

Date November 18, 2019

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
PUBLIC WORKS SEWER REPAIR
SCHEDULE NO. 2019-03, ACTIVITY ID 20-1111-000,
AND PROVIDING FOR THE PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City had given notice to the property owner and an opportunity to cure, and where the property owner failed to cure and the City performed the required action to abate the public nuisance, and now the City seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against the property set out on the attached Public Works Sewer Repair, Schedule No. 2019-03, Activity ID 20-1111-000, for collection in the same manner as a property tax.

NOW, THEREFORE BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached Public Works Sewer Repair, Schedule No. 2019-03, Activity ID 20-1111-000, is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.

BE IT FURTHER RESOLVED: That said assessment shall be payable in five equal annual installments and shall bear interest at the rate of 3.67% percent per annum, from the date of the acceptance of this assessment schedule; the one installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council, shall become due and payable on July 1, 2020, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessment shall be payable at the office of the County Treasurer of Polk County, Iowa, in full or in part and without interest within thirty days after first date of publication of the Notice to Property Owners of filing of the schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said schedule to the County Treasurer of Polk County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Des Moines Register, a newspaper printed wholly in the English language, published in Des Moines, Iowa, and of general circulation in Des Moines, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the City Engineer shall send by regular mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

★ **Roll Call Number**

Agenda Item Number

15

Date November 18, 2019

Moved by _____ to adopt.

FORM APPROVED: Kathleen Vanderpool by AK
Kathleen Vanderpool
Deputy City Attorney

SLN

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, 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.

_____ City Clerk

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ASSESSMENT SCHEDULE NO 2019-03

Public Works Sewer Repair ACT 526070 PW071001

PAGE 1
DATE 5/6/2019

DESCRIPTION OF PROPERTY	CERTIFICATE NUMBER	PROPERTY ADDRESS OWNERS NAME	DATE AND TYPE	COST	INCID	TO BE ASSESSED
080/04774-000-000 LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES	40-00011-00	1808 ALLISON AVE T1 QUANG M NGUYEN 1808 ALLISON AVE DES MOINES, IA 50314	8/5/2019	\$ 6,500.00	\$ 100.00	\$ 6,600.00
TOTALS				\$ 6,500.00	\$ 100.00	\$ 6,600.00



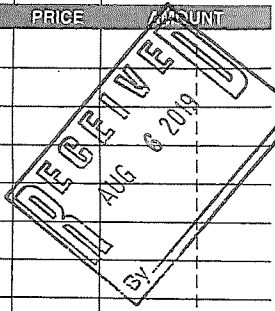
BECKER CONSTRUCTION

7019 MONROE CT.
URBANDALE, IA 50322
Cell: 515-249-8233

CUSTOMER'S ORDER NO.	PHONE	DATE 8/5/19
NAME CITY of DSM <i>MUN</i> JASON		
ADDRESS 1608 ALLISON AVE		
DSM		

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. RET'D.	PAID OUT
---------	------	--------	--------	----------	--------------	----------

QTY.	DESCRIPTION	PRICE	AMOUNT
	REPAIR 6" SEWER SERVICE UNDER ROAD NEW		
	P.O. 19907925		
	parts/permits/loan		
	<i>OWD</i> <i>GAZ</i>		
RECEIVED BY	TAX		
	TOTAL	6500.00	



3141

All claims and returned goods MUST be accompanied by this bill.
THANK YOU

15



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1808 Allison Ave.
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: In T Nguyen,

Please be advised that the City of Des Moines' Department of Public Works has inspected your property locally known as **1808 Allison Ave**, Des Moines, Iowa, and legally described as (**LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES**). Upon inspection, the Public Works Department has determined that a public nuisance exists on your property adjacent to the City right-of-way by reason of a faulty sewer service, which is creating a hazardous condition in the public roadway which is undermining or will undermine the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

You are hereby **ORDERED** to abate this nuisance by the repair of your sewer service within **14** days of the date of this Notice. If you fail to take this action within 14 days of the date of this Notice, as required by Des Moines Municipal Code Chapter 42, Article VI, you shall be deemed liable for the nuisance and the City of Des Moines Public Works Department may enter upon your property and may make or cause to be made the necessary sewer repairs within your property, including all other actions required to abate the nuisance, and assess the cost and repairs thereof to you and against your property, which expenses shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this Notice, please contact our Sewer Operations Manager, Steve Johnson at (515) 237-1359. Please contact the City's Permit and Development Center, located at City Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa 50309, or by phone at (515) 283-4200, prior to beginning work to abate the nuisance in order to determine if any permits are required for the corrective work.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing regarding this determination of a public nuisance. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (postmarked by official U.S. postal service cancellation and not by postage meter) within seven (7) calendar days of the date of this Notice to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must

include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for your appeal of the determination in this Notice. If you request an administrative hearing, you and your attorney or agent, if identified, will receive notice of the date and time of the hearing at either the address, e-mail address or phone number provided in your request for hearing at least three (3) business days in advance of the hearing. Failure to request a hearing within seven (7) calendar days from the date of this Notice shall be deemed a waiver of your right to contest the validity of the determination of nuisance, and abatement by the City may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02.

