



Date June 24, 2019

ABATEMENT OF PUBLIC NUISANCE AT 251 ASTOR STREET

WHEREAS, the property located at 251 Astor 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 Titleholders, Bobby D. McVay and Jeannine S. McVay, and Mortgage Holder, Greater Des Moines Habitat for Humanity, Inc., 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 26 COTTAGE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 251 Astor 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

[Handwritten signature of Luke DeSmet]

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



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

DATE OF NOTICE: March 18, 2019

DATE OF INSPECTION: January 29, 2019

CASE NUMBER: COD2019-00442

PROPERTY ADDRESS: 251 ASTOR ST

LEGAL DESCRIPTION: LOT 26 COTTAGE PLACE

BOBBY D MCVAY
Title Holder
3205 KINGMAN BLVD #104
DES MOINES IA 50311

GREATER DES MOINES HABITAT FOR HUMANITY INC
Mortgage Holder
LANCE HENNING, REG. AGENT
2200 E EUCLID AVE
DES MOINES IA 50317

LANCE MCVAY AS PERM. GUARDIAN & CONSVTR
Title Holder
OF JEANNINE S MCVAY
6201 EP TRUE PKEY #1211
WEST DES MOINES IA 50266

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.

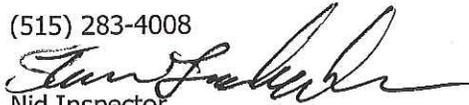
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Steve Landwehr

(515) 283-4008


Nid Inspector

DATE MAILED: 3/18/2019

MAILED BY: JDH

Areas that need attention: 251 ASTOR ST

Component:	Electrical Service	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Receptacles	Defect:	Not installed as required
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Water Service	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			
Component:	Furnace	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:			

Component: Electrical System
Requirement: Electrical Permit
Defect: Improperly Installed
Location: Main Structure Throughout
Comments:

Component: Plumbing System
Requirement: Plumbing Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments:

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	251 ASTOR ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/00842-000-000	Geoparcel	7824-02-305-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Gina Russell 515-286-3839		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

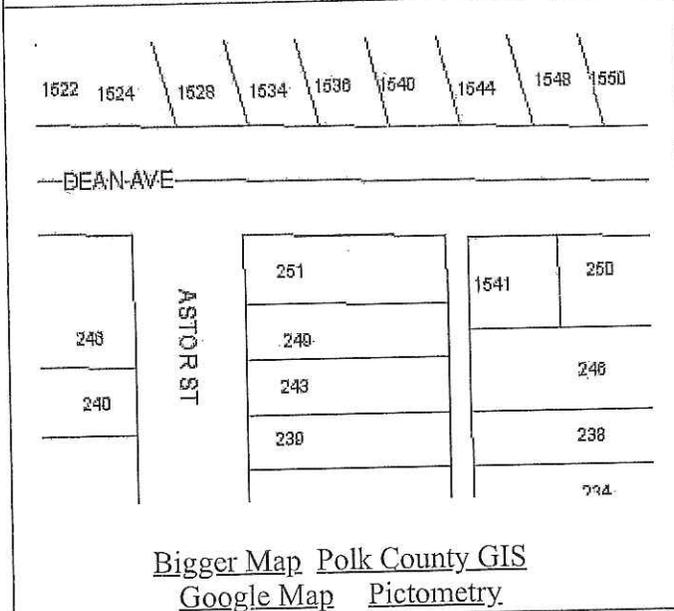
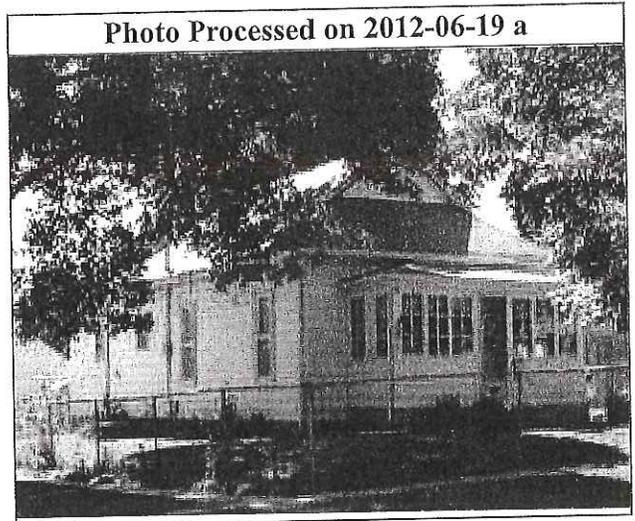


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Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MCVAY, JEANNINE S	2013-05-31	14811/413
Title Holder	2	MCVAY, BOBBY D	2013-05-31	14811/413

Legal Description and Mailing Address

LOT 26 COTTAGE PLACE	JEANNINE S MCVAY 251 ASTOR ST DES MOINES, IA 50316-3927
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$8,700	\$53,000	\$61,700
2018 Value	Residential	Full	\$7,200	\$44,900	\$52,100

