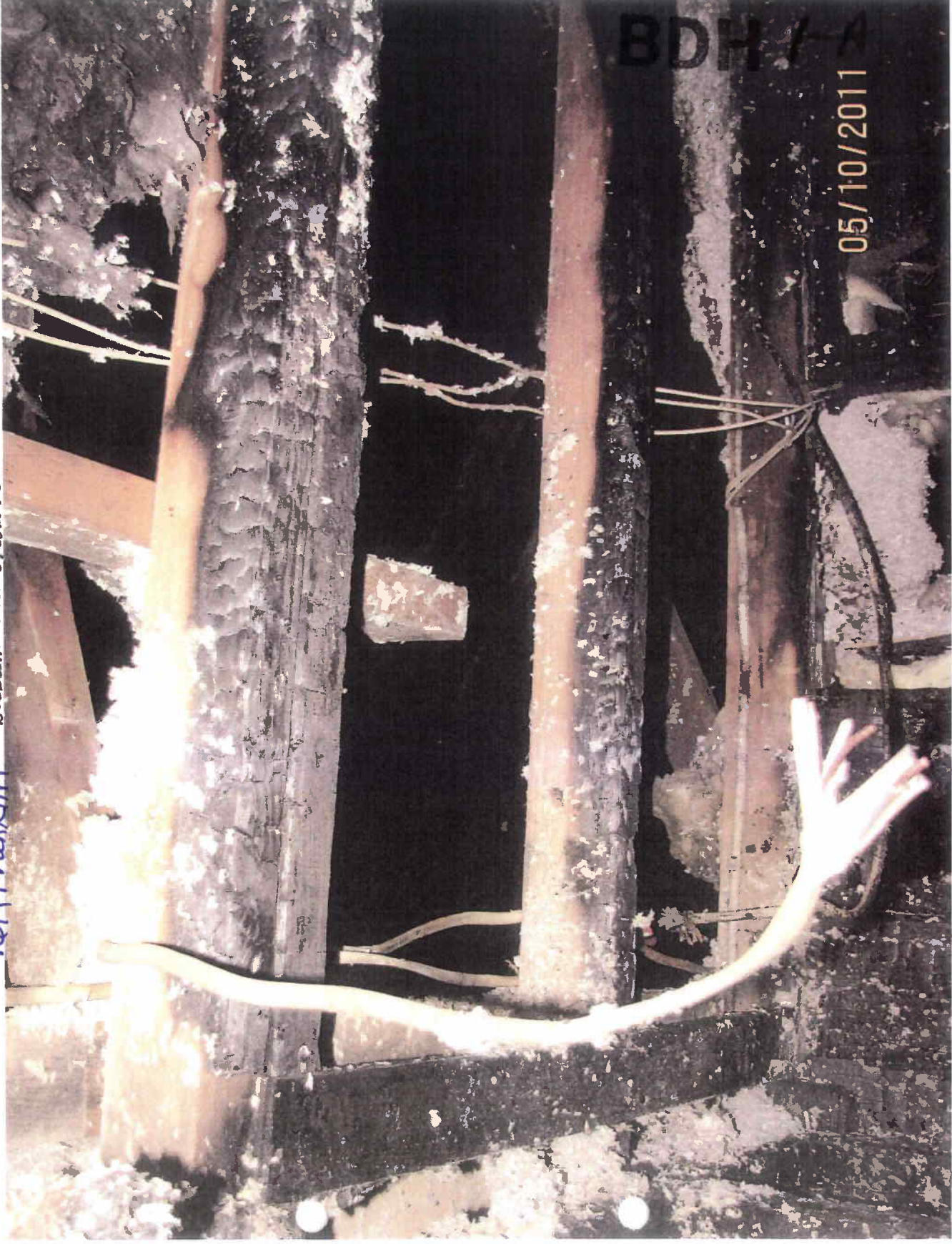
10/05/2011

1619 FRANKLIN
NORTH EXTERIOR.



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1619 Franklin BEDROOM CEILING/WALLING