Dated this 13th day of June, 2018, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY:

Steve Johnson
Digitally signed by Steve Johnson
DN: cn = Steve Johnson, email = sjohnson@dm.gov,
ou = AD O = City of Des Moines OU = Public Works
Department
Date: 2018.06.13 08:01:50 -0500



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1808 Allison Ave.
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: Quang M Nguyen,

Please be advised that the City of Des Moines' Department of Public Works has inspected your property locally known as **1808 Allison Ave**, Des Moines, Iowa, and legally described as (**LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES**). Upon inspection, the Public Works Department has determined that a public nuisance exists on your property adjacent to the City right-of-way by reason of a faulty sewer service, which is creating a hazardous condition in the public roadway which is undermining or will undermine the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

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You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing regarding this determination of a public nuisance. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (postmarked by official U.S. postal service cancellation and not by postage meter) within seven (7) calendar days of the date of this Notice to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must

include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for your appeal of the determination in this Notice. If you request an administrative hearing, you and your attorney or agent, if identified, will receive notice of the date and time of the hearing at either the address, e-mail address or phone number provided in your request for hearing at least three (3) business days in advance of the hearing. Failure to request a hearing within seven (7) calendar days from the date of this Notice shall be deemed a waiver of your right to contest the validity of the determination of nuisance, and abatement by the City may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02.

Dated this 13th day of June, 2018, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY:

Steve Johnson
Digitaly signed by: Steve Johnson
DN: cn=Steve Johnson, email=sjohnson@dmq.org,
ou=City of Des Moines, ou=City of Des Moines DU = Public Works
Department,
Date: 2018.06.13 08:01:42 -0500

15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

In T Nguyen
 1808 Allison Ave
 Des Moines, IA 50314



9590 9402 1953 6123 0488 80

2. Article Number (Transfer from service label)

7011 1150 0001 5367 5878

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

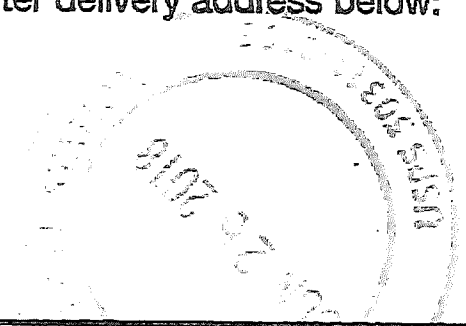
Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

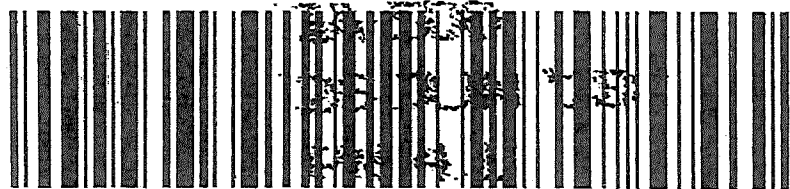
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 1953 6123 0488 80

United States
Postal Service

RECEIVED

JUN 29 2018

PUBLIC WORKS DEPARTMENT
CITY OF DES MOINES

• Sender: Please print your name, address, and ZIP+4® in this box•

Steve Johnson
Sewers Department
City of Des Moines Public Works
216SE 5th ST
Des Moines Iowa, 50309-4820

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quang m. Nguyen
 1808 Allison Ave
 Des Moines, IA 50314



9590 9402 1953 6123 0488 73

2. Article Number (Transfer from service label)

7011 1150 0001 5367 5885

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

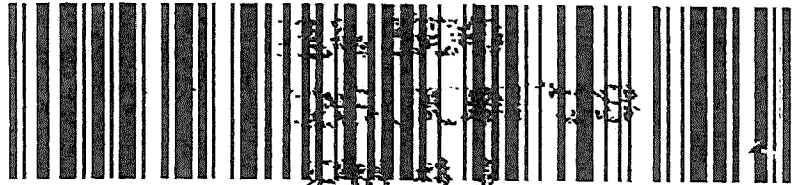


3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 1953 6123 0488 73

United States
Postal Service

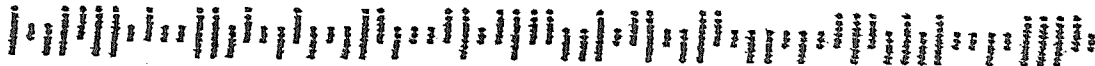
RECEIVED

JUN 29 2018

PUBLIC WORKS DEPT
CITY OF DES MOINES

Sender: Please print your name, address, and ZIP+4® in this box®

Steve Johnson
Sewers Department
City of Des Moines Public Works
216SE 5th ST
Des Moines Iowa, 50309-4820





