

37A

Date May 20, 2019

**ABATEMENT OF PUBLIC NUISANCE AT 2301 E 25<sup>th</sup> STREET**

WHEREAS, the property located at 2301 E 25<sup>th</sup> Street, 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 Titleholder, Randy Danner Jr., was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 39 in LEVERETT PARK, PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2301 E 25<sup>th</sup> Street, 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:

  
 Luke DeSmet, 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

# 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

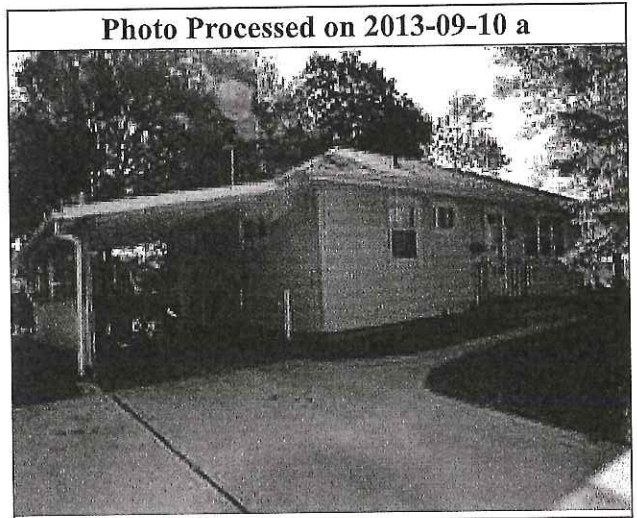
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Location					
Address	2301 E 25TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/06874-000-000	Geoparcels	7923-30-452-018	Status	Active
School	Des Moines	Nbhd/Pocket	DM10/B	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

Bigger Map [Polk County GIS](#)  
Google Map [Pictometry](#)



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DANNER JR, RANDY	2012-07-06	14341/40

### Legal Description and Mailing Address

LOT 39 LEVERETT PARK PLAT NO 2	RANDY DANNER JR 2301 E 25TH ST DES MOINES, IA 50317-3035
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$25,400	\$31,500	\$56,900
2018 Value	Residential	Full	\$22,700	\$79,500	\$102,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
2018 Homestead Credit	DANNER JR, RANDY	Application #282614

<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
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>					
<b>Land</b>					
<b>Square Feet</b>	7,875	<b>Acres</b>	0.181	<b>Frontage</b>	75.0
<b>Depth</b>	105.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Ranch
<b>Year Built</b>	1958	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Very Poor	<b>Total Square Foot Living Area</b>	864	<b>Main Living Area</b>	864
<b>Basement Area</b>	864	<b>Deck Area</b>	120	<b>Carport Area</b>	288
<b>Foundation</b>	Poured Concrete	<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Hip
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	3	<b>Rooms</b>	5

Year	Type	Permit Status	Application	Description
2014	Pickup	No Add	2012-08-16	review value/per sale
2013	Pickup	Pass	2012-08-16	review value/per sale



### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$22,700	\$79,500	\$102,200
2015	<u>Assessment Roll</u>	Residential	Full	\$20,500	\$72,300	\$92,800
2013	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$71,200	\$90,900
2011	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$76,500	\$96,200
2009	<u>Board Action</u>	Residential	Full	\$19,700	\$74,700	\$94,400
2009	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$74,700	\$94,400
2007	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$74,700	\$94,400
2005	<u>Assessment Roll</u>	Residential	Full	\$20,300	\$65,300	\$85,600
2003	<u>Assessment Roll</u>	Residential	Full	\$18,480	\$59,950	\$78,430
2001	<u>Assessment Roll</u>	Residential	Full	\$16,410	\$51,360	\$67,770
1999	Assessment Roll	Residential	Full	\$10,890	\$50,540	\$61,430
1997	Assessment Roll	Residential	Full	\$9,890	\$45,900	\$55,790
1995	Assessment Roll	Residential	Full	\$8,770	\$40,710	\$49,480
1993	Assessment Roll	Residential	Full	\$8,400	\$39,010	\$47,410
1991	Assessment Roll	Residential	Full	\$8,400	\$33,980	\$42,380
1991	Was Prior Year	Residential	Full	\$8,400	\$29,360	\$37,760

This template was last modified on Sat Mar 4 12:31:48 2017 .

