



## Roll Call Number

Agenda Item Number

**BDH-1**

Date May 21, 2012

WHEREAS, the property located at 1334 E. 13<sup>th</sup> 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 Joanne Picray and Mortgage Holder Accredited Home Lenders Holding Co. were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisance.

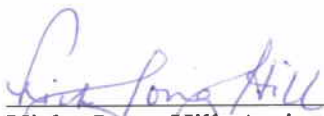
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and garage structure on the real estate legally described as Lot 236 in CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1334 E. 13<sup>th</sup> 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 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 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			

### 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 

**BDH-1**

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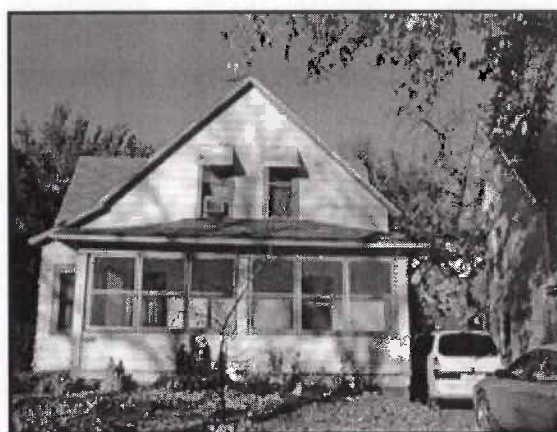
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/01414-000-000	7924-35-476-035	0238	DM87/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1334 E 13TH ST			DES MOINES IA 50316-2326		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)

1353	1352	1355	135
1351	1350	1351	135
1349	1344	1347	134
1343	1340	1343	134
1339	1336	1337	134
1335	1334	1335	133
1331	1330	1331	133
1329	1326	1327	132
1321	1322	1323	132
1319	1318	1317	131
1315	1316	1315	131
1310		1311	131



Approximate date of photo 10/30/2008

### Mailing Address

JOANNE PICRAY  
2721 SHERIDAN AVE  
DES MOINES, IA 50310-5602

### Legal Description

LOT 236 CAPITAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PICRAY, JOANNE	2011-06-07	13870/568	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,400	62,000	0	73,400

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

Taxable Value Credit	Name	Number	Info
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Homestead	PICRAY, JOANNE	52072	
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: 2012-03-20 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	7,600	FRONTAGE	50.0	DEPTH	152.0
ACRES	0.174	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,629
MAIN LV AREA	1,244	ATTIC FINISH	385	BSMT AREA	396
ENCL PORCH	296	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	2	BEDROOMS	3
ROOMS	9				



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
FALKOSKI, DIANE	TOOTHMAN, STEPHEN	<u>1998-10-26</u>	65,000	C/Contract	8043/218
CONTRACT EXCHANGE, CORPORATION	FALKOSKI, DIANE	<u>1997-12-30</u>	21,000	C/Contract	7817/386



MORK, SOMCHIT	CONTRACT EXCHANGE CORPORATION	<u>1997-12-29</u>	19,000	D/Deed	7800/219
HANSEN, ROY F ESTATE	MORK, SOMCHIT	<u>1992-05-26</u>	20,000	D/Deed	6569/290

Year	Type	Status	Application	Permit/Pickup Description
1999	U/Pickup	CP/Complete	1999-02-04	CL/MEASUREMENTS

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	11,400	62,000	0	73,400
2009	<u>Assessment Roll</u>	Residential	Full	11,600	60,300	0	71,900
2007	<u>Assessment Roll</u>	Residential	Full	11,100	57,900	0	69,000
2005	<u>Assessment Roll</u>	Residential	Full	11,100	66,500	0	77,600
2003	<u>Assessment Roll</u>	Residential	Full	9,450	56,710	0	66,160
2001	<u>Assessment Roll</u>	Residential	Full	7,620	41,000	0	48,620
1999	Assessment Roll	Residential	Full	8,350	46,650	0	55,000
1997	Assessment Roll	Residential	Full	7,240	26,460	0	33,700
1995	Assessment Roll	Residential	Full	6,810	24,900	0	31,710
1993	Assessment Roll	Residential	Full	6,260	22,890	0	29,150
1991	Assessment Roll	Residential	Full	6,260	22,890	0	29,150
1989	Assessment Roll	Residential	Full	6,260	17,340	0	23,600

[email this page](#)

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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-1**

**DATE OF NOTICE:** January 5, 2012

**DATE OF INSPECTION:** April 21, 2011

**CASE NUMBER:** COD2011-02775

**PROPERTY ADDRESS:** 1334 E 13TH ST

**LEGAL DESCRIPTION:** LOT 236 CAPITAL PARK

JOANNE PICRAY  
Title Holder  
2721 SHERIDAN AVE  
DES MOINES IA 50310

ACCREDITED HOME LENDERS HOLDING CO.  
Mortgage Holder  
JAMES RANSOM - REG. AGENT  
9915 MIRA MESA BLVD STE 120  
SAN DIEGO CA 92131

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.