**1714 NE 61st PL
Des Moines, IA 50313**

Estimate

Date	Estimate #
11/2/18	1531

Name
City of Des Moines Department of Public Works ATTN: Steve Johnson 216 SE 5th St Des Moines, IA 50309

Job Address
1808 Allison Ave Des Moines, IA

Description	Qty	Rate	Total
Replace sanitary sewer from curb to main in street	1	6,200.00	6,200.00
Thank you for the opportunity		Total	\$6,200.00

Rhiner's Plumbing Co., Inc.
15201 Hickman Rd., Clive Iowa 50325

PROPOSAL

DATE: OCT 18, 2018

TO: CITY DM PUBLIC WORKS
ATTN: STEVE JOHNSON

PROJECT QUOTED: 1808 ALLISON AVE

WE PROPOSE TO SUPPLY, LABOR, EQUIPMENT AND MATERIAL TO PERFORM THE FOLLOWING WORK BASED.

REPAIR SEWER WITH 4" CAST IRON PIPE BID: \$14,612.00

BID INCLUDES: PLUMBING PERMIT, BARRICADES, INSPECTION, SHORING AND PLATE.

THIS PRICE DOES NOT INCLUDE: ENGINEERING, BONDING, SOILS COMPACTION TESTING, IMPORT/EXPORT OF SOILS, REMOVAL OR REPLACEMENT OF ASPHALT OR CONCRETE EXCEPT WHERE NOTED. NO SEEDING/SODDING, EROSION CONTROL, UTILITIES CONNECTION AND NO SYSTEMS DEVELOPMENT FEES.

ALL PRIVATE UTILITIES ARE THE OWNER'S RESPONSIBILITY TO HAVE LOCATED.
THIS QUOTE VALID FOR 30 DAYS ONLY.

Sign and return one copy to initiate work.

Bid includes shoring jacks and trench boxes needed for the safety of the workmen. This is for our protection as well as yours.

PROPOSAL

SIGNED BY

Don Smith

DON SMITH

Superintendent Site Utilities Dept.

PH: (515) 987-1800, FAX: (515) 987-1546

Cell: (515) 729-3458

ACCEPTANCE

SIGNED BY: _____

DATE: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____

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

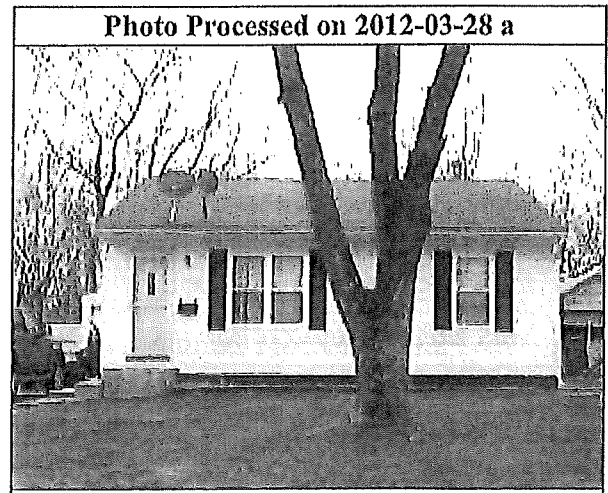
Location					
Address	1808 ALLISON AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04774-000-000	Geoparcels	7924-33-229-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM73/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1820	1827	1823	1809	1806	1801	1716	1711
ALLISON AVE							
830	1826	1820	1818	1812	1808	1806	1800
18TH ST							
327	1825	1823	1810	1817	1811	1801	1716

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	NGUYEN, QUANG M	2015-10-07	15761/37
Title Holder	2	NGUYEN, IN T	2015-10-07	15761/37

Legal Description and Mailing Address

LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES	QUANG M NGUYEN 1808 ALLISON AVE DES MOINES, IA 50314-1513
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Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$7,000	\$42,100	\$49,100

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2018 Homestead Credit	NGUYEN, QUANG M	Application #355355

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	1808 ALLISON AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04774-000-000	Geoparcels	7924-33-229-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM73/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

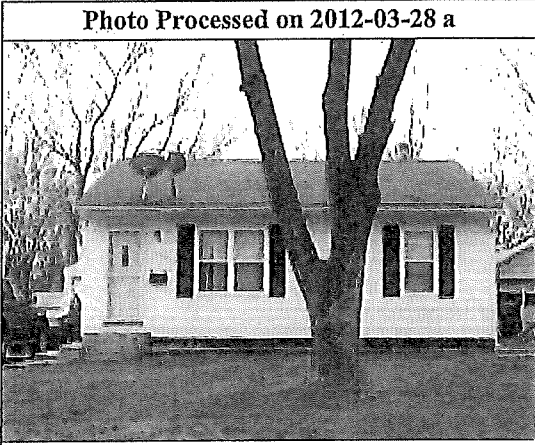
Map and Current Photos - 1 Record

Click on parcel to get a new listing

1820	1827	1823	1800	1805	1801	1715	1711
ALLISON AVE							
330	1828	1820	1816	1812	1808	1808	1800
18TH ST							
327	1825	1823	1819	1817	1811	1801	1715 171

