

Date October 10, 2011

WHEREAS, the property located at 739 25<sup>th</sup> 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 Titleholders Delores J. Minahan and Maurice Harris and Mortgage Holder Wells Fargo Bank, National Association were notified more than thirty days ago to repair or demolish the 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 main structure on the real estate legally described as S 40 F LOT 4 BLK A WEST PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 739 25<sup>th</sup> 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 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 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 |        |

**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.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk



**Polk County Assessor**

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| District/Parcel   | GeoParcel                      | Map                      | Nbhd                     | Jurisdiction | Status |
|-------------------|--------------------------------|--------------------------|--------------------------|--------------|--------|
| 030/05302-000-000 | 7824-05-304-005                | 0046                     | DM93/Z                   | DES MOINES   | ACTIVE |
| School District   | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery |                          |              |        |
| 1/Des Moines      |                                |                          |                          |              |        |
| Street Address    |                                |                          | City State Zipcode       |              |        |
| 739 25TH ST       |                                |                          | DES MOINES IA 50312-5105 |              |        |

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 02/09/2011

| Mailing Address  |
|--|
| DELORES J MINAHAN<br>1618 12TH ST<br>DES MOINES, IA 50314-2447 |

| Legal Description            |
|------------------------------|
| S 40 F LOT 4 BLK A WEST PARK |

| Ownership       | Name               | Recorded   | Book/Page | RevStamps |
|-----------------|--------------------|------------|-----------|-----------|
| Title Holder #1 | MINAHAN, DELORES J | 2005-07-06 | 11153/62  |           |
| Title Holder #2 | HARRIS, MAURICE    |            |           |           |

| Assessment | Class       | Kind | Land   | Bldg   | AgBd | Total  |
|------------|-------------|------|--------|--------|------|--------|
| Current    | Residential | Full | 13,200 | 15,000 | 0    | 28,200 |

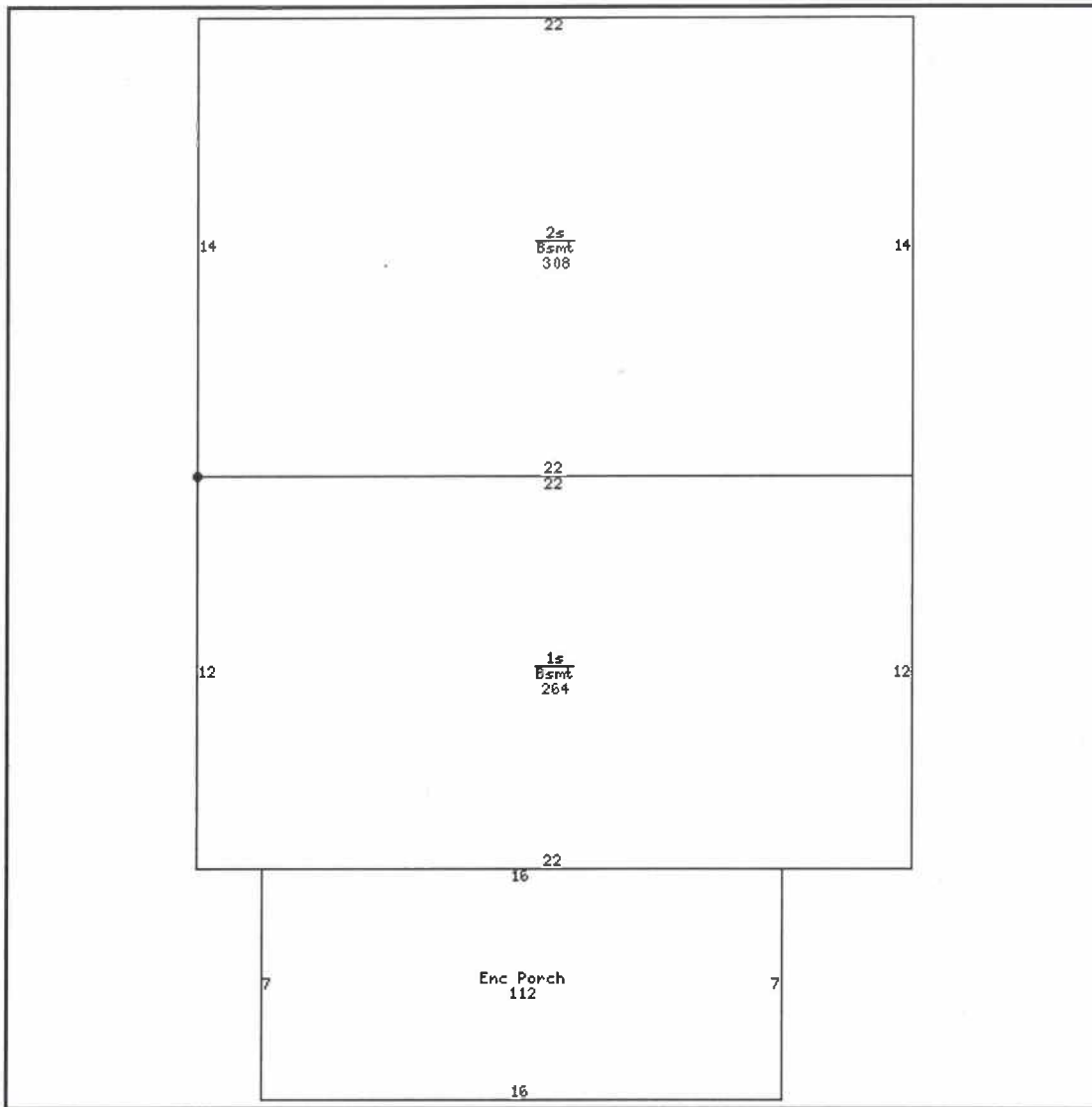
[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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

