



Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCE AT 3125 6th AVENUE

WHEREAS, the property located at 3125 6th Avenue, 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 Titleholders, Maria Parrelli and William Anderson, 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.

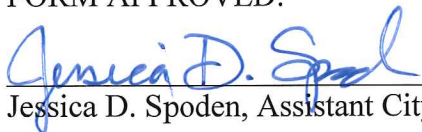
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 7 in TREMONT PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3125 6th Avenue, 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(s) 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 structure.

Moved by _____ to adopt.

FORM APPROVED:



Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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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3125 6th Ave



06.15.2016 10:21

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3125 6th Ave



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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
070/05074-000-000	7924-27-278-002	0225	DM82/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3125 6TH AVE			DES MOINES IA 50313		

Click on parcel to get new listing

203 130	3200 174	3211	3210	3211
130 139	3135	3205	3204	3207
135	3134	3201	3200	3201
131	3130	BECKWITH AVE		
129	3128	3131	3130	3129
127	3124	3125	3125	3125
121	3120	3121	3122	3121
119	3118	3117	3118	3117
117	3114	3115	3114	3115
111	3108	3111	3110	3107
107	3108	3105	3104	3109 3105



Approximate date of photo 08/19/2016

Mailing Address
MARIA PARRELLI 3125 6TH AVE DES MOINES, IA 50313-4132

Legal Description
LOT 7 TREMONT PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PARRELLI, MARIA	2016-02-01	15884/762	
Title Holder #2	ANDERSON, WILLIAM			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll Partial Value	Residential	Full	15,800	39,400	0	55,200
Current	Residential	Full	14,200	64,100	0	78,300

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

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

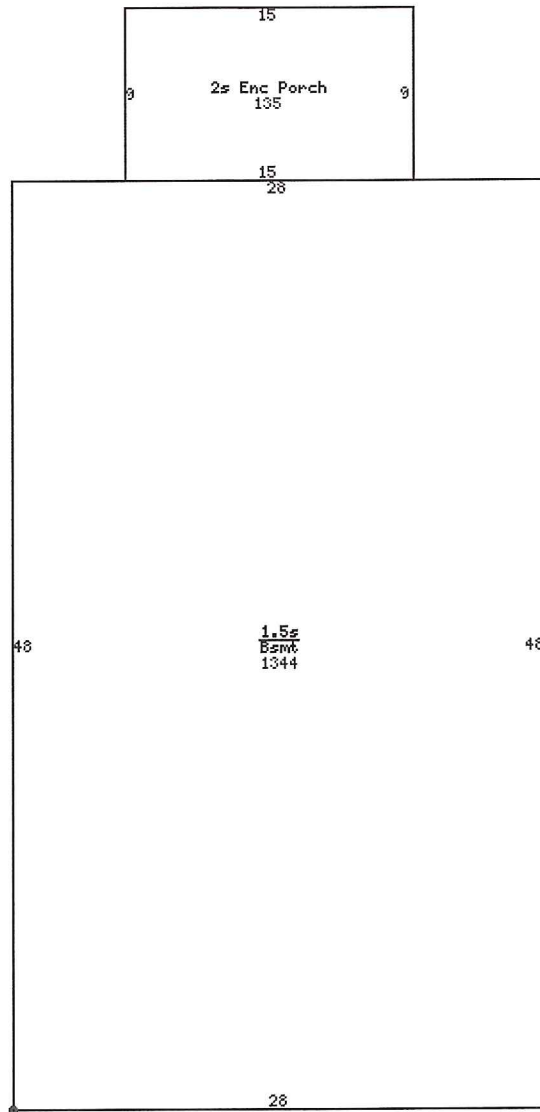
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Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	6,850	FRONTAGE	50.0	DEPTH	137.0
ACRES	0.157	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1917	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	2,244
MAIN LV AREA	1,344	UPPR LV AREA	900	BSMT AREA	1,344
FIN BMT AREA	800	FIN BMT QUAL	LO/Low	ENCL PORCH	270
EXT WALL TYP	WS/Wood Siding	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	3	BEDROOMS	4
BSMT BEDROOM	2	ROOMS	6		

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
3125 6TH AVENUE TRUST	PARRELLI, MARIA	2016-01-27	36,900	D/Deed	15884/762
3125 6TH AVENUE TRUST	COLLINS, KENNETH	2013-10-18	80,000	C/Contract	15003/154
3125 6TH AVENUE TRUST	RUCKER, PATHON	2010-09-23	30,000	C/Contract	13591/150
SHELLEDY (TRUST), WILLIAM J	3125 6TH AVE TRUST	2010-08-04	30,000	D/Deed	13531/922
WJS & JRS TRUST/SHELLEDY, W & J/TRUSTEES	DAUGHENBAUGH, JAMES E, II & MICHAEL JOSEPH	2002-12-16	60,000	C/Contract	9513/790

