

Date October 10, 2011

WHEREAS, the property located at 2727 Linden Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Charlotte Fay and Contract Buyer Earlene Maness are deceased. The Heir to the Contract Buyer Patricia Motley was notified more than thirty days ago to repair or demolish the main structure and garage 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 and garage structure on the real estate legally described as W 40 F S 114 F LOT 52 INGERSOLL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2727 Linden Street, have 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 and garage 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



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

BDH ID

DATE OF NOTICE: July 27, 2011

DATE OF INSPECTION: July 06, 2011

CASE NUMBER: COD2011-04568

PROPERTY ADDRESS: 2727 LINDEN ST

LEGAL DESCRIPTION: W 40 F S 114 F LOT 52 INGERSOLL PLACE

CHARLOTTE FAY
Title Holder
DECEASED

EARLENE MANESS
Contract Buyer
DECEASED

PATRICIA MOTLEY
Heir
FOR EARLEN MANESS
604 E SUMMER ST
MONROE CITY MO 63456

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.

Tim O'Brien

(515) 283-4011



Nid Inspector

DATE MAILED: 7/26/2011

MAILED BY: SRD

Areas that need attention: 2727 LINDEN ST

Component: Roof Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Walls Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Shingles Flashing Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Stairs/Stoop Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Water Service Requirement: Comments:	Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure
Component: Electrical Service Requirement: Comments:	Defect: Inadequate Location: Main Structure

Component: Interior Walls /Ceiling Requirement: Comments:	Defect: In poor repair Location: Throughout
Component: Flooring Requirement: Comments:	Defect: In poor repair Location: Throughout
Component: Smoke Detectors Requirement: Comments:	Defect: Not Supplied Location: Throughout
Component: Roof Requirement: Comments: Detached garage	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Comments: Detached garage	Defect: In poor repair Location: Garage

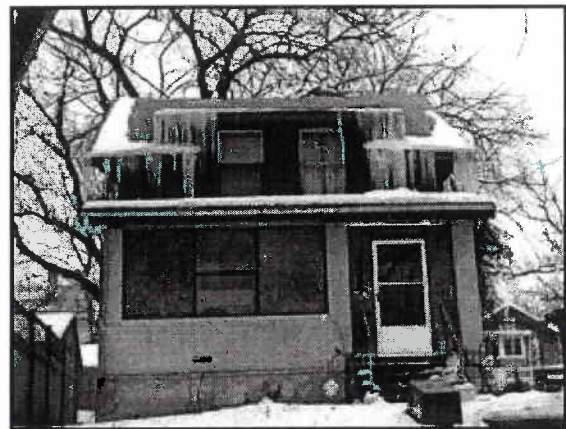
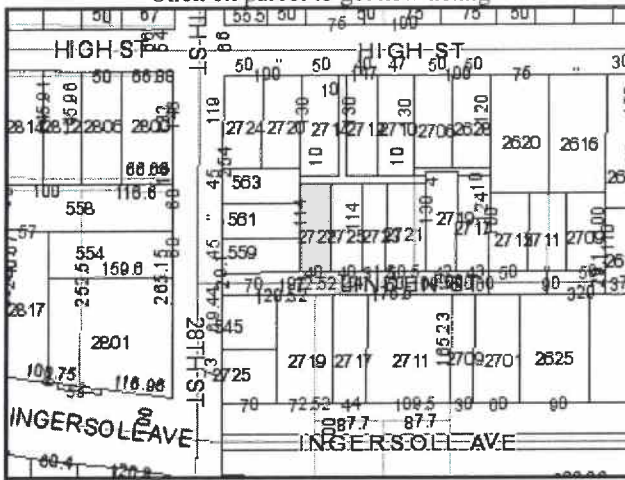
Polk County Assessor 

[[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
030/02974-000-000	7824-05-352-018	0057	DM93/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2727 LINDEN ST			DES MOINES IA 50312-5243		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 02/07/2004

Mailing Address
CHARLOTTE FAY 2727 LINDEN ST DES MOINES, IA 50312-5243

Legal Description
W 40 F S 114 F LOT 52 INGERSOLL PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FAY, CHARLOTTE			
Contract Buyer #1	MANESS, EARLENE	1976-10-15	4635/876	

