



Date November 19, 2018

ABATEMENT OF PUBLIC NUISANCES AT 2109 WASHINGTON AVENUE

WHEREAS, the property located at 2109 Washington Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Ra Z. Tun and Ma S. Theint; and Mortgage Holder, Veridian Credit Union, were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have failed to abate the nuisances.

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

The main structure and accessory structure on the real estate legally described as Lot 11 and the West 10 feet of Lot 10 in WILLIAMS THIRD ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2109 Washington Avenue, 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(s) 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:

Handwritten signature of Jessica D. Spoden, Assistant City Attorney

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
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

top

31A
2109 Washington Ave



11/07/2018 12:15

top

31A
2109 Washington Ave



11/07/2018 12:15

31A

2109 Washington Ave

top



11/07/2018 12:15

Polk County Assessor

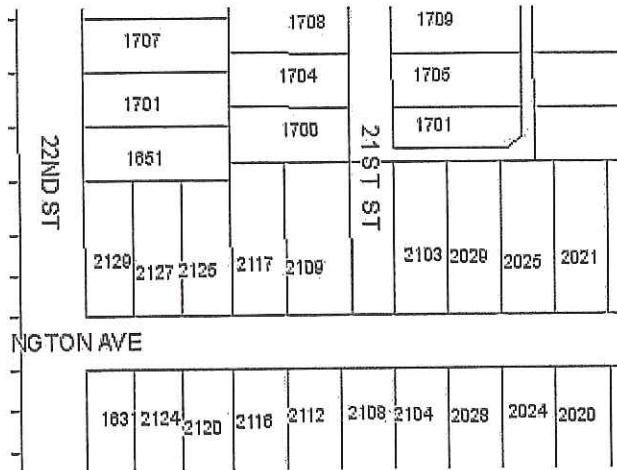
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2109 WASHINGTON AVE				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/07329-000-000	Geoparcel	7924-33-252-062	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2012-03-28 a



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TUN, RA Z	2016-04-04	15948/179
Title Holder	2	THEINT, MA S	2016-04-04	15948/179

Legal Description and Mailing Address

LOT 11 & W 10 F LOT 10 WILLIAMS 3RD ADDITION TO DES MOINES	RA TUN 2108 WASHINGTON AVE DES MOINES, IA 50310-6054
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Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value <i>Partial Value</i>	Residential	Full	\$9,300	\$3,200	\$12,500

[Market Adjusted Cost Report](#)

Zoning - 1 Record

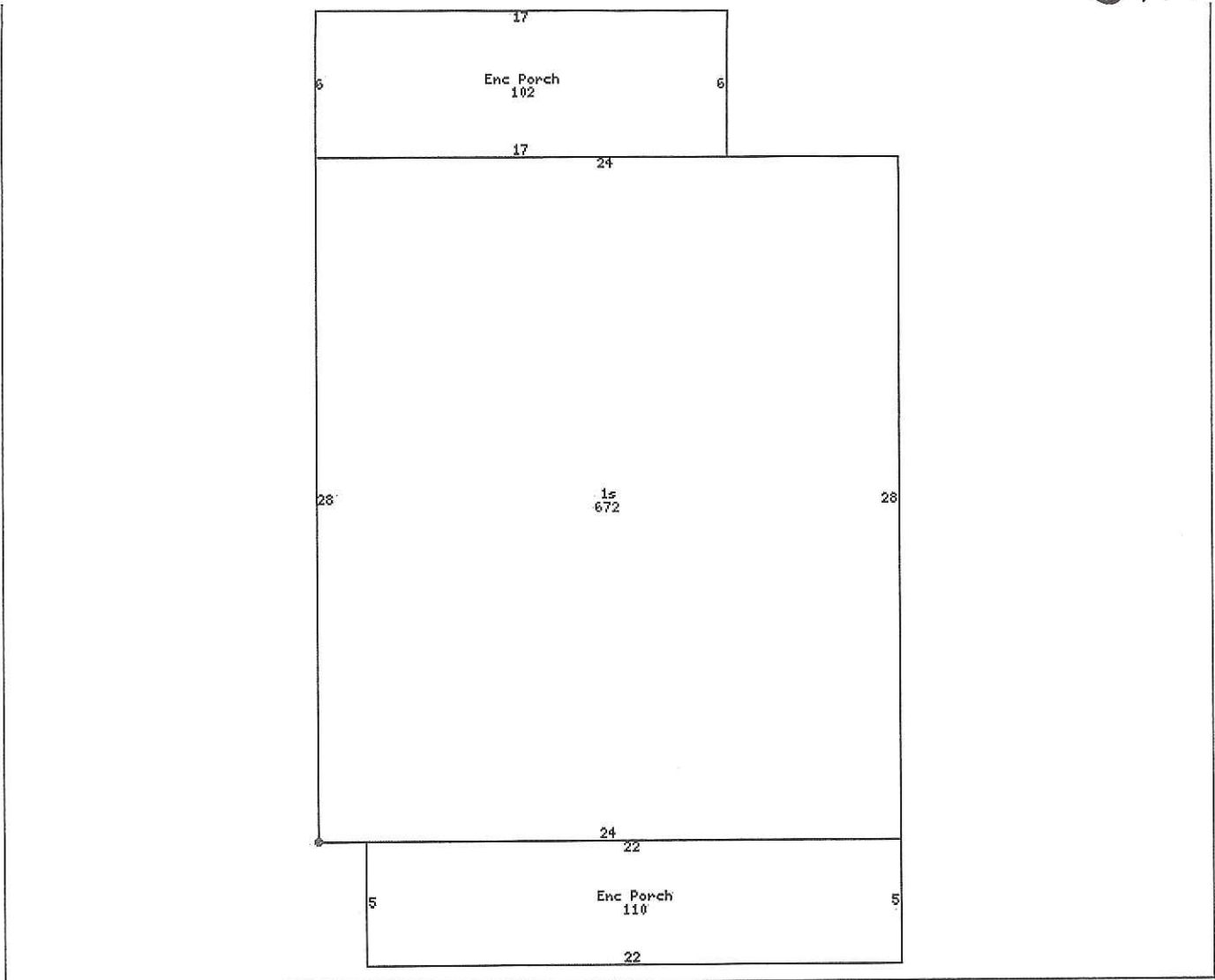
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land