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PR/Partial	2017-02-15	RV/Review Value CHECK CONDITION

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2009 U/Pickup CP/Complete 2008-10-15 RV/CLASS CHANGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	14,200	64,100	0	78,300
2013	Assessment Roll	Residential	Full	12,900	58,500	0	71,400
2011	Assessment Roll	Residential	Full	12,900	58,100	0	71,000
2009	Board Action	Residential	Full	14,200	60,900	0	75,100
2009	Assessment Roll	Residential	Full	14,200	82,200	0	96,400
2007	Assessment Roll	Commercial Multiple	Full	11,000	65,600	0	76,600
2006	Assessment Roll	Commercial Multiple	Full	10,500	66,100	0	76,600
2005	Assessment Roll	Commercial Multiple	Full	10,500	50,800	0	61,300
2003	Assessment Roll	Commercial Multiple	Full	9,100	46,100	0	55,200
2001	Assessment Roll	Commercial Multiple	Full	8,560	30,900	0	39,460
1999	Assessment Roll	Commercial Multiple	Full	4,900	30,900	0	35,800
1995	Assessment Roll	Commercial Multiple	Full	4,800	28,600	0	33,400
1993	Assessment Roll	Commercial Multiple	Full	4,570	27,230	0	31,800
1993	Was Prior Year	Commercial Multiple	Full	4,570	25,240	0	29,810

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**

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DATE OF NOTICE: April 17, 2017

DATE OF INSPECTION: March 23, 2017

CASE NUMBER: COD2017-01869

PROPERTY ADDRESS: 3125 6TH AVE

LEGAL DESCRIPTION: LOT 7 TREMONT PLACE

MARIA PARRELLI & WILLIAM ANDERSON
Title Holder
718 S ANKENY BLVD #121
ANKENY IA 50023

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 60-192 and 60-191 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 date 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.

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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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 4/17/2017

MAILED BY: JDH

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Areas that need attention: 3125 6TH AVE

Component: Bathroom Lavatory Requirement: Comments:	Defect: Deteriorated Location: Main Structure
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Component: Bathroom Lavatory Requirement: Comments:	Defect: Deteriorated Location: Unknown
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Component: Exterior Doors/Jams Requirement: Comments:	Defect: Major sagging Location: Throughout
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Component: Exterior Walls Requirement: Comments:	Defect: Deteriorated Location: Throughout
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Component: Exterior Walls Requirement: Comments:	Defect: Absence of paint Location: Throughout
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Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Cracked/Broken Location: Throughout
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Component: Exterior Walls Requirement: Engineering Report Comments:	Defect: Cracked/Broken Location: Throughout
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Component: Exterior Stairs Requirement: Comments:	Defect: Cracked/Broken Location: Throughout
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Component: Exterior Stairs
Requirement: Building Permit
Defect: Not Supplied
Location: Unknown
Comments:

Component: Exterior Doors/Jams
Requirement:
Defect: Absence of paint
Location: Throughout
Comments:

Component: Exterior Doors/Jams
Requirement:
Defect: In disrepair
Location: Unknown
Comments:

Component: Floor Joists/Beams
Requirement: Building Permit
Defect: Exposed
Location: Unknown
Comments:

Component: Floor Joists/Beams
Requirement: Engineering Report
Defect: Cracked/Broken
Location: Unknown
Comments:

Component: Floor Joists/Beams
Requirement: Engineering Report
Defect: Cracked/Broken
Location: Unknown
Comments:

Component: Flooring
Requirement:
Defect: Cracked/Broken
Location: Throughout
Comments:

Component: Foundation
Requirement: Engineering Report
Defect: Cracked/Broken
Location: Throughout
Comments:

Component: Foundation
Requirement: Building Permit
Defect: Cracked/Broken
Location: Throughout
Comments:

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Component: Hand Rails Requirement: Comments:	Defect: Not Supplied Location: Throughout
Component: Interior Stairway Requirement: Building Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Roof Requirement: Comments:	Defect: Deteriorated Location: Throughout
Component: Shingles Flashing Requirement: Comments:	Defect: Deteriorated Location: Throughout
Component: Smoke Detectors Requirement: Comments:	Defect: Not Supplied Location: Throughout
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location: Throughout
Component: Stairs/Stoop Requirement: Building Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Sub Floor Requirement: Building Permit Comments:	Defect: Deteriorated Location: Throughout
Component: Tub/Shower Walls Requirement: Comments:	Defect: Deteriorated Location: Throughout

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Component: Window Glazing/Paint	Defect: Deteriorated
Requirement:	Location: Throughout
Comments:	

Component: Wiring	Defect: Exposed
Requirement: Electrical Permit	Location: Throughout
Comments:	