**Results 1 to 1 of 1**

**Last Name:** DANNER; **First Name:** RANDY; **City:** DES MOINES; **State:** ia;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	<u>RANDY L DANNER</u> <u>RANDY L DANNER JR</u> <u>RANDY J DANNER</u> <u>RANDY DANNER</u> <u>RANDY DANNER JR</u> <u>RANDYL DANNER</u> <u>RANDY DINNER</u> <u>RANDY DINNER JR</u> DOB: 7/6/1986 Age: 32 DOB: 7/1/1986 Age: 32 Gender - Male *View Sources (~9)	SSN: <u>458-79-0645</u> LexID: <u>40090398177</u>	<u>2301 E 25TH ST</u> <u>DES MOINES, IA 50317-3035,</u> <u>POLK COUNTY</u> 2012 - Apr 2019 <hr/> <u>705 12TH AVE NW</u> <u>ALTOONA, IA 50009-1224, POLK</u> <u>COUNTY</u> Jul 2006 - Sep 2018 <hr/> <u>400 S RYAN ST TRLR 27</u> <u>COLFAX, IA 50054-1739, JASPER</u> <u>COUNTY</u> Jul 2018 <hr/> <u>108 5TH AVE NW APT 2</u> <u>ALTOONA, IA 50009-1407, POLK</u> <u>COUNTY</u> Jun 2017 - May 2018 <hr/> <u>206 3RD AVE SE APT 2</u> <u>ALTOONA, IA 50009-1882, POLK</u> <u>COUNTY</u> Jul 2009 - Aug 2017 <hr/> <u>500 N 16TH ST APT 2</u> <u>CLARINDA, IA 51632-1638, PAGE</u> <u>COUNTY</u> Jul 2004 - Jul 2017 <hr/> <u>108 5TH AVE NW APT 24</u> <u>ALTOONA, IA 50009-1404, POLK</u> <u>COUNTY</u> Jul 2010 - Sep 2012 <hr/> <u>3202 S 12TH ST UNIT 36</u> <u>MARSHALLTOWN, IA 50158-4675,</u> <u>MARSHALL COUNTY</u> Jul 2004 - Apr 2011 <hr/> <u>206 SE 3RD 2 AVE</u> <u>ALTOONA, IA 50009, POLK</u> <u>COUNTY</u> Apr 2010 <hr/> <u>1101 NW AURORA AVE APT 4</u> <u>DES MOINES, IA 50313-3242,</u> <u>POLK COUNTY</u> Apr 2008 <hr/> <u>7 E WEBSTER ST</u> <u>MARSHALLTOWN, IA 50158-1630,</u> <u>MARSHALL COUNTY</u>	515-381-9428 - CDT DILKS DANIELLE (CURRENT LISTING NAME) POSSIBLE NON-DA ☐ phone area code is changing. MCC TELEPHONY - IA DES MOINES, IA Oct 2017 - May 2019	 



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

**DATE OF NOTICE: November 29, 2018**

**DATE OF INSPECTION: September 14, 2018**

**CASE NUMBER: COD2018-07674**

**PROPERTY ADDRESS: 2301 E 25TH ST**

**LEGAL DESCRIPTION: LOT 39 LEVERETT PARK PLAT NO 2**

RANDY DANNER JR  
Title Holder  
2301 E 25TH ST  
DES MOINES IA 50317-3035

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.**

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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.

Neighborhood Inspection Division  
(515) 283-4208

Nid Inspector 

DATE MAILED: 11/29/2018

MAILED BY: JDH

**Areas that need attention:** 2301 E 25TH ST

<b>Component:</b> Electrical Service <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Electrical Receptacles <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Electrical Lighting Fixtures <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Stairs/Stoop <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Flooring <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Pull required permits	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout

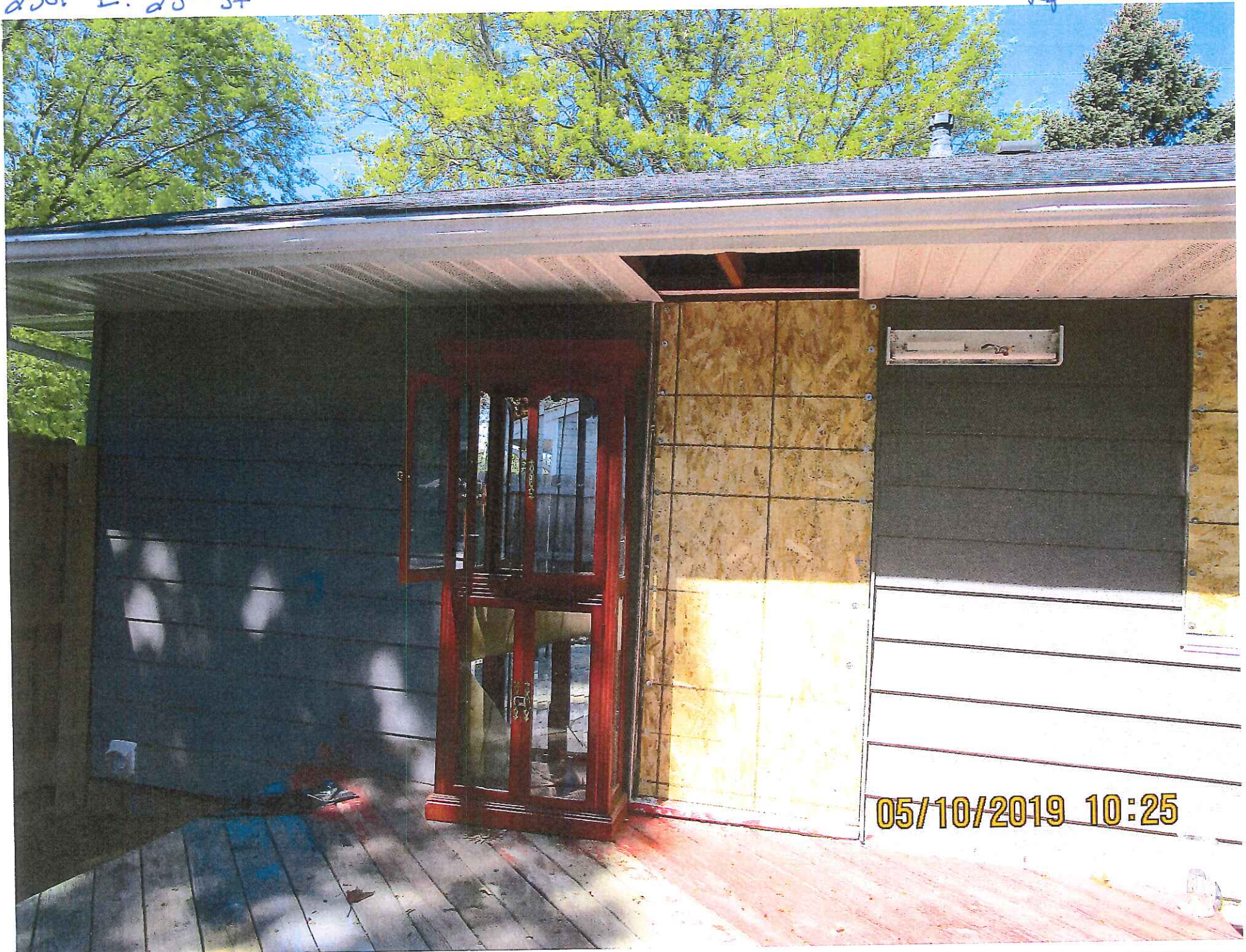


<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Pull required permits		
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with Int-Residential Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Pull required permits		
<b><u>Component:</u></b>	Accessory Buildings	<b><u>Defect:</u></b>	See Comments
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Shed
<b><u>Comments:</u></b>	The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the shed must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343		

2301 E. 25th St

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2301 E. 25th St



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2301 E. 25th St



05/10/2019 10:24