Vince Travis

(515) 283-4077

Nid Inspector

DATE MAILED: 1/5/2012

MAILED BY: TSY

**Areas that need attention:** 1334 E 13TH ST

<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Bathroom Lavatory	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Bath Second Floor		

<b><u>Component:</u></b>	Functioning Water Closet	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Bath Second Floor		

<b><u>Component:</u></b>	Brick Chimney	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			



<b><u>Component:</u></b>	Chimney Liner	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical Lighting Fixtures	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical Receptacles	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Floor Joists/Beams	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Engineering Report	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Furnace	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Hand Rails	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Water Heater	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>		<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Driveway		

<b><u>Component:</u></b>	Exterior Stairs	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Exterior Basement Entrance		

<b><u>Component:</u></b>	Utilities	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Provide		



Front or E 1334 E 13th

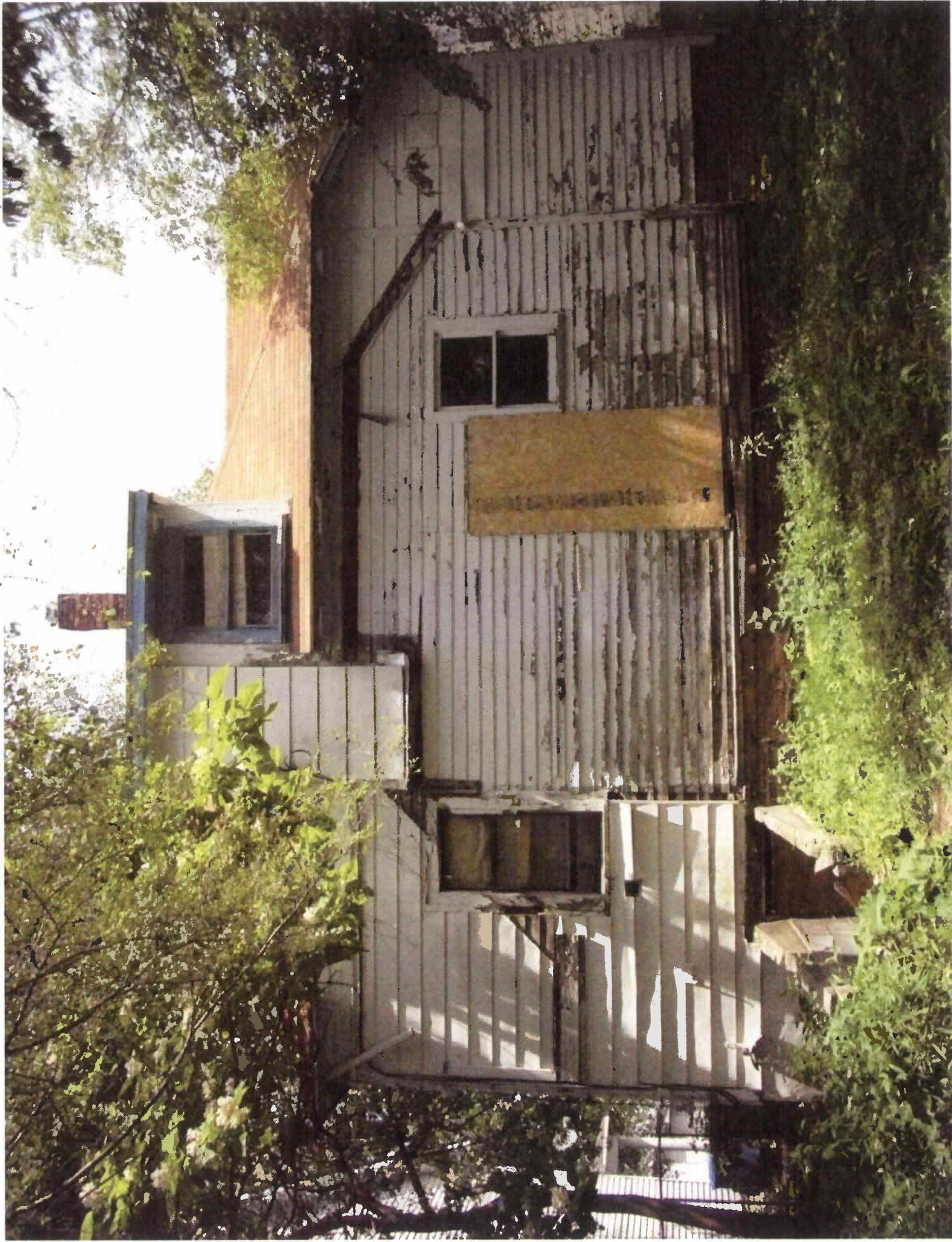


BDH 7



Rear of W

1334 E 13th





Garage E. 1334 E 13th

RDH-7







Floor @ door way Between Dining Rm. & Kitchen

1334 E. 13th

1334 E. 13th



1334 E-13

1334 E-13

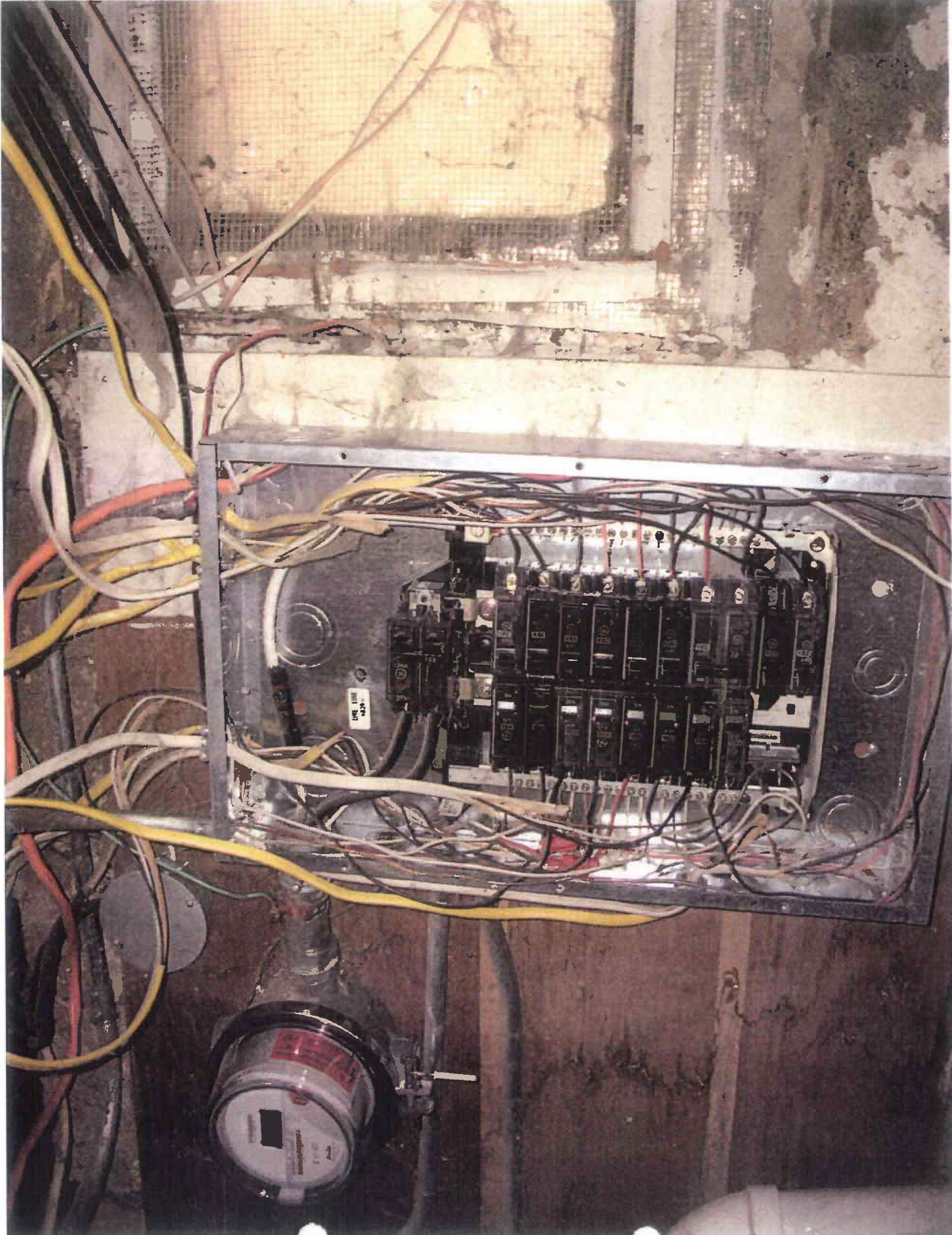




1334 E. 13

1334 E. 13





Basement

1334 E. 13





Garage Interior

1334E.13th