| Land        |       |          |              |            |          |
|-------------|-------|----------|--------------|------------|----------|
| SQUARE FEET | 5,000 | FRONTAGE | 40.0         | DEPTH      | 125.0    |
| ACRES       | 0.115 | SHAPE    | RC/Rectangle | TOPOGRAPHY | N/Normal |

| Residence # 1 |                   |              |                         |              |                 |
|---------------|-------------------|--------------|-------------------------|--------------|-----------------|
| OCCUPANCY     | SF/Single Family  | RESID TYPE   | PR/Partial Construction | BLDG STYLE   | CV/Conventional |
| YEAR BUILT    | 1913              | YEAR REMODEL | 2003                    | # FAMILIES   | 1               |
| GRADE         | 5                 | GRADE ADJUST | -05                     | CONDITION    | PR/Poor         |
| %COMPLETE     | 80                | TSFLA        | 880                     | MAIN LV AREA | 572             |
| UPPR LV AREA  | 308               | BSMT AREA    | 572                     | ENCL PORCH   | 112             |
| FOUNDATION    | B/Brick           | EXT WALL TYP | WS/Wood Siding          | ROOF TYPE    | GB/Gable        |
| ROOF MATERL   | A/Asphalt Shingle | HEATING      | G/Gravity Hot Air       | AIR COND     | 0               |
| BATHROOMS     | 1                 | BEDROOMS     | 1                       | ROOMS        | 3               |

**BDHIF**



| Seller           | Buyer             | Sale Date         | Sale Price | Instrument | Book/Page |
|------------------|-------------------|-------------------|------------|------------|-----------|
| DAWSON, ROBERT L | MINAHAN, JEAN     | <u>2003-03-01</u> | 11,100     | D/Deed     | 9771/175  |
| UNKNOWN          | DAWSON, ROBERT L. | <u>1988-06-10</u> | 5,000      | D/Deed     | 5883/52   |

