



Roll Call Number

Agenda Item Number
BDH 1-B

Date October 8, 2012

WHEREAS, the property located at 1509 E. 36th Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure, garage structure, and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholders Larry L. Allen and Deborah E. Allen and Mortgage Holder CitiFinancial were notified more than thirty days ago to repair or demolish the fire-damaged main structure, garage structure, and accessory 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 fire-damaged main structure, garage structure, and accessory structure on the real estate legally described as LOTS 110 & 111 GRAYS WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1509 E. 36th 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 fire-damaged main structure, garage structure, and accessory 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

BDH 1-B

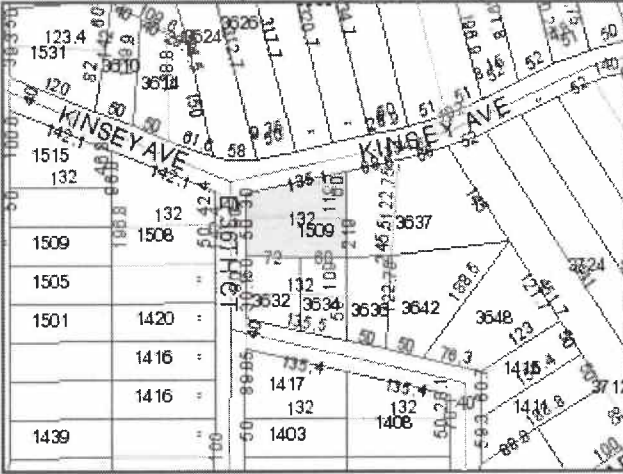
Polk County Assessor 
Iowa

[[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 |
|-----------------------|--------------------------------|--------------------------|--------------------------|--------------|--------|
| 060/05663-000-000 | 7923-32-429-001 | 1293 | DM13/Z | DES MOINES | ACTIVE |
| School District | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery | | | |
| I/Des Moines | | | | | |
| Street Address | | | City State Zipcode | | |
| 1509 E 36TH CT | | | DES MOINES IA 50317-6715 | | |

Click on parcel to get new listing

Get Bigger Map
Google Map




Approximate date of photo 12/27/2004

Mailing Address

LARRY L ALLEN
136 SE 33RD ST
DES MOINES, IA 50317-7311

Legal Description

LOTS 110 & 111 GRAYS WOODS

| Ownership | Name | Recorded | Book/Page | RevStamps |
|-----------------|------------------|------------|-----------|-----------|
| Title Holder #1 | ALLEN, LARRY L | 2005-02-23 | 10947/473 | |
| Title Holder #2 | ALLEN, DEBORAH E | | | |

| Assessment | Class | Kind | Land | Bldg | AgBd | Total |
|------------|-------------|------|--------|--------|------|--------|
| Current | Residential | Full | 13,200 | 68,400 | 0 | 81,600 |

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

BDH1-B

| Taxable Value Credit | Name | Number | Info |
|----------------------|----------------|--------|------|
| Homestead | ALLEN, LARRY L | 52903 | |

