



Date July 15, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1113 37th STREET

WHEREAS, the property located at 1113 37th 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, Nafiz Hodzic, and Mortgage Holder, bank of America, N.A., 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 25 in KAUFFMAN PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1113 37th 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:

[Signature]
Luke DeSmet, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and 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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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.

Nid Inspector

DATE MAILED: 3/12/2019

MAILED BY: KMD

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Areas that need attention: 1113 37TH ST

Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:	finalized BLD. permit for repair or demo. required		
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure
Comments:	finalized ELE. permit required for repairs		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:	finalized PLM. permit required for repairs		
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:	finalized BLD permit required for repairs		
Component:	Accessory Buildings	Defect:	See Comments
Requirement:	Building Permit	Location:	Garage
Comments:	The garage or shed 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 garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:	finalized MECH. permit required for repairs		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:	finalized BLD. permit for repair or demo. required		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:	finalized BLD. permit for repair or demo. required		

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<u>Component:</u>	Flooring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	finalized BLD. permit for repair or demo. required		

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	finalized BLD. permit for repair or demo. required		

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	1113 37TH ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	090/03318-000-000	Geoparcels	7824-06-127-007	Status	Active
School	Des Moines	Nbhd/Pocket	DM51/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Brett Tierney 515-286-3019		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2017-01-04 a

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HODZIC, NAFIZ	2008-03-04	12567/361

Legal Description and Mailing Address

LOT 25 KAUFFMAN PLACE	NAFIZ HODZIC 1113 37TH ST DES MOINES, IA 50311-3616
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$42,400	\$103,200	\$145,600
2018 Value	Residential	Full	\$36,800	\$90,600	\$127,400

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

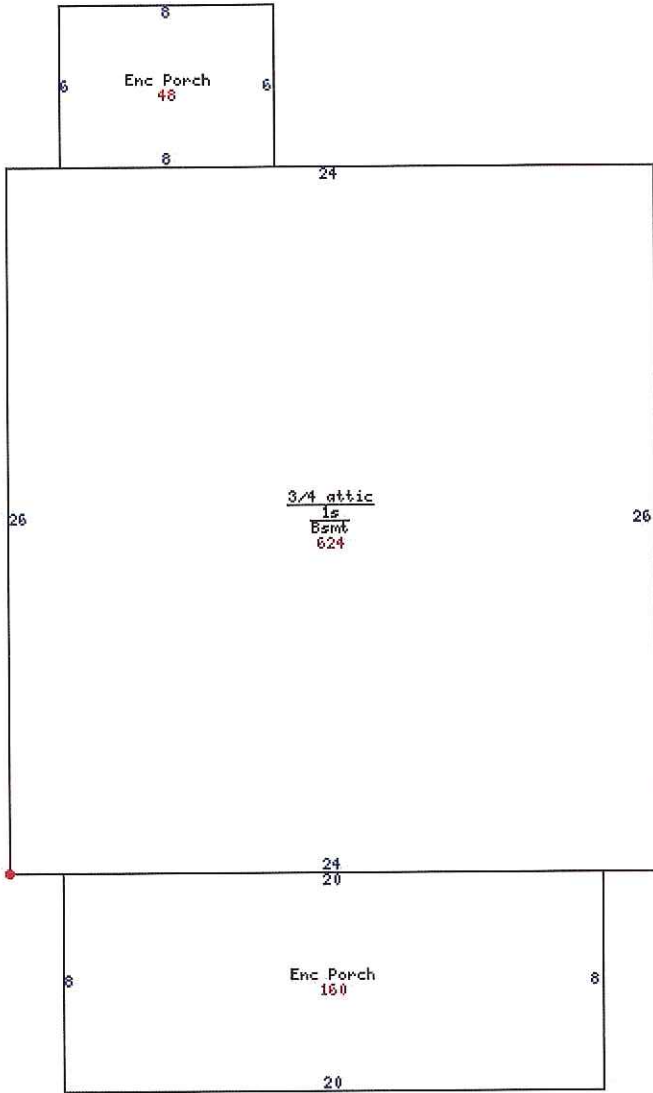
Auditor Adjustments to Value

Category	Name	Information
2018 Homestead Credit	HODZIC, NAFIZ	Application #30184

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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	8,880	Acres	0.204	Frontage	60.0
Depth	148.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1905	Number Families	1	Grade	4-05
Condition	Above Normal	Total Square Foot Living Area	905	Main Living Area	624
Attic Finished Area	281	Basement Area	624	Enclosed Porch Area	208
Foundation	Concrete Block	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	4

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Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	22	Measure 2	22	Story Height	1
Grade	4	Year Built	2003	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JUCHEMS, MARLA L	HODZIC, NAFIZ	1996-03-28	\$61,500	Deed	7393/379
NOTHWEHR, LAWRENCE W	JUCHEMS, MARLA L	1991-06-11	\$30,000	Deed	6388/637

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2004	Permit	Complete	2003-08-06	alterations/porch
2004	Permit	Complete	2003-06-20	construction/garage (484 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Residential	Full	\$36,800	\$90,600	\$127,400

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Yr	Type	Class	Kind	Land	Bldg	Total
2015	Assessment Roll	Residential	Full	\$33,500	\$83,400	\$116,900
2014	Assessment Roll	Residential	Full	\$29,600	\$74,100	\$103,700
2013	Assessment Roll	Residential	Full	\$29,600	\$74,100	\$103,700
			Adj	\$29,600	\$64,910	\$94,510
2011	Assessment Roll	Residential	Full	\$29,600	\$74,100	\$103,700
			Adj	\$29,600	\$64,910	\$94,510
2009	Assessment Roll	Residential	Full	\$31,100	\$74,900	\$106,000
			Adj	\$31,100	\$65,710	\$96,810
2007	Assessment Roll	Residential	Full	\$33,100	\$80,800	\$113,900
			Adj	\$33,100	\$71,610	\$104,710
2005	Assessment Roll	Residential	Full	\$29,500	\$70,300	\$99,800
			Adj	\$29,500	\$61,110	\$90,610
2004	Assessment Roll	Residential	Full	\$27,050	\$64,220	\$91,270
			Adj	\$27,050	\$55,030	\$82,080
2003	Assessment Roll	Residential	Full	\$27,050	\$56,230	\$83,280
2001	Assessment Roll	Residential	Full	\$24,420	\$45,550	\$69,970
1999	Assessment Roll	Residential	Full	\$14,920	\$35,580	\$50,500
1997	Assessment Roll	Residential	Full	\$13,640	\$32,520	\$46,160
1995	Assessment Roll	Residential	Full	\$12,090	\$28,820	\$40,910
1993	Assessment Roll	Residential	Full	\$9,910	\$23,620	\$33,530
1991	Board Action	Residential	Full	\$9,910	\$22,090	\$32,000
1991	Assessment Roll	Residential	Full	\$9,910	\$27,240	\$37,150
1991	Was Prior Year	Residential	Full	\$9,910	\$22,090	\$32,000

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for

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