



Roll Call Number

Agenda Item Number

48 (D)

Date August 5, 2019

ABATEMENT OF PUBLIC NUISANCE AT 2021 E 27<sup>th</sup> STREET

WHEREAS, the property located at 2021 E 27<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 Titleholders, Rodney Green and Cheryl Green, 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 52 in CASS GRAND VIEW PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2021 E 27<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				
MOTION CARRIED		APPROVED		

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.

\_\_\_\_\_  
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](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	2021 E 27TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/00836-000-000	Geoparcels	7923-31-277-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM11/E	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](#)

**Photo Processed on 2012-01-09 a**

**Historical Photos****Ownership - 2 Records**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GREEN, RODNEY	2012-08-06	14381/714
Title Holder	2	GREEN, CHERYL	2012-08-06	14381/714

**Legal Description and Mailing Address**

LOT 52 CASS GRAND VIEW PLACE	RODNEY GREEN 2740 THOMPSON AVE DES MOINES, IA 50317-6174
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$24,800	\$58,200	\$83,000

**Assessment Roll Notice Market Adjusted Cost Report****Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
R.1-60	One Family, Low Density Residential District		Residential



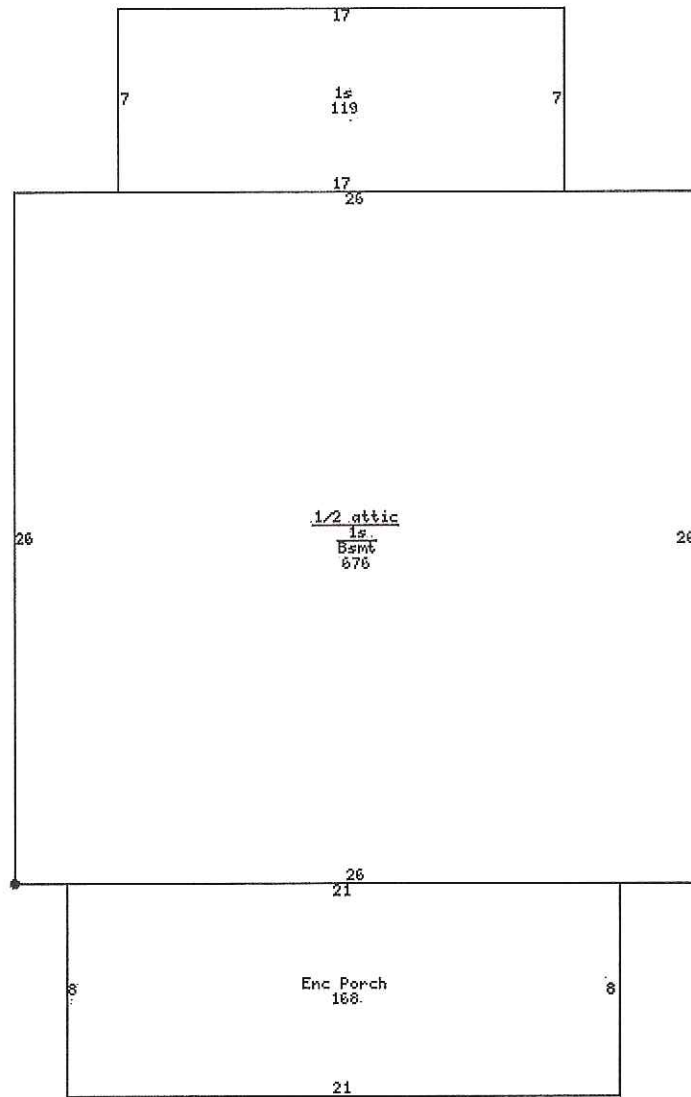
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

**Land**

<b>Square Feet</b>	13,500	<b>Acres</b>	0.310	<b>Frontage</b>	90.0
<b>Depth</b>	150.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record****Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Finished Attic	<b>Building Style</b>	Conventional
<b>Year Built</b>	1930	<b>Number Families</b>	1	<b>Grade</b>	4-05
<b>Condition</b>	Below Normal	<b>Total Square Foot Living Area</b>	1032	<b>Main Living Area</b>	795
<b>Attic Finished Area</b>	237	<b>Basement Area</b>	676	<b>Enclosed Porch Area</b>	168
<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Gable
<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>	2	<b>Rooms</b>	5



### 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	Normal

### Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
EH POOLED 112 LP	GREEN, RODNEY	<u>2012-08-03</u>	\$26,350	Deed	<u>14381/714</u>
DEUTSCHE BANK NATIONAL TRUST COMPANY	EH POOLED 112 LP	<u>2012-04-23</u>	\$19,000	Deed	<u>14265/977</u>
PLYM, SCOTT D	BOOTHROYD, RONALD	<u>2004-05-17</u>	\$85,000	Deed	<u>10594/956</u>
FURMAN, STEPHEN J	PLYM, SCOTT	<u>2000-01-06</u>	\$73,000	Deed	<u>8410/156</u>
ROE, LARRY	FURMAN, STEPHEN J	<u>1992-05-18</u>	\$44,000	Deed	<u>6562/150</u>

## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
EH POOLED 112 LP	GREEN, RODNEY GREEN, CHERYL	2012-08-01	2012-08-06	Special Warranty Deed	<u>14381/714</u>
DEUTSCHE BANK NATIONAL TRUST COMPANY (Trustee)  MORGAN STANLEY ABS CAPITAL 1, INC TRUST 2006-HE8  OCWEN LOAN SERVICING, LLC (Attorney-In-Fact)	EH POOLED 112 LP	2012-04-23	2012-05-10	Quit Claim Deed	<u>14265/977</u>

## Permits - 2 Records

Year	Type	Permit Status	Application	Description
2018	Permit	No Add	2017-07-25	addition/fence
2013	Pickup	No Add	2012-07-13	review value/check condition

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$24,800	\$58,200	\$83,000
2017	<u>Assessment Roll</u>	Residential	Full	\$23,000	\$55,500	\$78,500
2015	<u>Assessment Roll</u>	Residential	Full	\$21,300	\$53,000	\$74,300
2013	<u>Assessment Roll</u>	Residential	Full	\$20,400	\$52,100	\$72,500
2011	<u>Assessment Roll</u>	Residential	Full	\$20,400	\$67,300	\$87,700
2009	<u>Assessment Roll</u>	Residential	Full	\$21,100	\$68,900	\$90,000
2007	<u>Assessment Roll</u>	Residential	Full	\$20,800	\$68,100	\$88,900
2005	<u>Assessment Roll</u>	Residential	Full	\$22,300	\$62,000	\$84,300
2003	<u>Assessment Roll</u>	Residential	Full	\$20,800	\$57,950	\$78,750
2001	<u>Assessment Roll</u>	Residential	Full	\$18,790	\$50,670	\$69,460
1999	Assessment Roll	Residential	Full	\$10,580	\$46,060	\$56,640
1997	Assessment Roll	Residential	Full	\$9,520	\$41,460	\$50,980
1995	Assessment Roll	Residential	Full	\$8,810	\$38,380	\$47,190
1993	Assessment Roll	Residential	Full	\$7,760	\$33,800	\$41,560
1991	Assessment Roll	Residential	Full	\$7,760	\$29,210	\$36,970
1991	Was Prior Year	Residential	Full	\$7,760	\$25,550	\$33,310

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

**DATE OF NOTICE:** April 12, 2019

**DATE OF INSPECTION:** April 05, 2019

**CASE NUMBER:** COD2019-01436

**PROPERTY ADDRESS:** 2021 E 27TH ST

**LEGAL DESCRIPTION:** LOT 52 CASS GRAND VIEW PLACE

RODNEY GREEN  
Title Holder  
2740 THOMPSON AVE  
DES MOINES IA 50317-6174

CHERYL GREEN  
Title Holder  
2740 THOMPSON AVE  
DES MOINES IA 50317-6174

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.

Casey Doran

(515) 283-4183

Nid Inspector



DATE MAILED: 4/12/2019

MAILED BY: JDH

**Areas that need attention:** 2021 E 27TH ST

<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Improperly Installed <b>Location:</b> Main Structure Throughout
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout
<b>Component:</b> Ductwork <b>Requirement:</b> Unknown <b>Comments:</b> Clean dust work throughout.	<b>Defect:</b> Smoke Damage <b>Location:</b> Main Structure Throughout
<b>Component:</b> Furnace <b>Requirement:</b> Unknown <b>Comments:</b> Clean and have inspected for proper function.	<b>Defect:</b> Smoke Damage <b>Location:</b> Basement
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Smoke Damage <b>Location:</b> Main Structure Throughout
<b>Component:</b> Water Heater <b>Requirement:</b> Plumbing Permit <b>Comments:</b> Water heater is a safety hazzard. Must be installed properly. . Permit required.	<b>Defect:</b> Improperly Installed <b>Location:</b> Basement
<b>Component:</b> Wiring <b>Requirement:</b> Compliance with National Electrical Code <b>Comments:</b>	<b>Defect:</b> Improperly Installed <b>Location:</b> Main Structure Throughout
<b>Component:</b> Accessory Buildings <b>Requirement:</b> Structure absent of one required <b>Comments:</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 garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.	<b>Defect:</b> See Comments <b>Location:</b> Garage Throughout



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**Component:** Plumbing System  
**Requirement:** Compliance with Uniform Plumbing Code  
**Comments:** Main stack.

**Defect:** Improperly Installed

**Location:** Throughout

top

2021 E 27th St



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2021 E 27th St

top

