

**Date** April 7, 2014

Communication from Neighborhood Inspection Division regarding demolition cost reserve escrowed for main structure at 2939 E. Ovid Avenue, Des Moines, Iowa.

(Communication and documentation attached)

Moved by \_\_\_\_\_ to receive and file and to direct the City Attorney bring legal action within one hundred eighty (180) days of receipt of notice if owner(s) has not demolished or renovated the structure.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
<b>TOTAL</b>				

**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

<sup>CT</sup>  
RECEIVED

MAR 11 2014

BDH 2



ASSURANT

Specialty  
Property

LEGAL DEPARTMENT

American Security Insurance Company

11222 Quail Roost Dr 260 Interstate North Circle, SE  
Miami, FL 33157-6596 Atlanta, GA 30339-2210  
T 305.253.2244 T 770.763.1000  
F 305.252.6987 F 770.859.4403  
www.assurant.com

February 28, 2014

City of Des Moines  
Legal Department  
Attention : Cheryl Tillinghast  
602 Robert D. Ray Drive  
Des Moines, Iowa 50309

Insured: Select Portfolio Servicing Inc.  
Additional Name: DOROTHY CLARK  
Loan Number: 2481141  
Policy Number: ALR562740600  
Claim Number: 00101442439  
Date of Loss: 7/26/2013  
Property Address: 2939 E OVID AVE, DES MOINES, IA 50317-3820  
Cause of Loss: Fire

This is to inform you that funds in the amount of \$15,631.87 have been retained for demo hold back per section 515.150 of Iowa Statute.

We are providing a copy of this letter to the lender and servicing agent to inform you when repairs are completed or the property is brought into compliance, in order to confirm authorization to release the funds being held.

In the event you should require additional information or would like to discuss the matter, please contact direct. Be sure to include our claim or policy number on any correspondence sent to us. Our office hours are 8 a.m to 5 p.m. Monday through Friday.

James Greenberger  
National Field Staff Adjuster  
Assurant Specialty Property  
Phone: 651-231-9404  
Fax: 866-728-7098  
james.greenberger@assurant.com  
cc: Select Portfolio Servicing Inc., The Law Office of Thomas Rutledge

This correspondence is written without prejudice to the parties herein involved and is not meant to be nor should it be considered to be a waiver of any of your rights or ours.

**BDH 2**

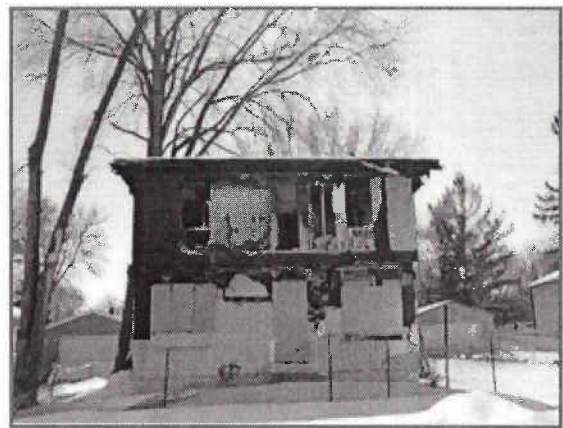
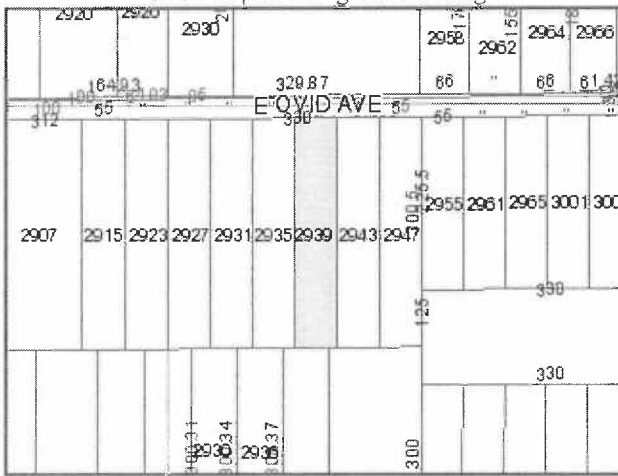