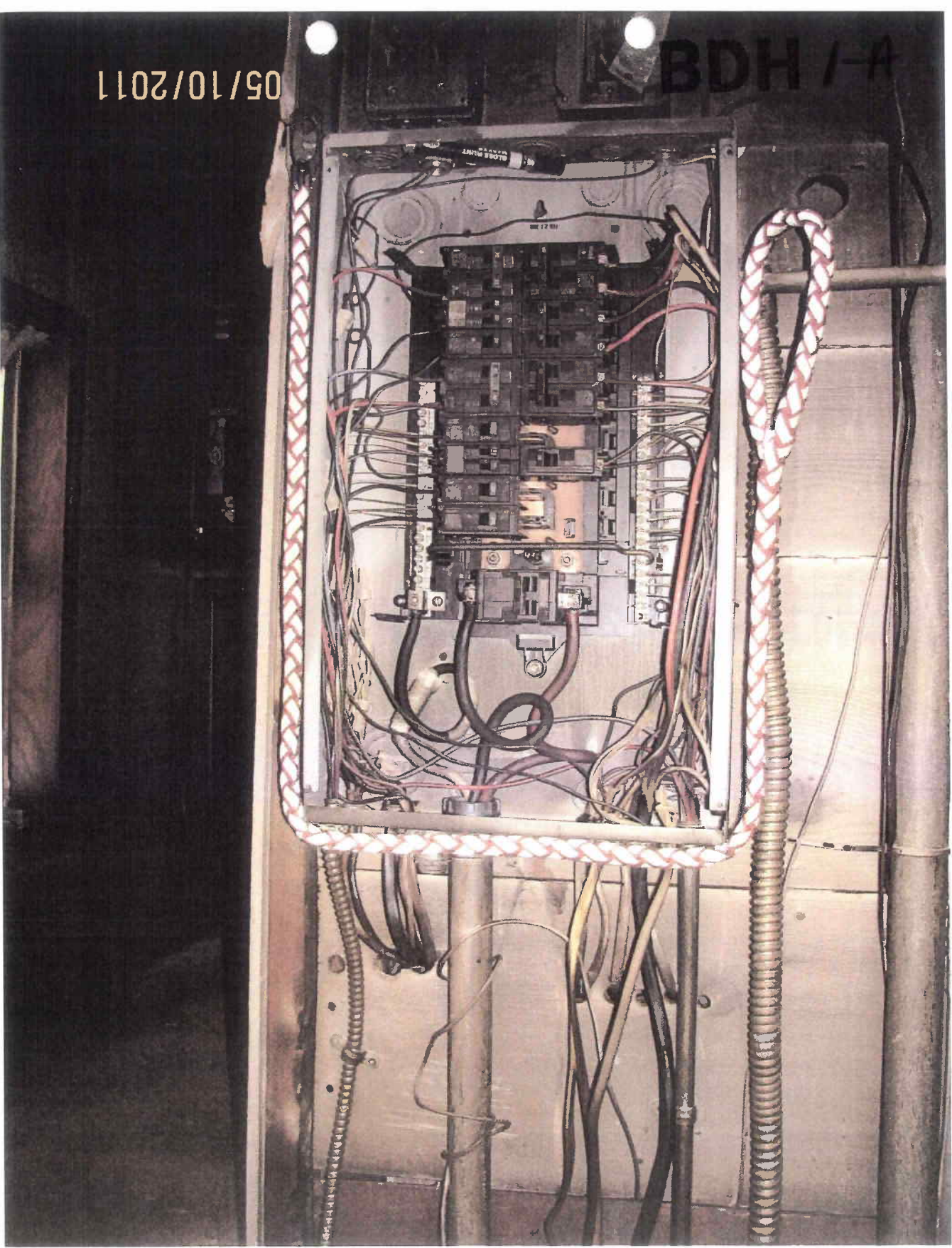
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1619 Franklin Highway CEILING/WALLS.



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