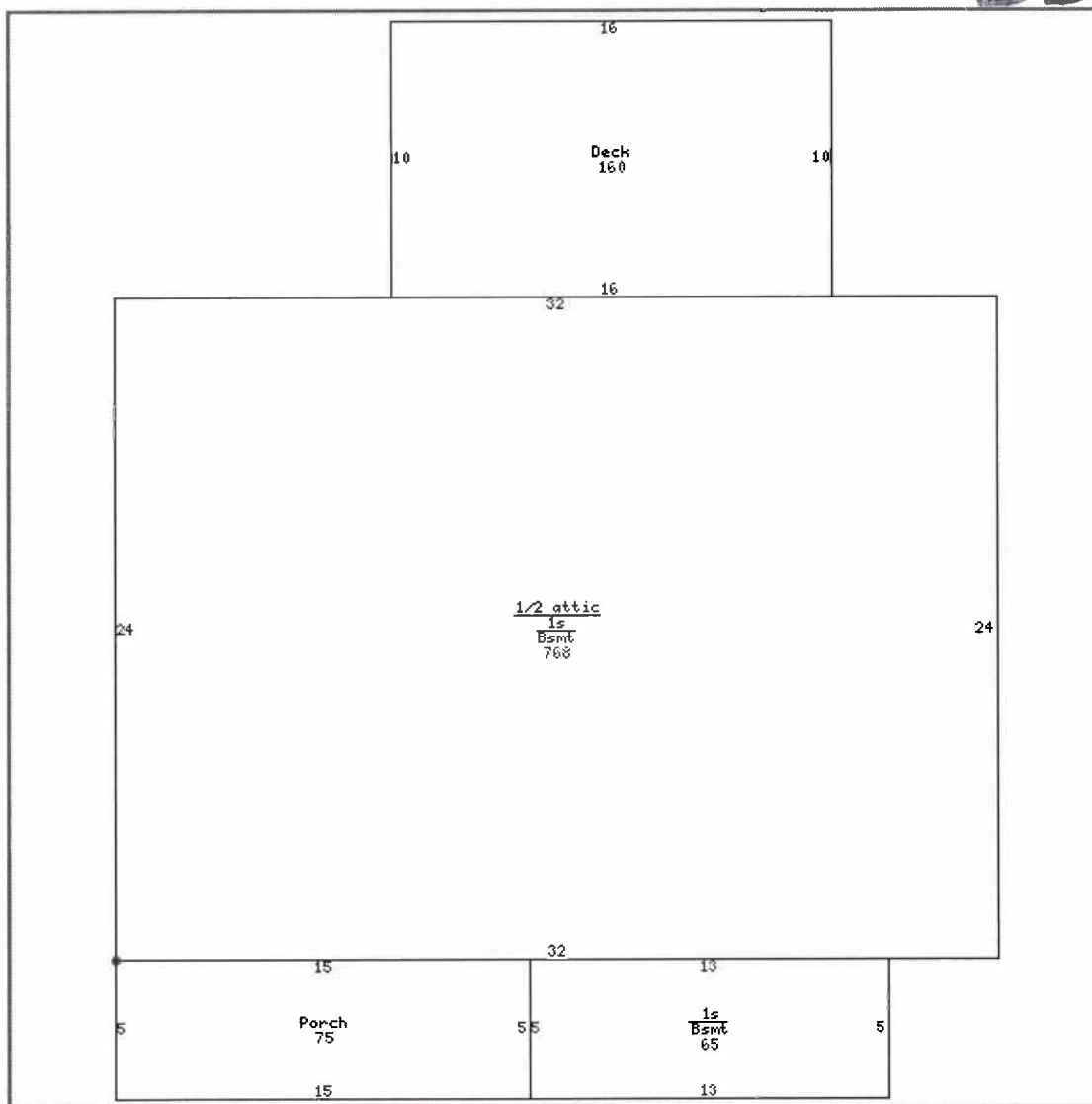
| Zoning | Description | SF | Assessor Zoning |
|--------|--|----|-----------------|
| R1-60 | One Family, Low Density Residential District | | Residential |

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182

| Land | | | | | |
|-------------|----------------|------------|----------|-------|-------|
| SQUARE FEET | 12,500 | FRONTAGE | 80.0 | ACRES | 0.287 |
| SHAPE | RT/Rectangular | TOPOGRAPHY | N/Normal | | |

| Residence # 1 | | | | | |
|---------------|------------------|--------------|--------------------------------|-------------|-------------------|
| OCCUPANCY | SF/Single Family | RESID TYPE | FA/1 Story with Finished Attic | BLDG STYLE | CC/Cape Cod |
| YEAR BUILT | 1948 | # FAMILIES | 1 | GRADE | 4 |
| GRADE ADJUST | -05 | CONDITION | NM/Normal | TSFLA | 1,102 |
| MAIN LV AREA | 833 | ATTIC FINISH | 269 | BSMT AREA | 833 |
| OPEN PORCH | 75 | DECK AREA | 160 | FOUNDATION | C/Concrete Block |
| EXT WALL TYP | MT/Metal Siding | ROOF TYPE | GB/Gable | ROOF MATERL | A/Asphalt Shingle |
| HEATING | A/Gas Forced Air | AIR COND | 100 | BATHROOMS | 1 |
| BEDROOMS | 4 | ROOMS | 6 | | |

BDH 1-B



Detached # 101

| OCCUPANCY | GAR/Garage | CONSTR TYPE | FR/Frame | MEASCODE | |
|-----------|------------|-------------|----------|--------------|-----------|
| MEASURE1 | 20 | MEASURE2 | 24 | STORY HEIGHT | 1 |
| GRADE | 4 | YEAR BUILT | 1968 | CONDITION | NM/Normal |

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---------------------------|---------------------|------------|------------|------------|-----------|
| MARASCO, MICHAEL A | ALLEN, LARRY L | 1999-07-17 | 81,000 | C/Contract | 8288/735 |
| OLIVER, DOROTHY L. ESTATE | MARASCO, MICHAEL A. | 1999-06-11 | 45,000 | D/Deed | 8239/877 |