| Year | Type     | Status          | Application | Permit/Pickup Description |
|------|----------|-----------------|-------------|---------------------------|
| 2011 | P/Permit | CA/Cancel       | 2006-01-09  | AL/REMODEL                |
| 2011 | P/Permit | CA/Cancel       | 2003-06-17  | AD/STORY (318 sf)         |
| 2010 | P/Permit | PP/Pass/Partial | 2006-01-09  | AL/REMODEL                |
| 2010 | P/Permit | PP/Pass/Partial | 2003-06-17  | AD/STORY (318 sf)         |
| 2009 | P/Permit | PP/Pass/Partial | 2006-01-09  | AL/REMODEL                |
| 2009 | P/Permit | PP/Pass/Partial | 2003-06-17  | AD/STORY (318 sf)         |
| 2008 | P/Permit | PR/Partial      | 2006-01-09  | AL/REMODEL                |



|      |          |                 |            |                    |
|------|----------|-----------------|------------|--------------------|
| 2008 | P/Permit | PR/Partial      | 2003-06-17 | AD/STORY (318 sf)  |
| 2007 | P/Permit | PR/Partial      | 2006-01-09 | AL/REMODEL         |
| 2007 | P/Permit | PP/Pass/Partial | 2003-06-17 | AD/STORY (318 sf)  |
| 2006 | P/Permit | NA/No Add       | 2005-05-17 | AL/FOUNDATION      |
| 2006 | P/Permit | PP/Pass/Partial | 2003-06-17 | AD/STORY (318 sf)  |
| 2006 | P/Permit | NA/No Add       | 2003-04-02 | AL/PORCH           |
| 2005 | P/Permit | NA/No Add       | 2004-01-20 | AL/INTERIOR        |
| 2005 | P/Permit | CP/Complete     | 2003-08-18 | AL/FOUNDATION      |
| 2005 | P/Permit | PP/Pass/Partial | 2003-06-17 | AD/STORY (318 sf)  |
| 2005 | P/Permit | CP/Complete     | 2003-04-22 | AL/ROOF            |
| 2005 | P/Permit | PP/Pass/Partial | 2003-04-02 | AL/PORCH           |
| 2004 | P/Permit | PR/Partial      | 2003-08-18 | AL/FOUNDATION      |
| 2004 | P/Permit | PR/Partial      | 2003-06-17 | AD/STORY (318 sf)  |
| 2004 | P/Permit | CP/Complete     | 2003-04-22 | RM/GARAGE (240 sf) |
| 2004 | P/Permit | PR/Partial      | 2003-04-22 | AL/ROOF            |
| 2004 | P/Permit | PR/Partial      | 2003-04-02 | AL/PORCH           |

| Year | Type                   | Class       | Kind | Land   | Bldg   | AgBd | Total  |
|------|------------------------|-------------|------|--------|--------|------|--------|
| 2011 | <u>Assessment Roll</u> | Residential | Full | 13,200 | 15,000 | 0    | 28,200 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | 14,400 | 32,100 | 0    | 46,500 |
| 2008 | <u>Assessment Roll</u> | Residential | Full | 14,100 | 31,300 | 0    | 45,400 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | 14,100 | 31,300 | 0    | 45,400 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | 10,800 | 29,300 | 0    | 40,100 |
| 2004 | <u>Assessment Roll</u> | Residential | Full | 7,240  | 12,110 | 0    | 19,350 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | 9,050  | 2,410  | 0    | 11,460 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | 8,270  | 1,970  | 0    | 10,240 |
| 1999 | Board Action           | Residential | Full | 5,130  | 5,330  | 0    | 10,460 |
| 1999 | Assessment Roll        | Residential | Full | 5,130  | 7,710  | 0    | 12,840 |
| 1997 | Assessment Roll        | Residential | Full | 3,420  | 6,660  | 0    | 10,080 |
| 1995 | Assessment Roll        | Residential | Full | 3,120  | 6,070  | 0    | 9,190  |
| 1991 | Assessment Roll        | Residential | Full | 2,700  | 5,250  | 0    | 7,950  |
| 1991 | Was Prior Year         | Residential | Full | 2,700  | 11,530 | 0    | 14,230 |