[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	NGUYEN, QUANG M	2015-10-07	<u>15761/37</u>
Title Holder	2	NGUYEN, IN T	2015-10-07	<u>15761/37</u>

Legal Description and Mailing Address

LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES	QUANG M NGUYEN 1808 ALLISON AVE DES MOINES, IA 50314
---	--

Current Values

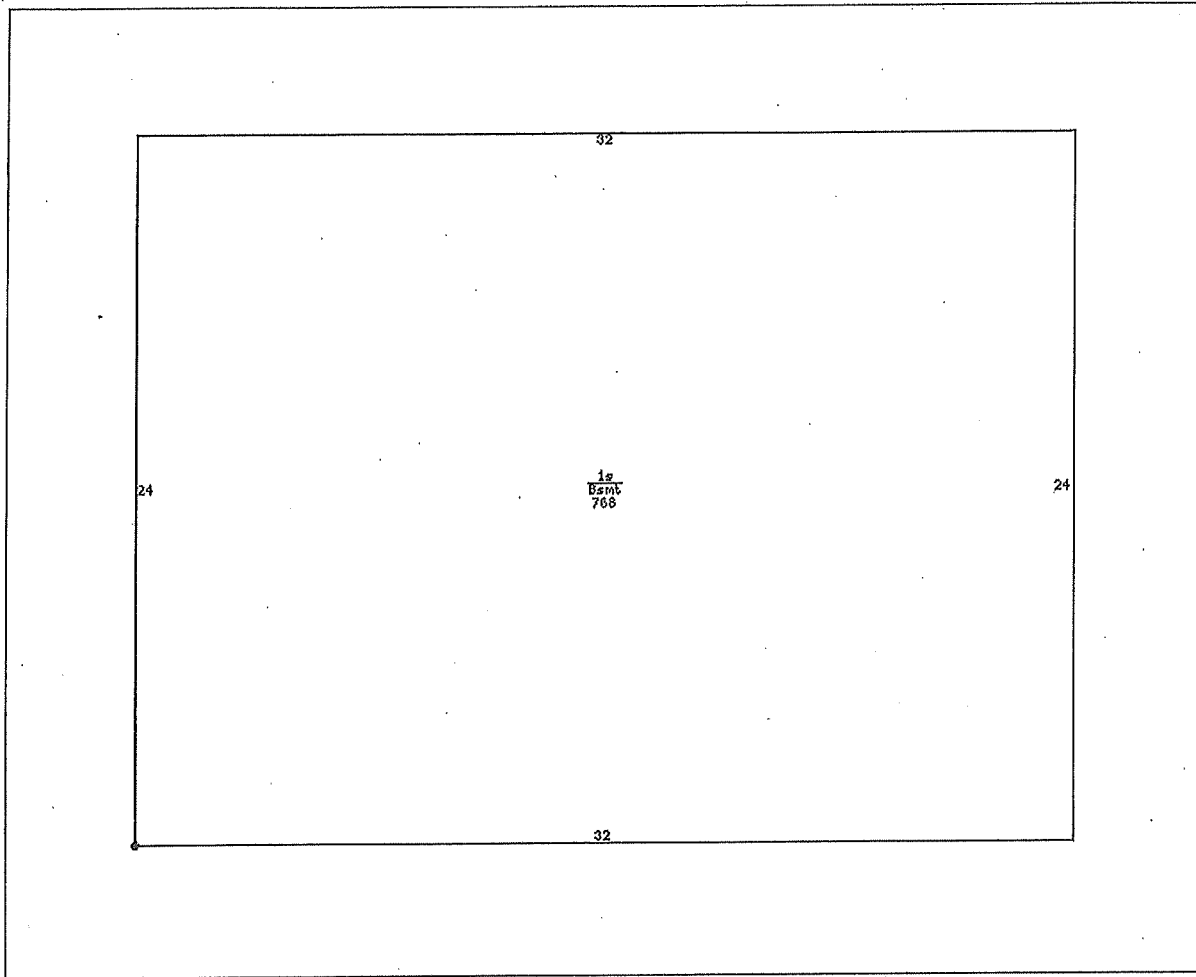
Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$7,000	\$42,100	\$49,100

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2017 Homestead Credit	NGUYEN, QUANG M	Application #355355

Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
Conditional Zoning					
Docket <u>no 14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,600	Acres	0.152	Frontage	50.0
Depth	132.0	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	1951	Number Families	1	Grade	5+05
Condition	Normal	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	768	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	100 4	Number Bathrooms	1	Bedrooms	2



