



Date December 16, 2019

**ABATEMENT OF PUBLIC NUISANCE AT 400 E CRESTON AVENUE**

WHEREAS, the property located at 400 E Creston Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Lacey C. Boles, and Mortgage Holder, Bankers Trust Company, N.A., were notified by personal service more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as The East 60 feet of Lot 129, CRAWFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 400 E Creston Avenue, 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 garage structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

\_\_\_\_\_  
Megan Norberg, Assistant City Attorney

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

# 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					
<b>Address</b>	400 E CRESTON AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50315	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	010/01258-001-000	<b>Geoparcels</b>	7824-15-326-008	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM26/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

## 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 2017-07-13 a**

## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BOLES, LACEY C	2009-08-19	13176/33

## Legal Description and Mailing Address

E 60F LOT 129 CRAWFORD PLACE	LACEY C BOLES 400 E CRESTON AVE DES MOINES, IA 50315-1964
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$22,200	\$118,800	\$141,000

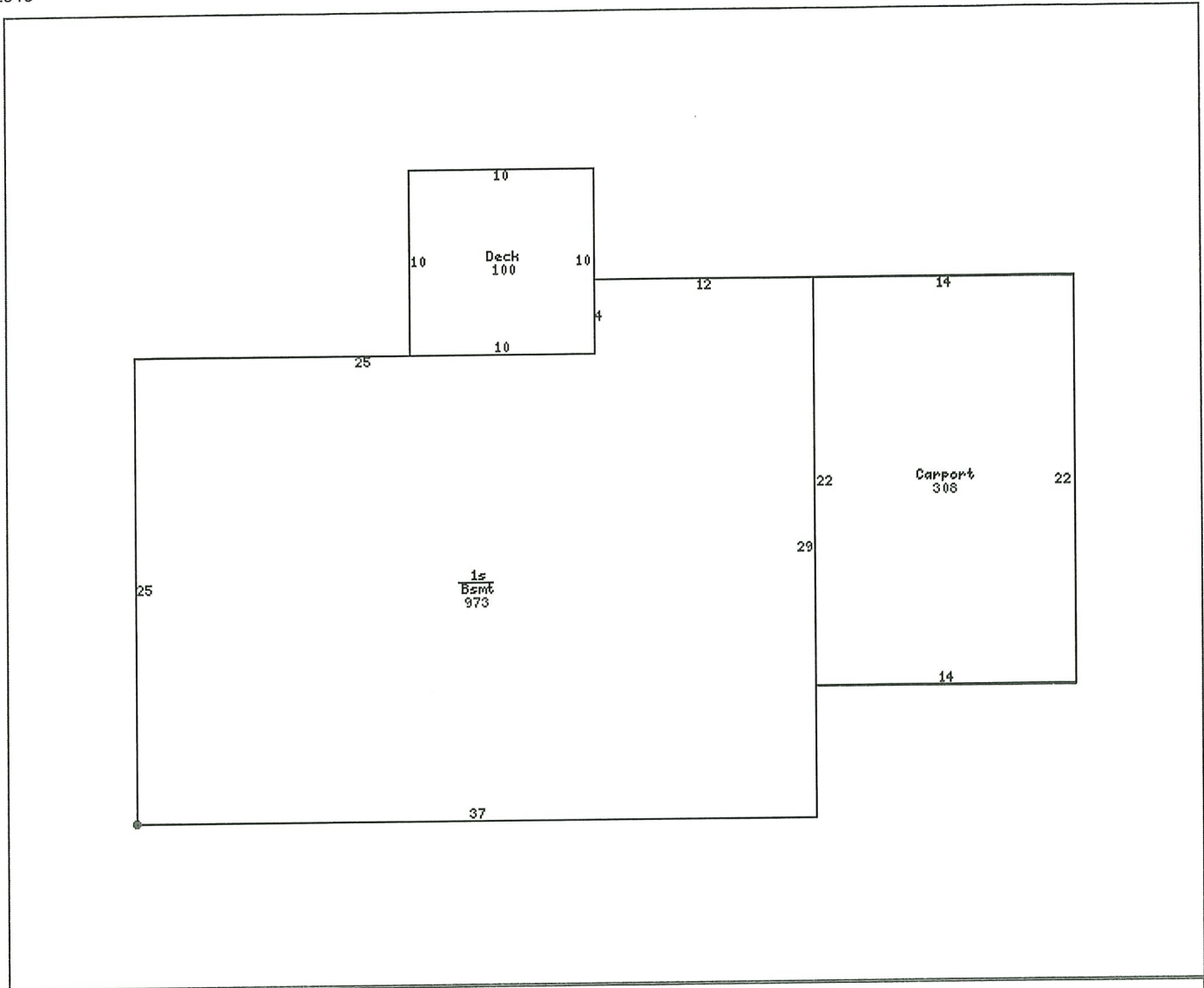
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

## Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	BOLES, LACEY C	Application #238725

## Zoning - 1 Record

Zoning	Description				SF	Assessor Zoning
R1-70	One Family, Low Density Residential District					Residential
<b>Conditional Zoning</b>						
Docket_no <u>14361</u>						
<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>	21,600	<b>Acres</b>	0.496	<b>Frontage</b>	60.0	
<b>Depth</b>	360.0	<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>	1962	<b>Number Families</b>	1	<b>Grade</b>	4+00	
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	973	<b>Main Living Area</b>	973	
<b>Basement Area</b>	973	<b>Finished Basement Area 1</b>	500	<b>Finished Basement Quality 1</b>	Average	
<b>Total Basement Finish</b>	500	<b>Deck Area</b>	100	<b>Carport Area</b>	308	
<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Brick	<b>Brick%</b>	100	
<b>Roof Type</b>	Hip	<b>Roof Material</b>	Asphalt Shingle	<b>Number Fireplaces</b>	1	
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1	
<b>Bedrooms</b>	3	<b>Rooms</b>	5			



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	4	Year Built	1963	Condition	Normal

**Sales - 1 Record**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ADAIR, WILBUR W	BOLES, LACEY C	<u>2009-08-12</u>	\$117,000	Deed	<u>13176/33</u>

**Permits - 4 Records**

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2019-08-20	fix damage/fire
1996	Permit	No Add	1995-04-11	addition/fence (cost \$200)
1996	Permit	No Add	1995-03-31	addition/fence (cost \$600)
1990	Pickup	Complete	1989-09-28	carport - reval

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$22,200	\$118,800	\$141,000
2017	<u>Assessment Roll</u>	Residential	Full	\$20,000	\$109,500	\$129,500
2015	<u>Assessment Roll</u>	Residential	Full	\$18,200	\$101,600	\$119,800
2013	<u>Assessment Roll</u>	Residential	Full	\$18,100	\$103,600	\$121,700
2011	<u>Assessment Roll</u>	Residential	Full	\$18,100	\$104,000	\$122,100
2009	<u>Assessment Roll</u>	Residential	Full	\$19,100	\$107,300	\$126,400
2007	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$110,800	\$130,500
2005	<u>Assessment Roll</u>	Residential	Full	\$20,700	\$96,800	\$117,500
2003	<u>Assessment Roll</u>	Residential	Full	\$18,550	\$87,380	\$105,930
2001	<u>Assessment Roll</u>	Residential	Full	\$14,140	\$67,580	\$81,720
1999	Assessment Roll	Residential	Full	\$11,680	\$69,840	\$81,520
1997	Assessment Roll	Residential	Full	\$10,400	\$62,190	\$72,590
1995	Assessment Roll	Residential	Full	\$9,450	\$56,540	\$65,990
1993	Assessment Roll	Residential	Full	\$8,830	\$52,840	\$61,670
1991	Assessment Roll	Residential	Full	\$8,030	\$48,040	\$56,070
1990	Assessment Roll	Residential	Full	\$8,030	\$50,310	\$58,340

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



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

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

**DATE OF INSPECTION: April 09, 2019**

**CASE NUMBER: COD2019-01750**

**PROPERTY ADDRESS: 400 E CRESTON AVE**

**LEGAL DESCRIPTION: E 60F LOT 129 CRAWFORD PLACE**

LACEY C BOLES  
Title Holder  
400 E CRESTON AVE  
DES MOINES IA 50315-1964

BANKERS TRUCST COMPANY, N.A.  
Mortgage Holder - ATTN: DON COFFIN - PRESIDENT  
453 7TH ST  
DES MOINES IA 50309

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.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 9/12/2019

MAILED BY: TSY

**Areas that need attention:** 400 E CRESTON AVE

<b>Component:</b> Electrical Service <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout
<b>Component:</b> Window Glazing/Paint <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Garage Throughout



**Component:** Windows/Window Frames

**Defect:** Fire damaged

**Requirement:** Building Permit

**Location:** Garage Throughout

**Comments:**

top

400 E. Creston Ave



12/05/2019