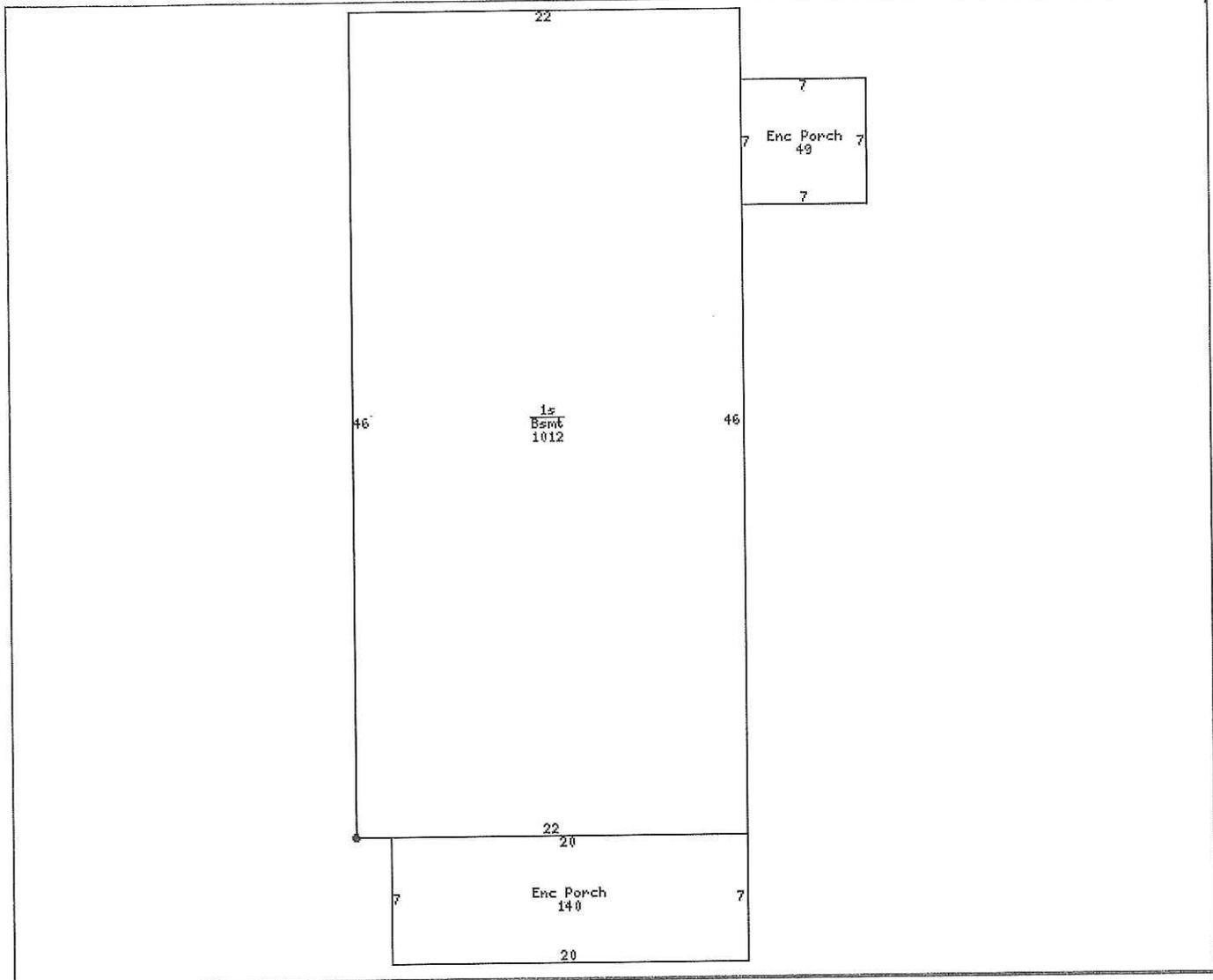
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2018 Homestead Credit		MCVAY, JEANNINE S		Application #23784	
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	7,340	Acres	0.169	Frontage	50.6
Depth	148.8	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	1907	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	1012	Main Living Area	1012
Basement Area	1012	Finished Basement Area 1	400	Finished Basement Quality 1	Average
Total Basement Finish	400	Enclosed Porch Area	189	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Number Toilet Rooms	1	Bedrooms	2	Rooms	5

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Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	20	Story Height	1
Grade	4	Year Built	1940	Condition	Poor

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VEACH, ROY S	SWEILERT, JOHN F	<u>1991-10-21</u>	\$24,000	Deed	<u>6450/160</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MCVAY, JEANNINE S	MCVAY, JEANNINE S MCVAY, BOBBY D	2013-05-31	2013-05-31	Quit Claim Deed	<u>14811/413</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
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Year	Type	Permit Status	Application	Description
2016	Permit	No Add	2015-07-08	addition/deck (16 sf)
1992	Pickup	Complete	1991-12-02	air conditioning

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$44,900	\$52,100
2015	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$41,600	\$48,200
2013	<u>Assessment Roll</u>	Residential	Full	\$6,700	\$40,900	\$47,600
2011	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$48,100	\$55,700
2009	<u>Assessment Roll</u>	Residential	Full	\$7,700	\$52,200	\$59,900
2007	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$52,800	\$60,600
2005	<u>Assessment Roll</u>	Residential	Full	\$8,400	\$48,600	\$57,000
2003	<u>Assessment Roll</u>	Residential	Full	\$7,220	\$41,090	\$48,310
2001	<u>Assessment Roll</u>	Residential	Full	\$8,340	\$33,150	\$41,490
1999	Assessment Roll	Residential	Full	\$7,730	\$29,740	\$37,470
1997	Assessment Roll	Residential	Full	\$6,660	\$25,640	\$32,300
1995	Assessment Roll	Residential	Full	\$6,050	\$23,290	\$29,340
1993	Board Action	Residential	Full	\$5,330	\$20,530	\$25,860
1993	Assessment Roll	Residential	Full	\$5,330	\$20,530	\$25,860
1992	Assessment Roll	Residential	Full	\$5,330	\$17,470	\$22,800
1989	Assessment Roll	Residential	Full	\$5,330	\$16,870	\$22,200

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251 Astor St.



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