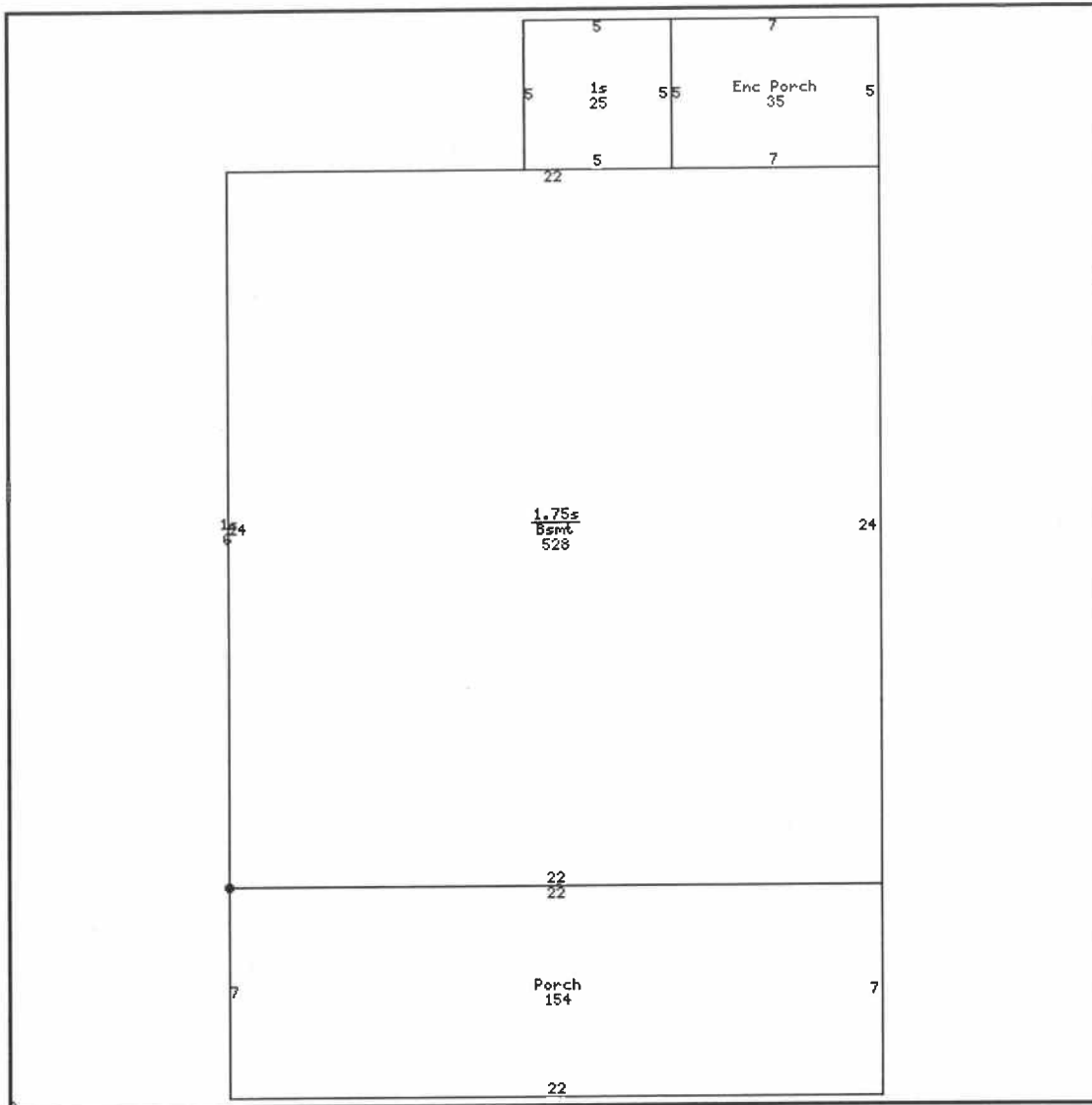
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	12,200	25,400	0	37,600

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

Zoning	Description	SF	Assessor Zoning
R-2A	General Residential District		Multi-Family Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	4,560	FRONTAGE	40.0	DEPTH	114.0
ACRES	0.105	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	YEAR BUILT	1913
# FAMILIES	1	GRADE	4	GRADE ADJUST	-05
CONDITION	PR/Poor	TSFLA	1,034	MAIN LV AREA	559
UPPR LV AREA	475	BSMT AREA	528	OPEN PORCH	154
ENCL PORCH	35	FOUNDATION	B/Brick	EXT WALL TYP	MF/Mixed Frame
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	12,200	25,400	0	37,600
2009	<u>Board Action</u>	Residential	Full	13,500	48,000	0	61,500
2009	<u>Assessment Roll</u>	Residential	Full	13,500	48,000	0	61,500
2007	<u>Assessment Roll</u>	Residential	Full	13,100	46,800	0	59,900
2005	<u>Board Action</u>	Residential	Full	9,800	44,600	0	54,400
2005	<u>Assessment Roll</u>	Residential	Full	9,800	44,600	0	54,400
2003	<u>Assessment Roll</u>	Residential	Full	8,690	39,050	0	47,740
2001	<u>Assessment Roll</u>	Residential	Full	8,300	32,960	0	41,260
1999	<u>Assessment Roll</u>	Residential	Full	5,040	22,160	0	27,200
1997	<u>Assessment Roll</u>	Residential	Full	3,360	19,150	0	22,510

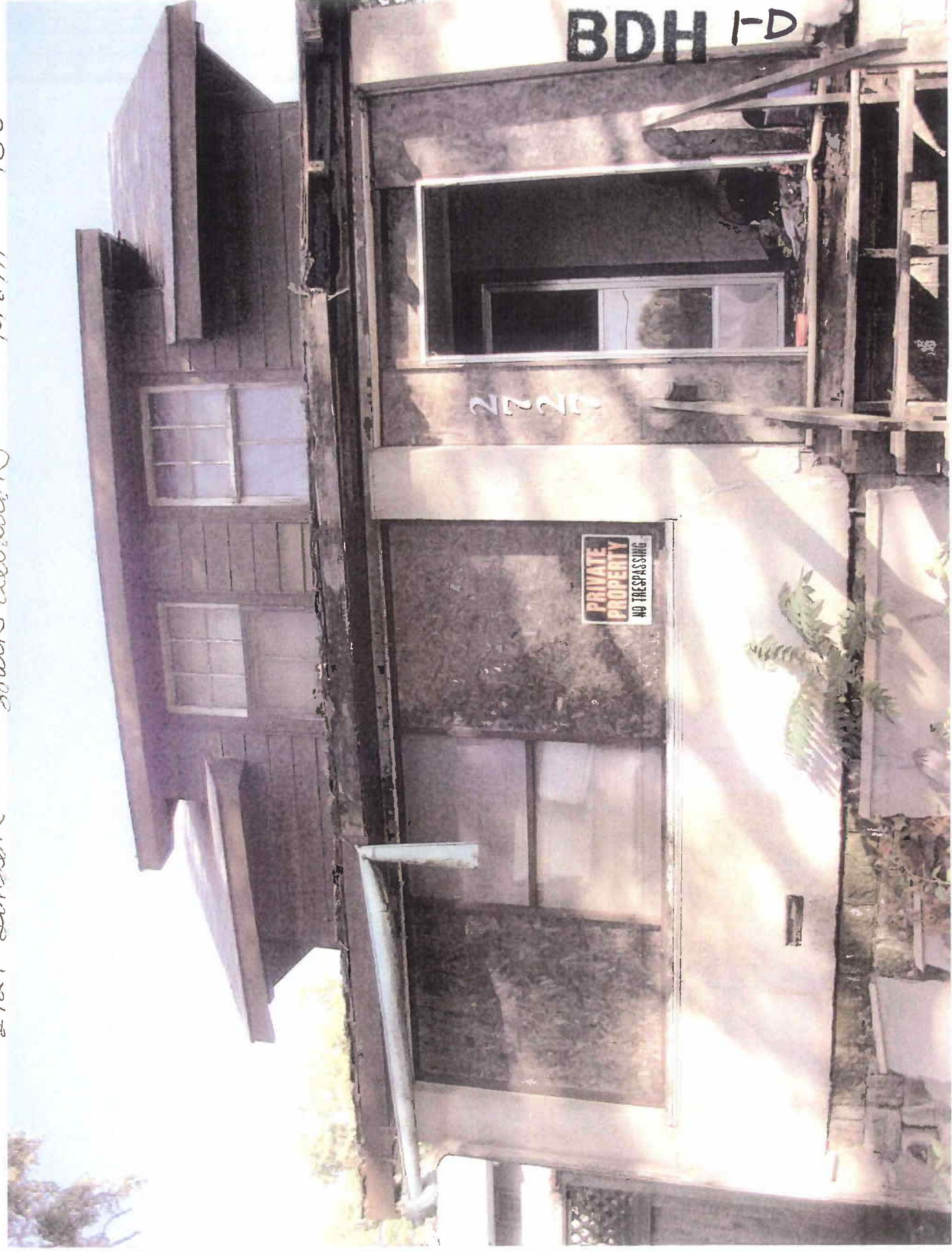
BDHID

1995	Assessment Roll	Residential	Full	3,060	17,460	0	20,520
1991	Assessment Roll	Residential	Full	2,650	15,110	0	17,760
1991	Was Prior Year	Residential	Full	2,650	16,540	0	19,190

[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

2727 Linden South elevation 10/6/11 T50



2727 Linden West Elevation 10/6/11 TJO



BDH 1-D

2727 Linden North Elevation 10/6/11 T50



2727 LINDEN South Foundation 10/6/11 TJB



BDH 1-D



3030 2nd Street
D-71-214-1000 4/6/11 7:30