Square Feet	8,520	Acres	0.196	Frontage	60.0
Depth	142.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1900	Number Families	1	Grade	5+00
Condition	Very Poor	Total Square Foot Living Area	672	Main Living Area	672
Enclosed Porch Area	212	Foundation	Brick	Exterior Wall Type	Hardboard
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GWINNUP, JOSHUA	TUN, RA Z	<u>2016-03-22</u>	\$45,000	Deed	<u>15948/179</u>
ACKERMAN, THOMAS J	GWINNUP, JOSHUA	<u>2007-05-31</u>	\$37,900	Deed	<u>12449/269</u>
C & S HOMES	ACKERMAN, THOMAS J	<u>1990-06-19</u>	\$10,000	Contract	<u>6250/441</u>
UNKNOWN	C & S HOMES	<u>1989-04-06</u>	\$2,000	Deed	<u>6090/579</u>
UNKNOWN	SMITH, STEVEN	<u>1988-12-27</u>	\$2,000	Deed	<u>6022/669</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GWINNUP, JOSHUA	TUN, RA Z	2016-03-22	2016-04-04	Warranty Deed	<u>15948/179</u>
GWINNUP, CRYSTAL	THEINT, MA S				

Permits - 5 Records

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2016-10-18	fix damage/fire
2018	Permit	Pass/Partial	2016-10-18	fix damage/fire (884 sf)
2017	Permit	Partial	2016-10-18	fix damage/fire (884 sf)
2017	Pickup	Cancel	2016-09-22	fix damage/fire
1989	Pickup	Complete	1988-10-14	boarded up sv

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$9,300	\$3,200	\$12,500
2015	<u>Assessment Roll</u>	Residential	Full	\$8,700	\$26,100	\$34,800
2013	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$25,400	\$33,900
2011	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$25,500	\$34,000
2009	<u>Assessment Roll</u>	Residential	Full	\$8,700	\$25,500	\$34,200
2007	<u>Assessment Roll</u>	Residential	Full	\$8,400	\$24,400	\$32,800
2005	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$18,000	\$25,200
2003	<u>Assessment Roll</u>	Residential	Full	\$6,590	\$16,270	\$22,860
2001	<u>Assessment Roll</u>	Residential	Full	\$6,900	\$11,910	\$18,810
1999	Assessment Roll	Residential	Full	\$5,290	\$6,650	\$11,940
1997	Assessment Roll	Residential	Full	\$4,880	\$6,140	\$11,020
1995	Assessment Roll	Residential	Full	\$4,590	\$5,780	\$10,370
1989	Assessment Roll	Residential	Full	\$3,970	\$5,000	\$8,970

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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: August 23, 2018

DATE OF INSPECTION: July 27, 2016

CASE NUMBER: COD2016-04311

PROPERTY ADDRESS: 2109 WASHINGTON AVE

LEGAL DESCRIPTION: LOT 11 & W 10 F LOT 10 WILLIAMS 3RD ADDITION TO DES MOINES

RA Z TUN & MA S THEINT
Title Holder
2108 WASHINGTON AVE
DES MOINES IA 50310

VERIDIAN CREDIT UNION
Mortgage Holder
ATTN: MONTE BERG, CEO
1901 E P TRUE PKWY
WEST DES MOINES IA 50265

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 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 (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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 8/23/2018

MAILED BY: CLR

Areas that need attention: 2109 WASHINGTON AVE

Component:	Flooring	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Electrical Service	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Accessory Buildings	Defect:	See Comments
Requirement:		Location:	
Comments:	Needs removed with property		
Component:	See Comments	Defect:	See Comments
Requirement:		Location:	
Comments:	7/19/18 new exterior pics, No entry to interior at this time, all violations still not complied		