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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/06966-000-000	7923-29-151-014	0805	DM11/D	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
2939 E OVID AVE			DES MOINES IA 50317-3820		

Click on parcel to get new listing

[Get Bigger Map](#)  
[Google Map](#)



Approximate date of photo 02/26/2014

<b>Mailing Address</b>
SELECT PORTFOLIO 3815 SW TEMPLE AVE SALT LAKE CITY, UT 84115

<b>Legal Description</b>
W 55F E 165F LOT 17 LLOYD PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PETERSON, MICHAEL E	2014-03-27	15138/457	10.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	18,000	11,400	0	29,400

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

Taxable Value Credit	Name	Number	Info

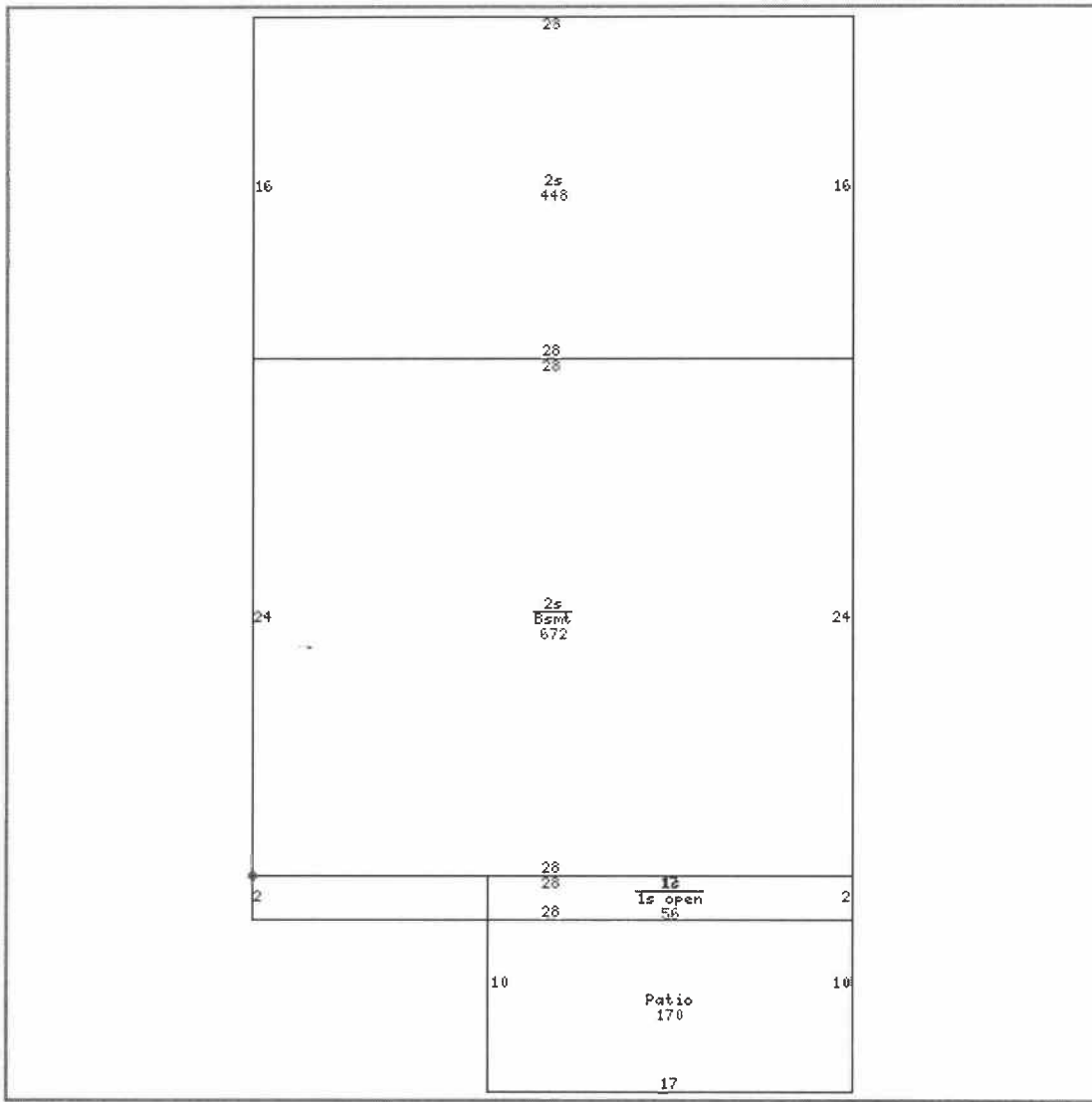
Homestead	CLARK, DOROTHY M	30644
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
<b>SQUARE FEET</b>	16,500	<b>FRONTAGE</b>	55.0	<b>DEPTH</b>	300.0
<b>ACRES</b>	0.379	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1948	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	VP/Very Poor	<b>TSFLA</b>	2,296
<b>MAIN LV AREA</b>	1,120	<b>UPPR LV AREA</b>	1,176	<b>BSMT AREA</b>	672
<b>FIN BMT AREA</b>	200	<b>FIN BMT QUAL</b>	LO/Low	<b>PATIO AREA</b>	170
<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	WS/Wood Siding	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	100
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	6	<b>ROOMS</b>	9



