

Date December 19, 2011

WHEREAS, the property located at 1124 13<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 Titleholder Samuel Tiger (deceased) and All Known and Unknown Heirs were notified via publication 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 N 78 F LTS 11 & 12 SD LTS 8 & 9 OP NW FRL 1/4 NW FRL 1/4 SEC 4-78-24, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1124 13<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 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



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

**BDH**

**DATE OF NOTICE: May 19, 2011**

**DATE OF INSPECTION: May 16, 2011**

**CASE NUMBER:** COD2011-03380

**PROPERTY ADDRESS:** 1124 13TH ST

**LEGAL DESCRIPTION:** N 78 F LTS 11 & 12 SD LTS 8 & 9 OP NW FRL 1/4 NW FRL 1/4 SEC 4-78-24

SAMUEL TIGER  
Title Holder  
DECEASED

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.

Neighborhood Inspection Division

(515) 283-4208



MIKE LEHMAN 283-4299

Nid Inspector

DATE MAILED: 5/19/2011

MAILED BY: JDH

**Areas that need attention:** 1124 13TH ST

<b>Component:</b>	Water Service	<b>Defect:</b>	Disconnected Utility
<b>Requirement:</b>	Compliance, International Property Maintenance Code		Water/Gas/Electric
<b>Comments:</b>	Meter gone.	<b>Location:</b>	Basement
<b>Component:</b>	Bathroom Lavatory	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Exterior Stairs	<b>Defect:</b>	Missing
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Functioning Water Closet	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Furnace	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			

**BDH**

<b><u>Component:</u></b> Hand Rails <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Not installed as required <b><u>Location:</u></b> Basement
<b><u>Component:</u></b> Interior Walls /Ceiling <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b>	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Plumbing System <b><u>Requirement:</u></b> Plumbing Permit <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Leaks <b><u>Location:</u></b> Basement
<b><u>Component:</u></b> Smoke Detectors <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Not installed as required <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Soffit/Facia/Trim <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Deteriorated <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Sub Floor <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> Buckled.	<b><u>Defect:</u></b> See Comments <b><u>Location:</u></b> Unknown
<b><u>Component:</u></b> Waste Lines <b><u>Requirement:</u></b> Plumbing Permit <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Leaks <b><u>Location:</u></b> Basement
<b><u>Component:</u></b> Water Heater <b><u>Requirement:</u></b> Mechanical Permit <b><u>Comments:</u></b>	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Basement
<b><u>Component:</u></b> Water Meter Jump <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Missing <b><u>Location:</u></b> Basement

**BDH**

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Cracked/Broken  
**Location:** Throughout  
**Comments:**

**Component:** Window Glazing/Paint  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Absence of paint  
**Location:** Throughout  
**Comments:**

**Component:** Exterior Walls  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Absence of paint  
**Location:** Main Structure  
**Comments:** South.

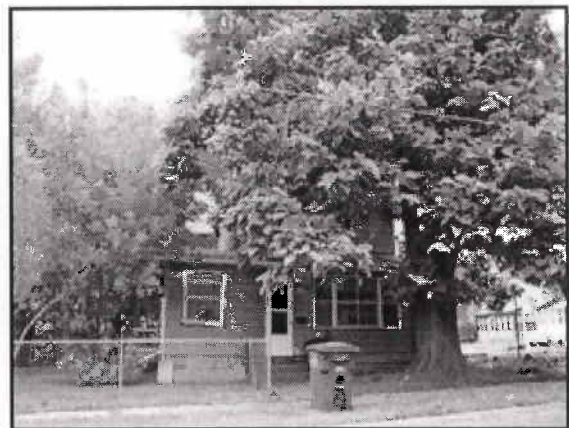


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/06000-000-000	7824-04-104-006	0063	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1124 13TH ST			DES MOINES IA 50314-2250		

Click on parcel to get new listing

Get Bigger Map  
Google Map



Approximate date of photo 09/23/2010

**Mailing Address**

SAMUEL TIGER  
1124 13TH ST  
DES MOINES, IA 50314-2250

**Legal Description**

N 78 F LTS 11 & 12 SD LTS 8 & 9 OP NW FRL 1/4 NW FRL 1/4 SEC 4-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	TIGER, SAMUEL	1986-09-25	5628/505	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,000	25,200	0	33,200

