



Date January 13, 2020

ABATEMENT OF PUBLIC NUISANCES AT 631 SE 27th COURT

WHEREAS, the property located at 631 SE 27th Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, James Hyslope and Judy Hyslope; were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and accessory structure on the real estate legally described as Lots 30 and 31 in Block 18 in LARISON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 631 SE 27th Court, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

FORM APPROVED:



Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
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

top

631 SE 27th Ct



01/03/2020 11:08

top

631 SE 27th Ct



01/03/2020 11:08

top

631 SE 27th Ct



01/03/2020 11:08

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	631 SE 27TH CT				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/02905-000-000	Geoparcels	7824-12-203-010	Status	Active
School	Des Moines	Nbhd/Pocket	DM20/Z	Tax Authority Group	DEM-C-DEM-77447
TIF	52/Des Moines SE Agri Business Park UR	Submarket	Northeast Des Moines	Appraiser	Joe Tursi 515-286-3151

Map and Current Photos - 1 Record

Click on parcel to get a new listing

618	SE 27TH CT	621	616
620		623	624
624		627	628
		631	630
638		635	634
			640
		639	

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

Photo Processed on 2019-03-12 a

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

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HYSLOPE, JAMES	1992-07-29	6606/702
Title Holder	2	HYSLOPE, JUDY		

Legal Description and Mailing Address

LOTS 30 & 31 BLK 18 LARISON PLACE

JAMES HYSLOPE
 631 SE 27TH CT
 DES MOINES, IA 50317-1230

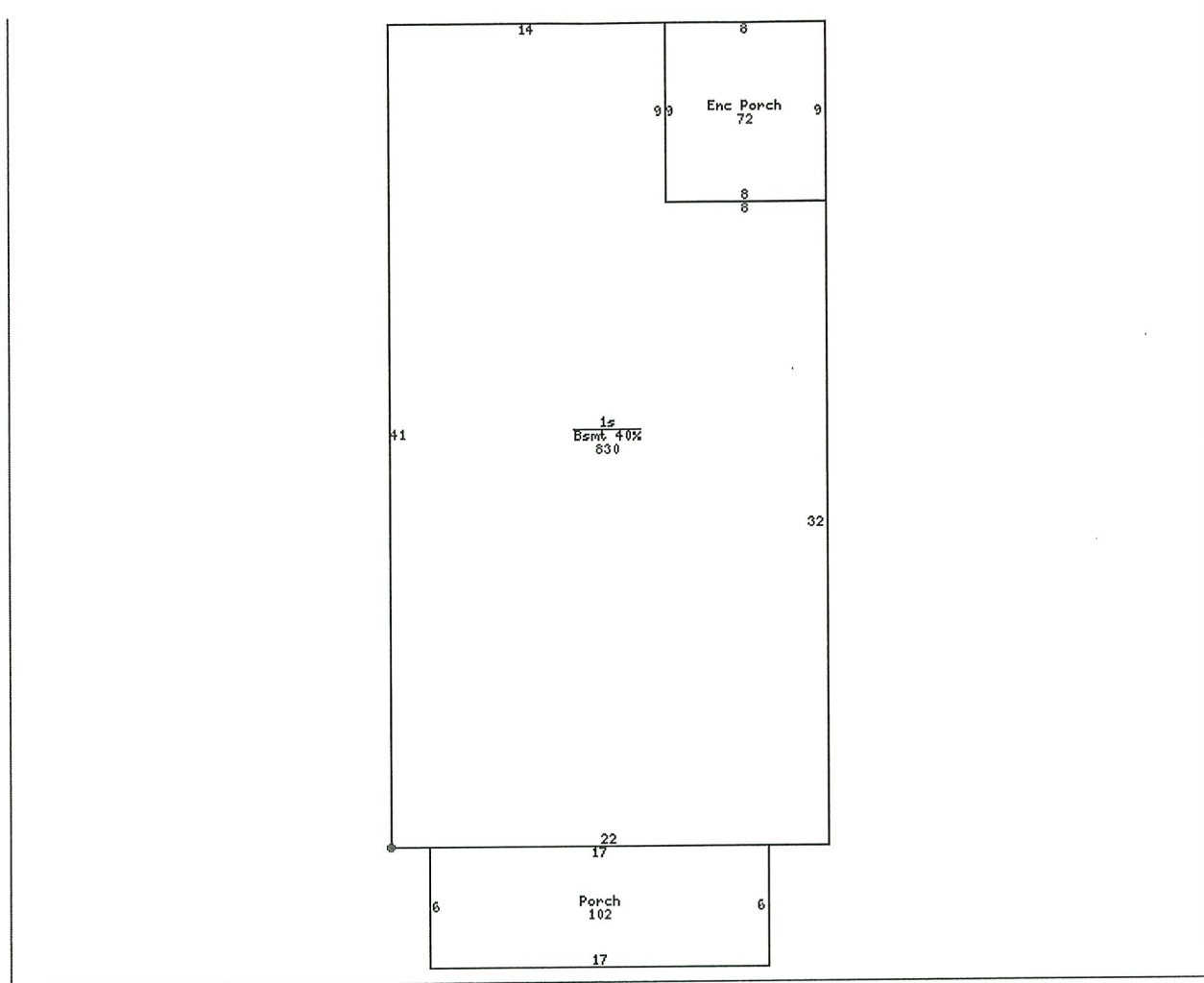
Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$6,500	\$23,700	\$30,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
2019 Homestead Credit	HYSLOPE, JAMES	Application #63101

Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
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	1914	Year Remodel	1982	Number Families	1
Grade	5+10	Condition	Poor	Total Square Foot Living Area	830
Main Living Area	830	Basement Area	332	Open Porch Area	102
Enclosed Porch Area	72	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$23,700	\$30,200
2017	<u>Assessment Roll</u>	Residential	Full	\$5,600	\$37,000	\$42,600
2015	<u>Assessment Roll</u>	Residential	Full	\$5,300	\$35,500	\$40,800
2013	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$35,200	\$40,400
2011	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$34,800	\$40,000
2009	<u>Assessment Roll</u>	Residential	Full	\$5,400	\$35,600	\$41,000
2007	<u>Assessment Roll</u>	Residential	Full	\$5,400	\$35,100	\$40,500
2005	<u>Assessment Roll</u>	Residential	Full	\$3,700	\$31,200	\$34,900
2003	<u>Assessment Roll</u>	Residential	Full	\$3,110	\$26,170	\$29,280
2001	<u>Assessment Roll</u>	Residential	Full	\$3,320	\$17,490	\$20,810
1999	Assessment Roll	Residential	Full	\$1,410	\$19,200	\$20,610
1995	Assessment Roll	Residential	Full	\$1,220	\$16,650	\$17,870
1993	Assessment Roll	Residential	Full	\$1,140	\$15,560	\$16,700
1993	Was Prior Year	Residential	Full	\$1,140	\$14,760	\$15,900
			Adj	\$1,140	\$6,390	\$7,530

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: August 2, 2019

DATE OF INSPECTION: June 26, 2019

CASE NUMBER: COD2019-03758

PROPERTY ADDRESS: 631 SE 27TH CT

LEGAL DESCRIPTION: LOTS 30 & 31 BLK 18 LARISON PLACE

JAMES HYSLOPE
Title Holder
631 SE 27TH CT
DES MOINES IA 50317-1230

JUDY HYSLOPE
Title Holder
631 SE 27TH CT
DES MOINES IA 50317-1230

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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 8/2/2019

MAILED BY: JDH

Areas that need attention: 631 SE 27TH CT

<u>Component:</u> Accessory Buildings <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Yard
<u>Component:</u> Electrical Service <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Main Structure Throughout
<u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In disrepair <u>Location:</u> Main Structure
<u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Main Structure Throughout
<u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Main Structure Throughout
<u>Component:</u> Windows/Window Frames <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure