



**Roll Call Number**

Agenda Item Number  
**BDH 1(D)**

Date August 10, 2015

WHEREAS, the property located at 1211 E 12<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 condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, The Estate of Emma L Hancock, was notified via personal service more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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 214, (except the South 19 ½ feet thereof) 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 1211 E 12<sup>th</sup> Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

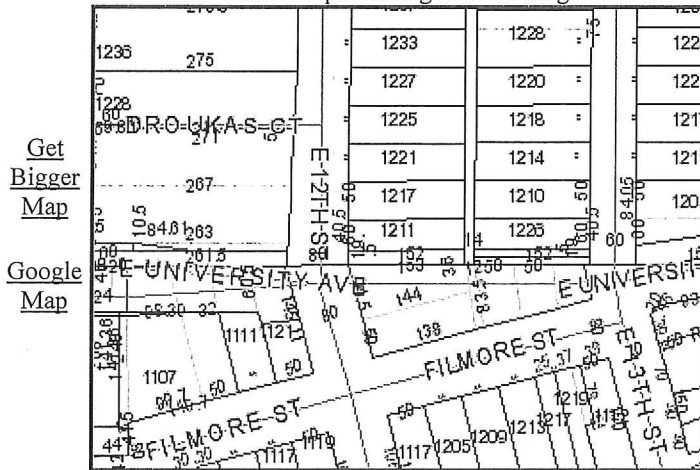
\_\_\_\_\_  
City Clerk

*Polk County Assessor* 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
110/01387-000-000	7924-35-479-013	0237	DM87/Z	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>		
1211 E 12TH ST			DES MOINES IA 50316-2319		

Click on parcel to get new listing



Approximate date of photo 10/29/2008

<b>Mailing Address</b>
MARVIN OPIE 309 S MAPLE ST VERSAILLES, MO 65084-1058

<b>Legal Description</b>
-EX S 19 1/2 F- LT 214 CAPITAL PARK

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	HANCOCK, EMMA L	1975-08-15		

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	8,100	25,500	0	33,600

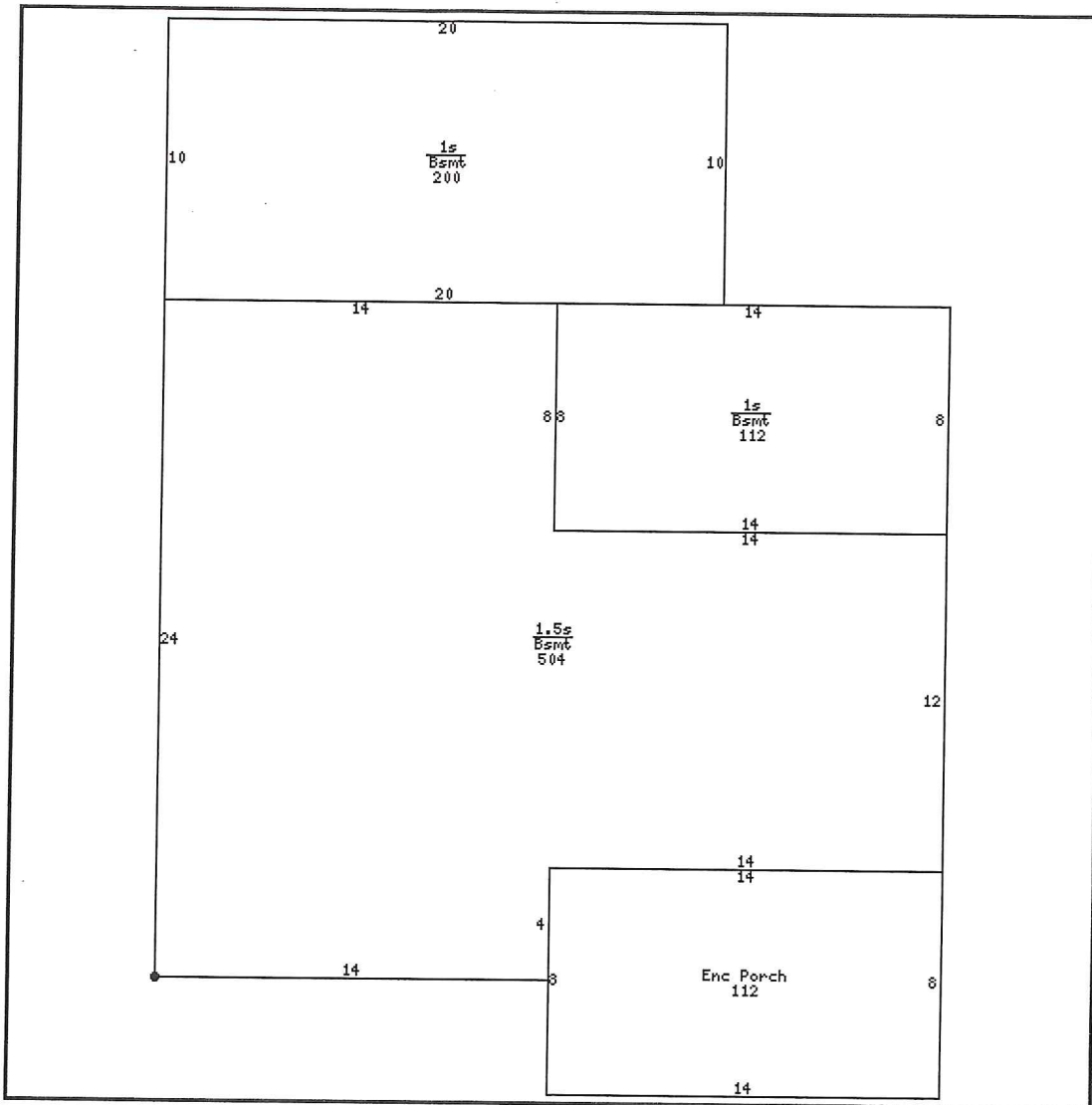
[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>

R1-60	One Family, Low Density Residential District	Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182		

<u>Land</u>					
<b>SQUARE FEET</b>	6,156	<b>FRONTAGE</b>	40.0	<b>DEPTH</b>	152.0
<b>ACRES</b>	0.141	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<u>Residence # 1</u>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SH/1.5 Stories	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1896	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,154
<b>MAIN LV AREA</b>	816	<b>UPPR LV AREA</b>	338	<b>BSMT AREA</b>	816
<b>ENCL PORCH</b>	112	<b>FOUNDATION</b>	M/Masonry	<b>EXT WALL TYP</b>	AS/Asbestos
<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>	5
<b>ROOMS</b>	8				



<b>Detached # 101</b>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1920	CONDITION	BN/Below Normal
COMMENT	Earth Floor				

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	8,100	25,500		33,600
2013	Assessment Roll	Residential	Full	8,300	46,200	0	54,500
2011	Assessment Roll	Residential	Full	8,300	46,000	0	54,300
2009	Assessment Roll	Residential	Full	8,100	42,700	0	50,800

2007	Assessment Roll	Residential	Full	7,800	41,000	0	48,800
2005	Assessment Roll	Residential	Full	6,900	39,700	0	46,600
2003	Assessment Roll	Residential	Full	6,090	34,430	0	40,520
2001	Assessment Roll	Residential	Full	5,730	30,070	0	35,800
1999	Assessment Roll	Residential	Full	6,780	26,020	0	32,800
1997	Assessment Roll	Residential	Full	5,880	22,570	0	28,450
1995	Assessment Roll	Residential	Full	5,530	21,240	0	26,770
1993	Assessment Roll	Residential	Full	5,080	19,530	0	24,610
1991	Assessment Roll	Residential	Full	5,080	17,220	0	22,300
1989	Assessment Roll	Residential	Full	5,080	11,220	0	16,300

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(D)**

**DATE OF NOTICE: June 4, 2015**

**DATE OF INSPECTION: May 29, 2015**

**CASE NUMBER: COD2015-03123**

**PROPERTY ADDRESS: 1211 E 12TH ST**

**LEGAL DESCRIPTION: -EX S 19 1/2 F- LT 214 CAPITAL PARK**

MARVIN OPIE  
Executor  
309 S MAPLE ST  
VERSAILLES MO 65084-1058

EMMA L HANCOCK  
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. The violations noted must be corrected within 30 days from data of 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.**

BDH 1(D)

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 (515) 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 (515) 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.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 6/4/2015

MAILED BY: JDH

**Areas that need attention:** 1211 E 12TH ST

<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> Plumbing Permit  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Roof <b>Requirement:</b> Building Permit  <b>Comments:</b>	<b>Defect:</b> Structurally Unsound  <b>Location:</b> Throughout
<b>Component:</b> Flooring <b>Requirement:</b>  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with International Building Code  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Throughout



**Component:** Accessory Buildings  
**Requirement:** Building Permit

**Defect:** In poor repair

**Location:** Garage

**BDH** (11)

**Comments:**



05/29/2015

1211 E 12th St

top

BDH (ED)

BDH 1 (D)

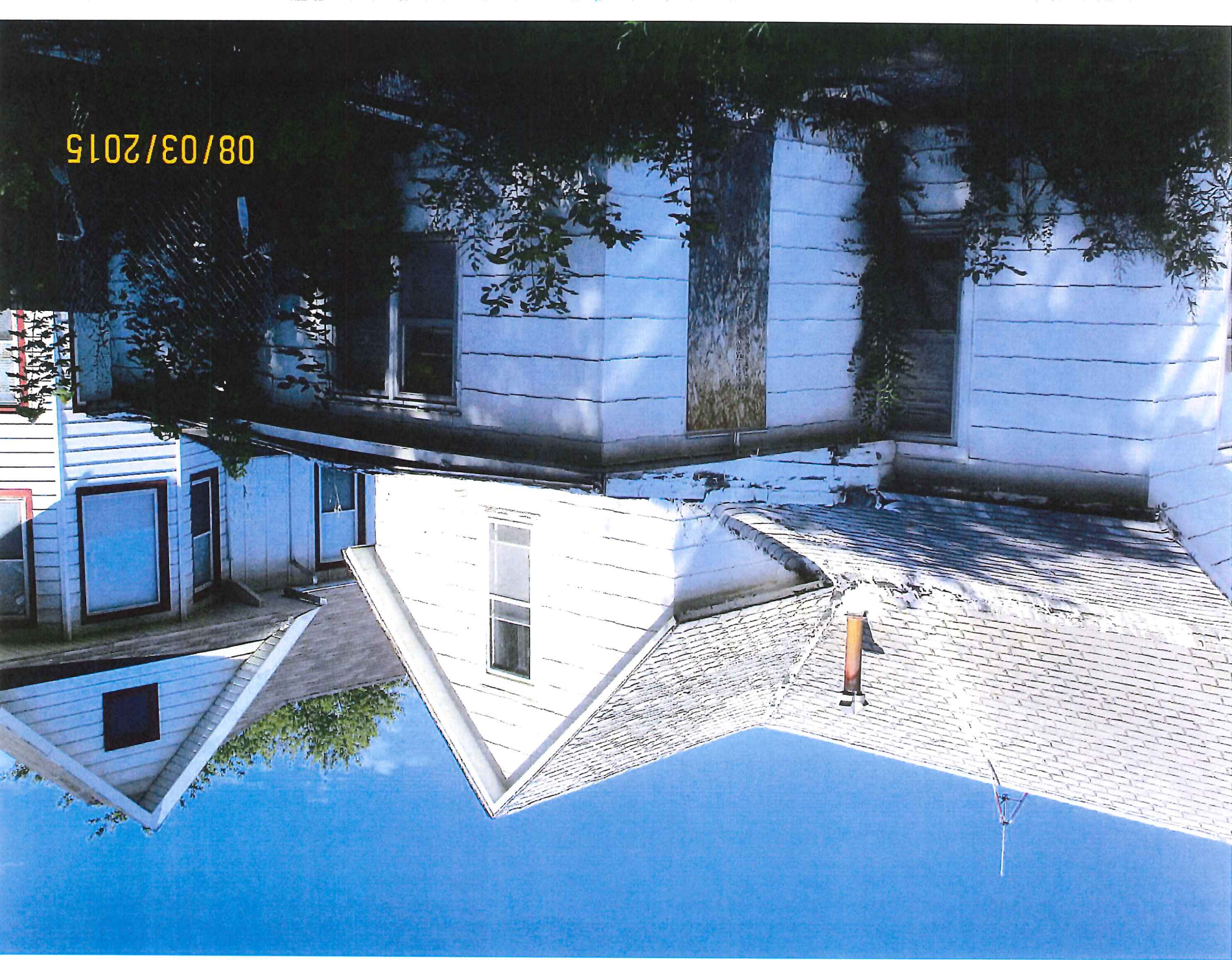
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1211 E 12th St garage