BDH 1-B

| Year | Type | Status | Application | Permit/Pickup Description |
|------|----------|-------------|-------------|---------------------------|
| 2012 | P/Permit | NA/No Add | 2011-05-12 | RD/FIRE |
| 1990 | P/Permit | CP/Complete | 1989-04-17 | Open Wood Deck |

| Year | Type | Class | Kind | Land | Bldg | AgBd | Total |
|------|-----------------|-------------|------|--------|--------|------|--------|
| 2011 | Assessment Roll | Residential | Full | 13,200 | 68,400 | 0 | 81,600 |
| 2009 | Assessment Roll | Residential | Full | 14,800 | 75,800 | 0 | 90,600 |
| 2007 | Assessment Roll | Residential | Full | 14,200 | 73,200 | 0 | 87,400 |
| 2005 | Assessment Roll | Residential | Full | 16,700 | 71,000 | 0 | 87,700 |
| 2003 | Assessment Roll | Residential | Full | 14,300 | 61,410 | 0 | 75,710 |
| 2001 | Assessment Roll | Residential | Full | 15,420 | 56,820 | 0 | 72,240 |
| 1999 | Assessment Roll | Residential | Full | 9,510 | 45,900 | 0 | 55,410 |
| 1997 | Assessment Roll | Residential | Full | 8,610 | 41,580 | 0 | 50,190 |
| 1995 | Board Action | Residential | Full | 7,460 | 36,040 | 0 | 43,500 |
| 1995 | Assessment Roll | Residential | Full | 7,460 | 37,620 | 0 | 45,080 |
| 1993 | Board Action | Residential | Full | 7,030 | 35,470 | 0 | 42,500 |
| 1993 | Assessment Roll | Residential | Full | 7,030 | 36,860 | 0 | 43,890 |
| 1990 | Board Action | Residential | Full | 7,030 | 32,870 | 0 | 39,900 |
| 1990 | Assessment Roll | Residential | Full | 7,030 | 37,270 | 0 | 44,300 |

[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 14, 2011

DATE OF INSPECTION: April 01, 2011

CASE NUMBER: COD2011-02312

PROPERTY ADDRESS: 1509 E 36TH CT

LEGAL DESCRIPTION: LOTS 110 & 111 GRAYS WOODS

LARRY L ALLEN & DEBORAH E ALLEN
Title Holder
136 SE 33RD
DES MOINES IA 50317

CITIFINANCIAL, INC.
Mortgage Holder
C T CORPORATION SYSTEM, R. AG.
500 EAST COURT AVENUE
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.

Kevin King

(515) 283-4559


Nid Inspector

DATE MAILED: 6/14/2011

MAILED BY: TSY

Areas that need attention: 1509 E 36TH CT

| | |
|---|---------------------------------|
| Component: Roof | Defect: Fire damaged |
| Requirement: | Location: Roof |
| Comments: Building permit required if rafters/trusses need to be replaced. | |
| Component: Shingles Flashing | Defect: Fire damaged |
| Requirement: | Location: Main Structure |
| Comments: | |
| Component: Exterior Walls | Defect: Fire damaged |
| Requirement: | Location: Main Structure |
| Comments: | |
| Component: Windows/Window Frames | Defect: Fire damaged |
| Requirement: | Location: Main Structure |
| Comments: | |
| Component: Soffit/Facia/Trim | Defect: Fire damaged |
| Requirement: | Location: Main Structure |
| Comments: | |
| Component: Interior Walls /Ceiling | Defect: Fire damaged |
| Requirement: | Location: Main Structure |
| Comments: | |
| Component: Floor Joists/Beams | Defect: Fire damaged |
| Requirement: Building Permit | Location: Main Structure |
| Comments: | |
| Component: Wiring | Defect: Fire damaged |
| Requirement: Electrical Permit | Location: Main Structure |
| Comments: | |

Component: Accessory Buildings

Defect:

Requirement:

Location: Main Structure

BDH 1-B

Comments:

If structure is demolished garage will also need to be removed.

BDH 1(B)



1509 E. 36th Ct. 10/3/12 KKK

BDH 1-(B)



1509 E. 36th Ct. 10/3/12 KKK

BDH (FB)



1509 E. 36th Ct. 10/3/12 KKK

BDH 1(B)



1509 E. 36th Ct. 10/3/12 KKK



1509 E. 36th Ct. 10/3/12 KKK ACCESSORY BUILDING

BDH 1(B)



1509 E. 36th Ct 10/2/12 KKK