[email this page](#)

BDH | F

*Room 195, 111 Court Avenue, Des Moines, IA 50309  
Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)*



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

**BDH** | **F**

**DATE OF NOTICE: July 6, 2011**

**DATE OF INSPECTION: May 27, 2011**

**CASE NUMBER: COD2011-03546**

**PROPERTY ADDRESS: 739 25TH ST**

**LEGAL DESCRIPTION: S 40 F LOT 4 BLK A WEST PARK**

DELORES J MINAHAN & MAURICE HARRIS  
 Title Holder  
 1618 12TH ST  
 DES MOINES IA 50314-2447

WELLS FARGO BANK, NATIONAL ASSOCIATION  
 Mortgage Holder  
 CORPORATION SER.COM.REG.AGENT  
 505 5TH AVENUE SUITE 729  
 DES MOINES IA 50309

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.

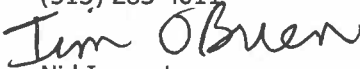
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Tim O'Brien

(515) 283-4011

  
Nid Inspector

DATE MAILED: 7/6/2011

MAILED BY: TSY



**Areas that need attention:** 739 25TH ST

|                     |                       |                  |                         |
|---------------------|-----------------------|------------------|-------------------------|
| <b>Component:</b>   | Exterior Walls        | <b>Defect:</b>   | In poor repair          |
| <b>Requirement:</b> |                       | <b>Location:</b> | Throughout              |
| <b>Comments:</b>    | Siding is incomplete. |                  |                         |
| <b>Component:</b>   | Exterior Walls        | <b>Defect:</b>   | not impervious to water |
| <b>Requirement:</b> |                       | <b>Location:</b> |                         |
| <b>Comments:</b>    | Exposed plywood       |                  |                         |
| <b>Component:</b>   | Soffit/Facia/Trim     | <b>Defect:</b>   | In poor repair          |
| <b>Requirement:</b> |                       | <b>Location:</b> | Main Structure          |
| <b>Comments:</b>    |                       |                  |                         |
| <b>Component:</b>   | Foundation            | <b>Defect:</b>   | Loose Brick             |
| <b>Requirement:</b> |                       | <b>Location:</b> | Porch                   |
| <b>Comments:</b>    | Front porch area.     |                  |                         |
| <b>Component:</b>   | Hand Rails            | <b>Defect:</b>   | Inadequate              |
| <b>Requirement:</b> |                       | <b>Location:</b> | Main Structure          |
| <b>Comments:</b>    |                       |                  |                         |
| <b>Component:</b>   | Foundation            | <b>Defect:</b>   | Inadequate              |
| <b>Requirement:</b> |                       | <b>Location:</b> | Main Structure          |
| <b>Comments:</b>    | Need backfilled.      |                  |                         |
| <b>Component:</b>   | Stairs/Stoop          | <b>Defect:</b>   | Inadequate              |
| <b>Requirement:</b> |                       | <b>Location:</b> | Main Structure          |
| <b>Comments:</b>    |                       |                  |                         |
| <b>Component:</b>   | Flooring              | <b>Defect:</b>   | Inadequate              |
| <b>Requirement:</b> |                       | <b>Location:</b> | Throughout              |
| <b>Comments:</b>    |                       |                  |                         |

**Component:** Exterior Walls  
**Requirement:**  
**Defect:** Severly peeling paint  
**Location:** Main Structure  
**Comments:**

BDH 1 F

**Component:** Electrical Other Fixtures  
**Requirement:** Electrical Permit  
**Defect:** Improperly Installed  
**Location:** Main Structure  
**Comments:**

**Component:** Electrical Receptacles  
**Requirement:** Electrical Permit  
**Defect:** Improperly Installed  
**Location:** Main Structure  
**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:**  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

739 25th West Elwood IL 10/6/11 TJO



BDH 1-F



739 25

East Elevation

10/6/11

TJO



739 25 North Elevation 10/6/11 T50





739 25th South Elevation 10/6/11 TJO