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Story Height	1
Grade	5	Year Built	1951	Condition	Below Normal

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NGUYEN, LONG Q	NGUYEN, QUANG MINH	<u>2014-09-10</u>	\$54,000	Deed	<u>15331/967</u>
CASON JR., VDELL	NGUYEN, LONG Q	<u>2005-08-08</u>	\$39,000	Deed	<u>11222/742</u>
KELLOW, GENEVA A	JR, UDELL CASON	<u>1990-02-17</u>	\$12,000	Deed	<u>6206/883</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
NGUYEN, LONG Q <hr/> NGUYEN, DIEU T	NGUYEN, QUANG MINH <hr/> NGUYEN, IN THI	2015-10-02	2015-10-07	Warranty Deed Joint Tenancy	<u>15761/37</u>
NGUYEN, LONG Q <hr/> NGUYEN, DIEU T	NGUYEN, QUANG MINH <hr/> NGUYEN, IN THI	2014-09-17	2014-09-24	Contract	<u>15331/967</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2006	Pickup	Complete	2005-11-03	addition/air conditioning
1988	Pickup	Complete	1987-05-19	recheck

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$42,100	\$49,100
2015	<u>Assessment Roll</u>	Residential	Full	\$6,700	\$41,100	\$47,800
2013	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$40,700	\$47,200
2011	<u>Assessment Roll</u>	Residential	Full	\$7,700	\$48,700	\$56,400
2009	<u>Assessment Roll</u>	Residential	Full	\$8,300	\$52,800	\$61,100
2007	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$50,600	\$58,500
2006	<u>Assessment Roll</u>	Residential	Full	\$5,800	\$50,100	\$55,900
2005	<u>Assessment Roll</u>	Residential	Full	\$5,800	\$48,800	\$54,600
2003	<u>Assessment Roll</u>	Residential	Full	\$4,690	\$39,820	\$44,510
2001	<u>Assessment Roll</u>	Residential	Full	\$4,480	\$28,750	\$33,230
1999	Assessment Roll	Residential	Full	\$4,350	\$23,580	\$27,930
1997	Assessment Roll	Residential	Full	\$3,770	\$20,450	\$24,220
1995	Assessment Roll	Residential	Full	\$3,420	\$18,540	\$21,960
1989	Assessment Roll	Residential	Full	\$2,960	\$16,040	\$19,000

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

15

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Conditional Zoning

Docket no 14361

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

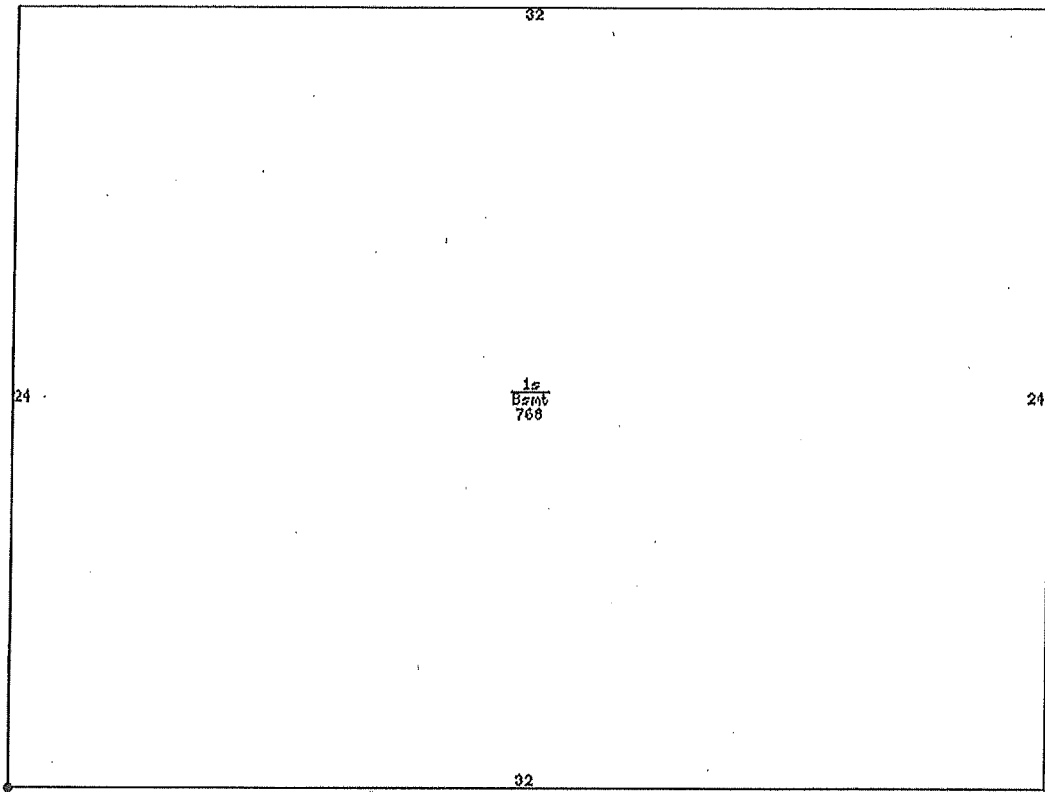
Land

Square Feet	6,600	Acres	0.152	Frontage	50.0
Depth	132.0	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	1951	Number Families	1	Grade	5+05
Condition	Normal	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	768	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	100	Number Bathrooms	1	Bedrooms	2