08/03/2015

08/03/2015

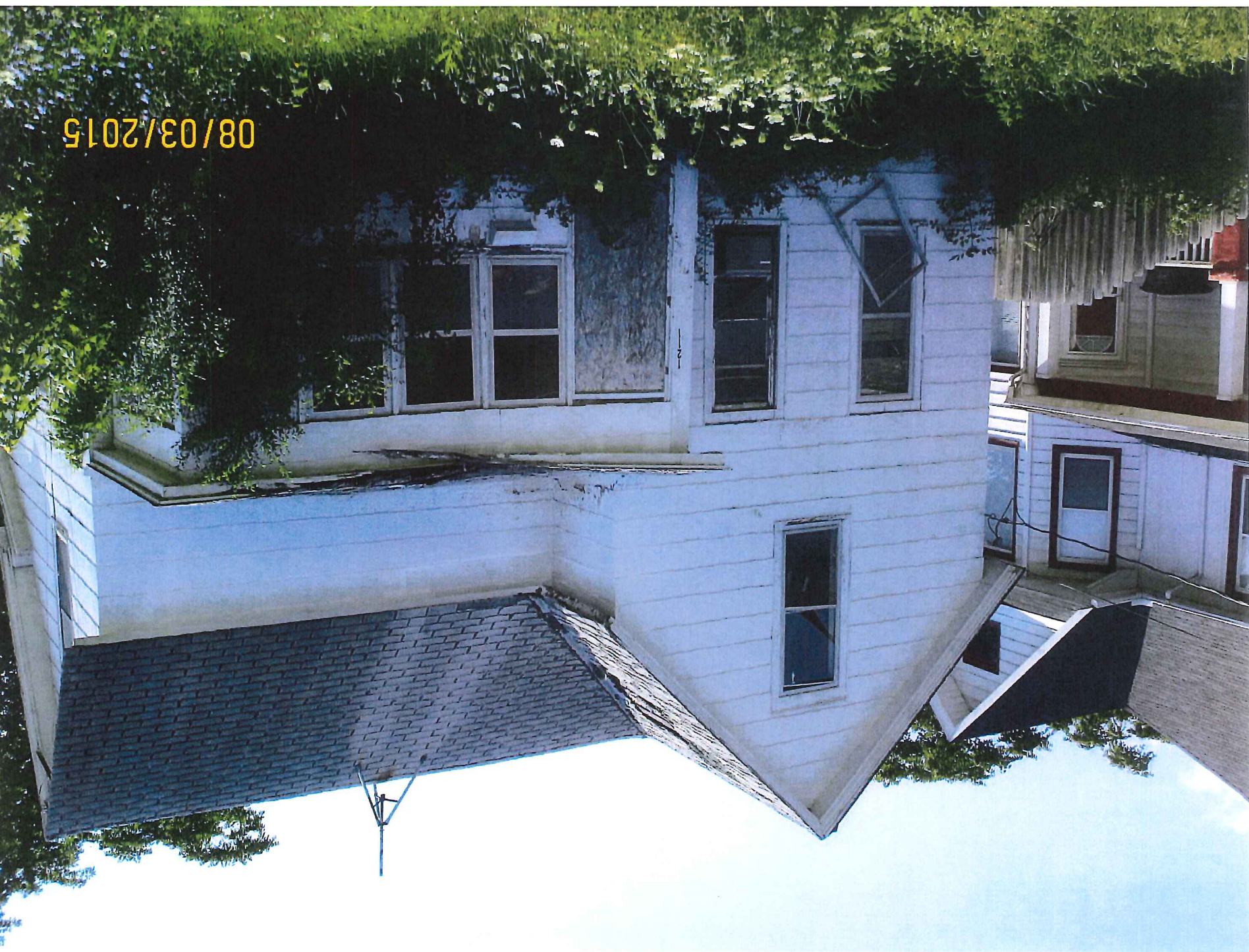


1211 E 12th St

top

BDH 1 (D)

08/03/2015



1211 E 12th St

top

BDH 1 (12)