



Roll Call Number

Agenda Item Number
BDH 1-B

Date April 9, 2012

WHEREAS, the property located at 609 SE 14th Court, 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 Sadonna Jewell and the Mortgage Holder The Bank of New York Mellon Corp. f/ka The Bank of New York 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.

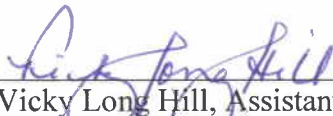
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LOT 43 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 609 SE 14th Court, 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				

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

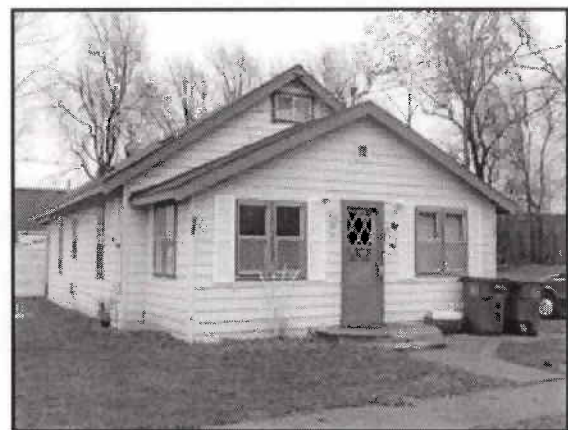
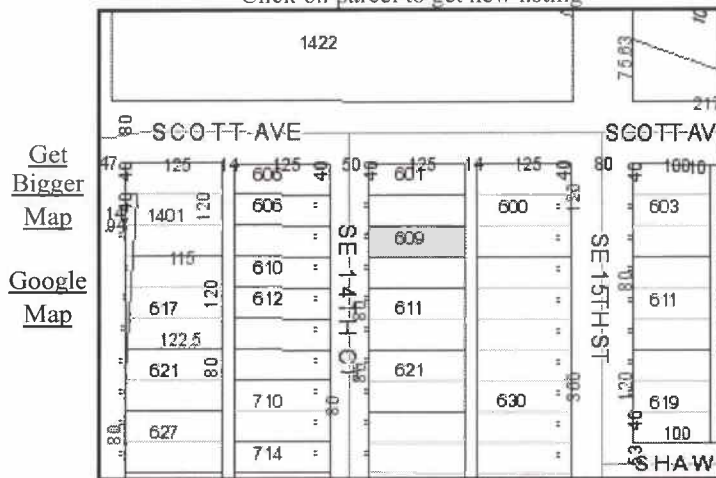
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/02534-000-000	7824-11-104-003	0421	DM20/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
609 SE 14TH CT			DES MOINES IA 50317-7603		

Click on parcel to get new listing



Approximate date of photo 11/28/2006

Mailing Address

SADONNA JEWELL
522 E 30TH ST
DES MOINES, IA 50317-2405

Legal Description

LOT 43 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	JEWELL, SADONNA	2002-04-22	<u>9118/226</u>	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	3,800	41,100	0	44,900

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

Taxable Value Credit	Name	Number	Info

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Homestead	JEWELL, SADONNA	108273
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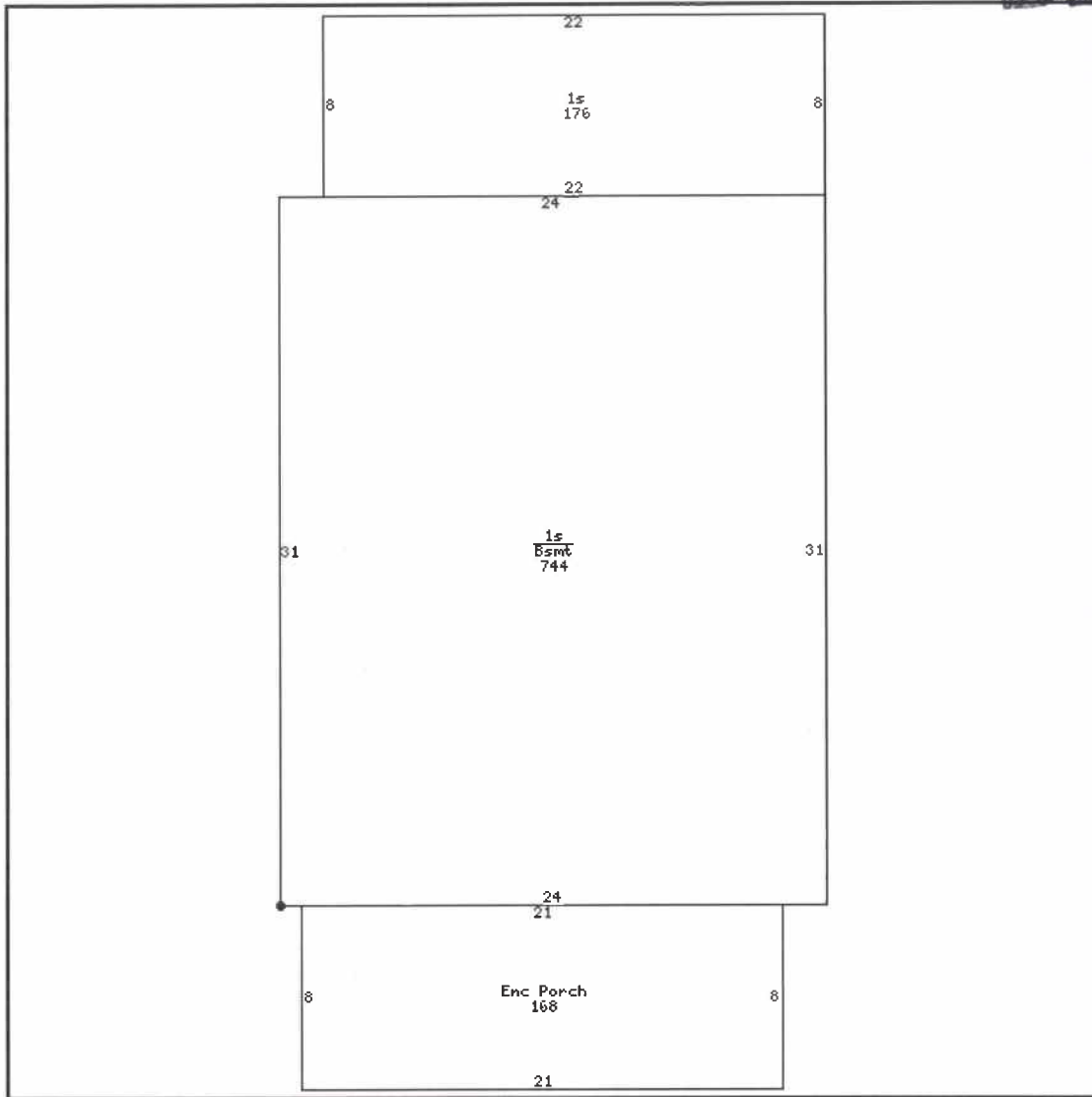
Zoning	Description	SF	Assessor Zoning
M-1	Light Industrial District		Industrial Light