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1989	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DEUTSCHE BANK NATIONAL TRUST COMPANY (TRUSTEE)	PETERSON, MICHAEL E	2014-02-06	7,000	D/Deed	15138/457
UNITED COMPANIES, LENDING CORP.	CLARK, DOROTHY M	1996-03-26	55,000	D/Deed	7368/509
BRENNAN, TERRY R	LEACH, JOHN L		45,000	D/Deed	7065/531



		1994-08-16			
BRENNAN, TERRY R	LEACH, JOHN	1991-10-31	45,000	C/Contract	6454/995
BRENNAN, TERRY R	POST, LANNY P	1990-01-31	45,000	C/Contract	6200/309

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PR/Partial	2014-03-07	CL/Correct Data CONDITION
2003	P/Permit	CP/Complete	1999-07-23	AD/ROOM (728 sf)
2002	P/Permit	PR/Partial	1999-07-23	AD/ROOM (728 sf)
2001	P/Permit	PP/Pass/Partial	1999-07-23	AD/ROOM (728 sf)
2000	P/Permit	PR/Partial	1999-07-23	AD/ROOM (728 sf) (Cost \$40,514)
1990	U/Pickup	CP/Complete	1989-06-22	Addition

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	18,000	124,200	0	142,200
2011	Assessment Roll	Residential	Full	18,000	124,600	0	142,600
2009	Assessment Roll	Residential	Full	19,600	132,000	0	151,600
2007	Assessment Roll	Residential	Full	19,600	132,000	0	151,600
2005	Assessment Roll	Residential	Full	20,900	118,800	0	139,700
2003	Assessment Roll	Residential	Full	19,480	111,350	0	130,830
2002	Assessment Roll	Residential	Full	18,690	84,900	0	103,590
2001	Assessment Roll	Residential	Full	18,690	80,280	0	98,970
2000	Assessment Roll	Residential	Full	7,720	63,590	0	71,310
1999	Assessment Roll	Residential	Full	7,720	56,390	0	64,110
1997	Assessment Roll	Residential	Full	6,950	50,760	0	57,710
1995	Assessment Roll	Residential	Full	6,430	46,990	0	53,420
1993	Assessment Roll	Residential	Full	5,660	41,380	0	47,040
1991	Assessment Roll	Residential	Full	5,660	38,040	0	43,700
1990	Assessment Roll	Residential	Full	5,660	33,710	0	39,370

[email this page](mailto:polkweb@assess.co.polk.ia.us)

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)