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Story Height	1
Grade	5	Year Built	1951	Condition	Below Normal

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NGUYEN, LONG Q	NGUYEN, QUANG MINH	<u>2014-09-10</u>	\$54,000	Deed	<u>15331/967</u>
CASON JR., VDELL	NGUYEN, LONG Q	<u>2005-08-08</u>	\$39,000	Deed	<u>11222/742</u>
KELLOW, GENEVA A	JR, UDELL CASON	<u>1990-02-17</u>	\$12,000	Deed	<u>6206/883</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
NGUYEN, LONG Q	NGUYEN, QUANG MINH	2015-10-02	2015-10-07	Warranty Deed Joint Tenancy	<u>15761/37</u>
NGUYEN, DIEU T	NGUYEN, IN THI				
NGUYEN, LONG Q	NGUYEN, QUANG MINH	2014-09-17	2014-09-24	Contract	<u>15331/967</u>
NGUYEN, DIEU T	NGUYEN, IN THI				

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2006	Pickup	Complete	2005-11-03	addition/air conditioning
1988	Pickup	Complete	1987-05-19	recheck

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$42,100	\$49,100
2015	<u>Assessment Roll</u>	Residential	Full	\$6,700	\$41,100	\$47,800
2013	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$40,700	\$47,200
2011	<u>Assessment Roll</u>	Residential	Full	\$7,700	\$48,700	\$56,400
2009	<u>Assessment Roll</u>	Residential	Full	\$8,300	\$52,800	\$61,100
2007	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$50,600	\$58,500
2006	<u>Assessment Roll</u>	Residential	Full	\$5,800	\$50,100	\$55,900
2005	<u>Assessment Roll</u>	Residential	Full	\$5,800	\$48,800	\$54,600
2003	<u>Assessment Roll</u>	Residential	Full	\$4,690	\$39,820	\$44,510
2001	<u>Assessment Roll</u>	Residential	Full	\$4,480	\$28,750	\$33,230
1999	Assessment Roll	Residential	Full	\$4,350	\$23,580	\$27,930
1997	Assessment Roll	Residential	Full	\$3,770	\$20,450	\$24,220
1995	Assessment Roll	Residential	Full	\$3,420	\$18,540	\$21,960
1989	Assessment Roll	Residential	Full	\$2,960	\$16,040	\$19,000

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



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1808 Allison Ave
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: In T Nguyen,

You have already received notice that an inspection by the Public Works Department of the City of Des Moines found that a nuisance exists in front of your property locally known as **1808 Allison Ave**, Des Moines, Iowa, and legally described as **(LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES)** by reason of a faulty sewer service which is creating a hazardous condition in the public roadway by possible undermining of the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

I spoke with Nathan Mole October 31st, 2018, and told him I was in the process of receiving estimates for the repair of your private sewer. I told him I would send you the results.

I have now received three estimates and have included copies for your review. The low bid is from Becker Construction for \$6,000. This is an estimate and the costs are subject to change based upon the conditions of the repair.

Prior to proceeding, I wanted you to be aware of the competitive bid costs of the repairs. Unless we hear from you by November 22nd, 2018, we will plan to award the project to Becker Construction, with all costs to be assessed against your property. If you have any questions, please contact me at 237-1359.

Dated this 5th day of November 2018, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY:

scjohnson@dmgov. org	<small>Digitally signed by: scjohnson@dmgov.org DN: CN = scjohnson@dmgov.org Date: 2018.11.05 10:22:59 -0500</small>
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OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1808 Allison Ave
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: Quang M Nguyen,

You have already received notice that an inspection by the Public Works Department of the City of Des Moines found that a nuisance exists in front of your property locally known as **1808 Allison Ave**, Des Moines, Iowa, and legally described as **(LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES)** by reason of a faulty sewer service which is creating a hazardous condition in the public roadway by possible undermining of the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

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Dated this 5th day of November 2018, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY:

scjohnson@dmgov. org	Digitally signed by: scjohnson@dmgov.org DN: cn = scjohnson@dmgov.org Date: 2018.11.05 10:23:45 -0500
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OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1808 Allison
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: In T Nguyen:

Please be advised that the City of Des Moines' Department of Public Works has completed the public nuisance abatement work upon your property locally known as 1808 Allison Ave, Des Moines, and legally described as (**LOT 3 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES**) Upon inspection, the Public Works Department determined that a public nuisance existed on your property adjacent to the City right-of-way by reason of a faulty sewer service, which created a hazardous condition in the public roadway which was undermining or would have undermined the street and sidewalk. Notice of this condition was given to you on the 13th day of June, 2018.