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

Zoning	Description	SF	Assessor Zoning
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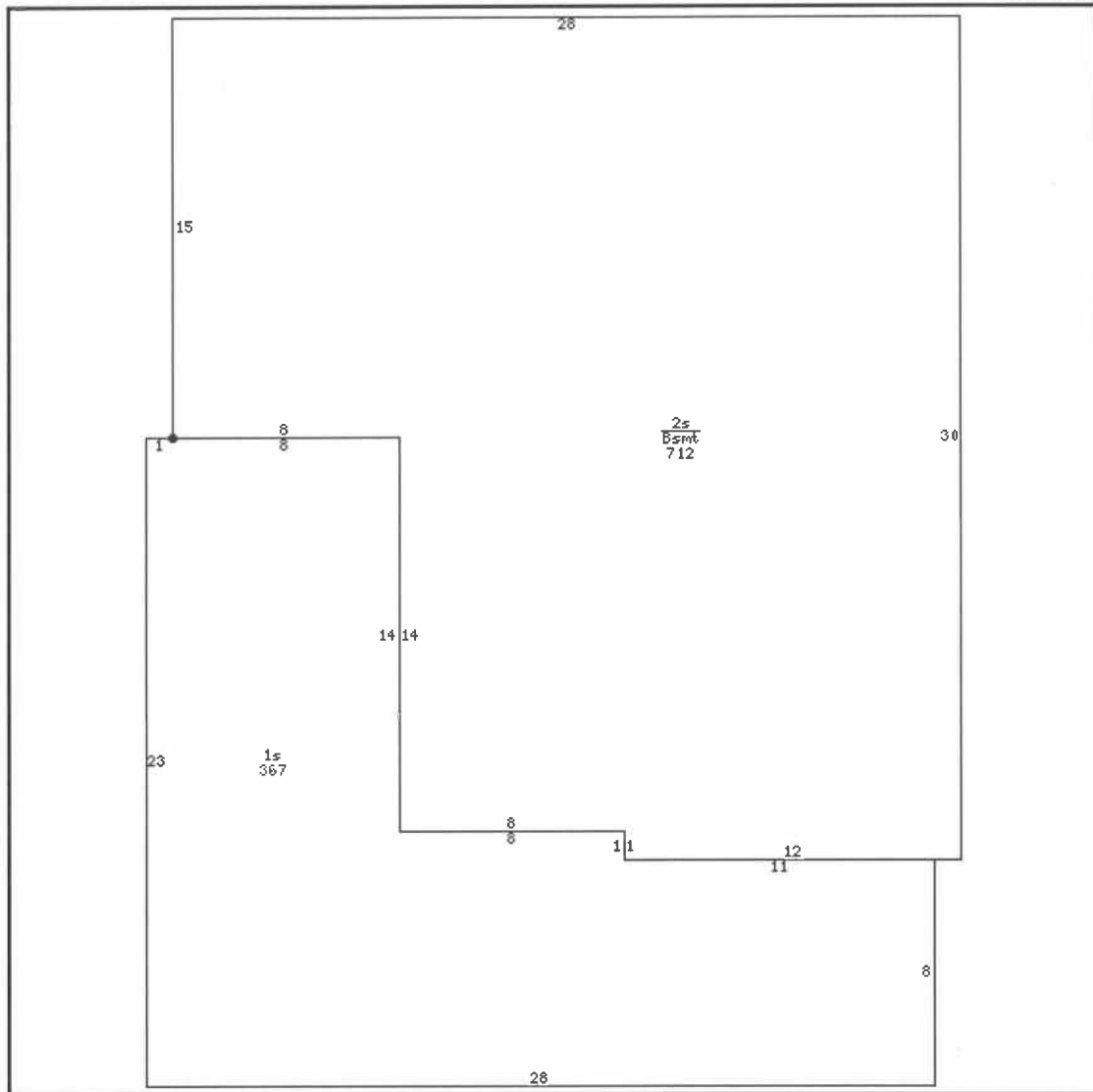


R-3	Multiple Family Residential District		Multi-Family Residential
*Condition	Docket_no <u>14361</u>		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2011-05-25 <b>Contact:</b> Planning and Urban Design 515 283-4200			

<u>Land</u>					
<b>SQUARE FEET</b>	6,864	<b>FRONTAGE</b>	78.0	<b>DEPTH</b>	88.0
<b>ACRES</b>	0.158	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<u>Residence # 1</u>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1895	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,791
<b>MAIN LV AREA</b>	1,079	<b>UPPR LV AREA</b>	712	<b>BSMT AREA</b>	712
<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	CO/Composition	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	4	<b>ROOMS</b>	8





Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	8,000	25,200	0	33,200
2009	<u>Assessment Roll</u>	Residential	Full	6,000	26,000	0	32,000
2007	<u>Assessment Roll</u>	Residential	Full	5,700	24,900	0	30,600
2005	<u>Assessment Roll</u>	Residential	Full	7,100	22,400	0	29,500
2003	<u>Assessment Roll</u>	Residential	Full	5,840	18,180	0	24,020
2001	<u>Assessment Roll</u>	Residential	Full	5,820	18,050	0	23,870
1999	Assessment Roll	Residential	Full	6,620	12,320	0	18,940
1997	Assessment Roll	Residential	Full	5,420	10,080	0	15,500
1995	Assessment Roll	Residential	Full	5,050	9,400	0	14,450
1989	Assessment Roll	Residential	Full	4,370	8,130	0	12,500

**BDH**

[email this page](#)

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Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)*