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** 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	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1934	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	920
MAIN LV AREA	920	ATTIC UNFIN	260	BSMT AREA	744
ENCL PORCH	168	FOUNDATION	M/Masonry	EXT WALL TYP	MS/Hardboard
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WOLFORD CORP	JEWEL, SADONNA	<u>2002-04-16</u>	40,000	D/Deed	9118/226 Multiple Parcels
WOLFORD CORP	JEWEL, SADONNA	<u>2001-12-04</u>	40,000	D/Deed	9075/813 Multiple Parcels
WOLFORD CORP	BAXTER, BECKY	<u>2001-05-11</u>	49,900	C/Contract	8980/982
WOLFORD CORP	BAXTER, BECKY	<u>2001-05-11</u>	49,900	C/Contract	8852/606 Multiple Parcels
THE WOLFORD CORP.	WILSON, PATRICK D	<u>1999-05-27</u>	44,900	C/Contract	8227/210 Multiple Parcels
BRAATHEN, ROBERT A	THE WOLFORD CORP.	<u>1999-05-28</u>	12,500	D/Deed	8227/209 Multiple Parcels

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	3,800	41,100	0	44,900
2009	<u>Assessment Roll</u>	Residential	Full	4,200	46,700	0	50,900
2007	<u>Assessment Roll</u>	Residential	Full	4,100	46,100	0	50,200
2005	<u>Assessment Roll</u>	Residential	Full	2,500	39,500	0	42,000
2003	<u>Assessment Roll</u>	Residential	Full	1,880	30,090	0	31,970
2001	<u>Assessment Roll</u>	Residential	Full	2,250	17,560	0	19,810
1999	Assessment Roll	Residential	Full	600	20,260	0	20,860
1995	Assessment Roll	Residential	Full	520	17,570	0	18,090
1993	Assessment Roll	Residential	Full	490	16,420	0	16,910
1993	Was Prior Year	Residential	Full	490	15,610	0	16,100

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 1-B

DATE OF NOTICE: June 21, 2011

DATE OF INSPECTION: May 13, 2011

CASE NUMBER: COD2011-03058

PROPERTY ADDRESS: 609 SE 14TH CT

LEGAL DESCRIPTION: LOT 43 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD

SADONNA JEWELL
 Title Holder
 522 E 30TH ST
 DES MOINES IA 50317-2405

THE BANK OF NY MELLON CORP FKA THE BANK OF NEW YORK
 Mortgage Holder - ATTN: GENERAL COUNSEL
 ONE WALL STREET
 NEW YORK NY 10286

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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 6/21/2011

MAILED BY: TSY

Areas that need attention: 609 SE 14TH CT

Component: Exterior Doors/Jams Requirement: Complaine with Int Residential Code Comments:	Defect: In disrepair Location: Main Structure
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Foundation Requirement: Building Permit Comments:	Defect: Structurally Unsound Location: Throughout
Component: Interior Walls /Ceiling Requirement: Complaine with Int Residential Code Comments:	Defect: Cracked/Broken Location: Throughout
Component: Flooring Requirement: Complaine with Int Residential Code Comments:	Defect: Deteriorated Location: Throughout
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Exterior Walls Requirement: Complaine with Int Residential Code Comments:	Defect: Deteriorated Location: Throughout

<u>Component:</u> Floor Joists/Beams	<u>Defect:</u> Deteriorated	BDH 1-B
<u>Requirement:</u> Building Permit	<u>Location:</u> Unknown	
<u>Comments:</u> rotton		

<u>Component:</u> Interior Stairway	<u>Defect:</u> Disconnected Utility
<u>Requirement:</u> Building Permit	Water/Gas/Electric
<u>Comments:</u>	<u>Location:</u> Basement

<u>Component:</u> Interior Stairway	<u>Defect:</u> Cracked/Broken
<u>Requirement:</u> Building Permit	<u>Location:</u> Unknown
<u>Comments:</u>	