Due to your failure to abate the condition within the time set forth in said prior notice, the City has abated the nuisance by making the necessary sewer repairs within your property at the cost shown on the attached invoice. This invoice was the cost provided by the lowest responsive, responsible bidder, including any change orders.

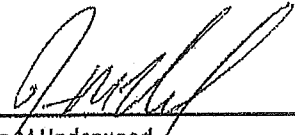
You are hereby directed to make full payment of the enclosed invoice within 14 calendar days of the date of this Notice. Said payment can be made by certified check or money order made payable to the City of Des Moines and mailed to the following address: City of Des Moines, Attn: Jason M. Underwood, Public Works Department, Operations Manager. If you fail to make such payment within 14 calendar days of the date of this Notice, the City of Des Moines Public Works Department and City Council may assess the full cost against your property, which cost shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this notice, please contact our Operations Manager, Jason M. Underwood at (515) 283-4968.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing on costs of abatement only, as set forth in this notice. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (U.S. postal service) within seven (7) calendar days of the date of this letter to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for contesting the determination. Failure to request a hearing within seven (7) calendar days from the date of this notice shall be deemed a waiver of your right to contest the validity of the determination of costs, and assessment of the abatement costs as shown on the attached invoice may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02(b).

Dated this 7th day of August 2019, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

X 

Jason M Underwood
Operations Manager

BY:



OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1808 Allison
Des Moines, IA 50314

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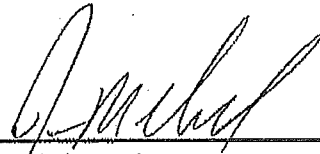
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Jonathan Gano
Public Works Director
City of Des Moines, Iowa

X 

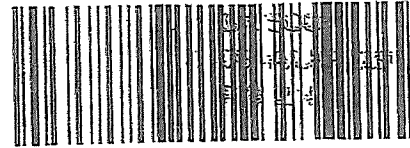
Jason M Underwood
Operations Manager

BY:



216 SE 5th ST.
DES MOINES.

CERTIFIED MAIL



7011 1150 0001 5367 6677



U.S. POSTAGE (NET FEE) \$0.80
EFFECTIVE 08/01/09

SCIENCE
DES MOINES
IOWA

Not 8/12

Quang M. Nguyen
1808 Allison
Des Moines IA 50314

NAME 8/12
1ST NOTICE 8/17
NOTICE 8/27

PERMIT NO. 588 DE 1 2288/02-09

RETURN TO ADDRESSEE
UNLESS OTHERWISE INDICATED
ENABLE TO FORWARD

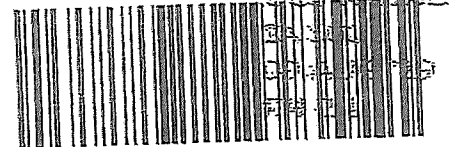
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MANUAL PROC REC *1107-02000-00-00



216 SE 5th ST.
DES MOINES.

CERTIFIED MAIL



7011 1150 0001 5367 6684



U.S. POSTAGE (NET FEE) \$0.80
EFFECTIVE 08/01/09

SCIENCE
DES MOINES
IOWA

T. Nguyen
1808 Allison
Des Moines, IA 50314

NAME 8/12
1ST NOTICE 8/17
NOTICE 8/27

PERMIT NO. 588 DE 1 2288/02-09

RETURN TO ADDRESSEE
UNLESS OTHERWISE INDICATED
ENABLE TO FORWARD

00001150000153676684
0000000000000000

MANUAL PROC REC *3785-12400-02-00



OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1808 Allison
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: In T Nguyen:

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, PRINT AND FOLD HERE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quang Nguyen
1808 Allison
Des Moines, IA 50314



9590 9402 1953 6123 0485 38

2. Article Number (Transfer from service label)

7011 1150 0001 5367 6677 restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, PRINT AND FOLD HERE

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

T Nguyen
1808 Allison
Des Moines, IA 50314



9590 9402 1953 6123 0485 21

2. Article Number (Transfer from service label)

7011 1150 0001 5367 6684 Mail Restricted Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

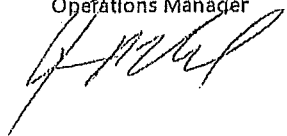
Dated this 10th day of September 2019, at Des Moines, Iowa.

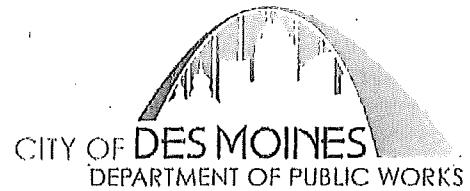
Jonathan Gano
Public Works Director
City of Des Moines, Iowa

X Jason Underwood
Digitally signed by Jason Underwood
DN: cn = Jason Underwood, email =
junderwood@dmgo.org, o = DMGO - City of Des Moines
Public Works, ou = Public Works, date =
2019.09.10 11:21:31 -0500

Jason M Underwood
Operations Manager

BY:





OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1808 Allison
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: Quang M Nguyen:

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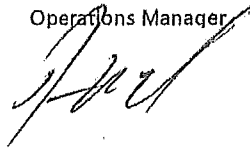
Dated this 10th day of September 2019, at Des Moines, Iowa.

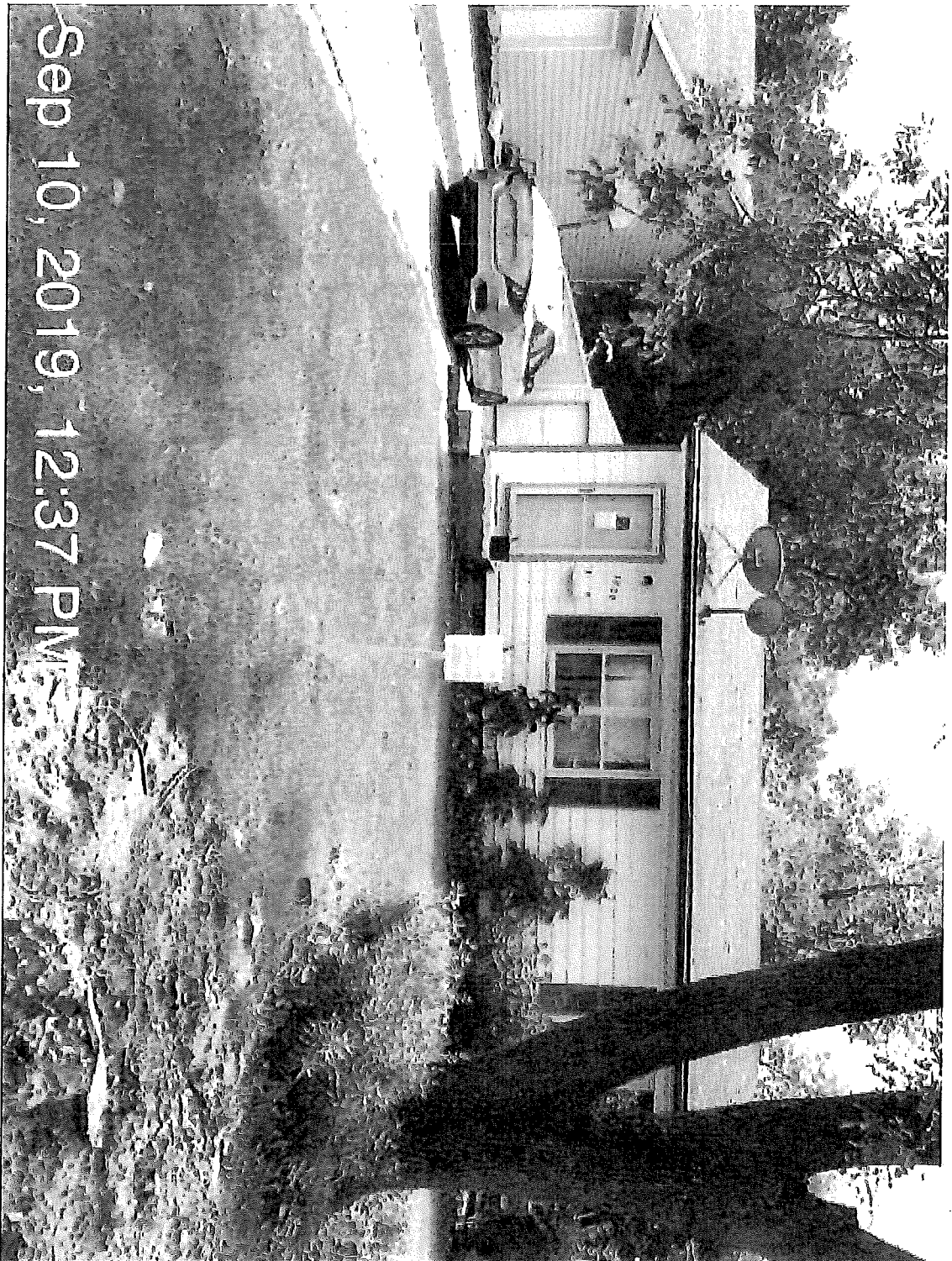
Jonathan Gano
Public Works Director
City of Des Moines, Iowa

X Jason Underwood
Digitally signed by Jason Underwood
DN: cn = Jason Underwood, o = City of Des
Moines, ou = Public Works Dept,
date=2019.09.10 11:33:31 -0500

Jason M Underwood
Operations Manager

BY:





Sep 10, 2019, 12:37 PM

5



