**Roll Call Number**

**Agenda Item Number**
50 G

**Date** January 13, 2020

ABATEMENT OF PUBLIC NUISANCES AT 845 E 24th COURT

WHEREAS, the property located at 845 E 24th 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 Titleholder, Tim K. Wingert; Mortgage Holder, was notified by publication more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has 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 Lot 52 in Block 8 in YORK'S CHOICE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 845 E 24th 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

# Polk County Assessor

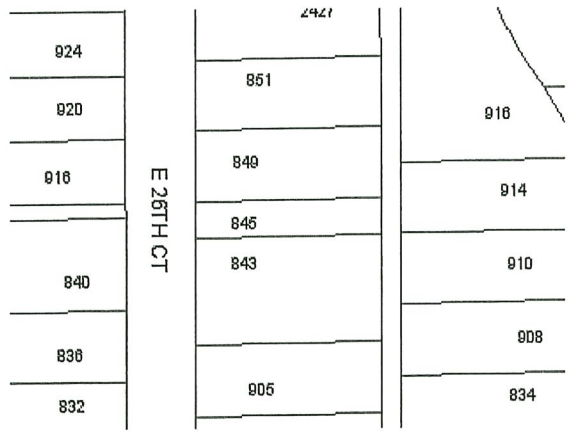
111 Court Avenue #195
Des Moines, IA 50309-0904
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

## Location

| | | | | | |
|---|---|---|---|---|---|
| **Address** | **845 E 24TH CT** | | | | |
| **City** | DES MOINES | **Zip** | 50317 | **Jurisdiction** | Des Moines |
| **District/Parcel** | **050/03707-000-000** | **Geoparcel** | 7824-01-127-004 | **Status** | Active |
| **School** | Des Moines | **Nbhd/Pocket** | DM16/Z | **Tax Authority Group** | DEM-C-DEM-77131 |
| **Submarket** | Northeast Des Moines | **Appraiser** | Joe Tursi 515-286-3151 | | |

## 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 2010-10-29 a**

Historical Photos

## Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|---|---|---|---|---|
| Title Holder | 1 | WINGERT, TIM K | 2017-05-08 | 16469/283 |

## Legal Description and Mailing Address

| | |
|---|---|
| LOT 52 BLK 8 YORKS CHOICE | TIM K WINGERT<br>845 E 24TH CT<br>DES MOINES, IA 50317-6540 |

## Current Values

| Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|
| 2019 Value | Residential | Full | $8,000 | $25,900 | $33,900 |

Assessment Roll Notice Market Adjusted Cost Report

## Auditor Adjustments to Value

| Category | Name | Information |
|---|---|---|
| 2019 Homestead Credit | WINGERT, TIM K | Application #289389 |

## 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)*

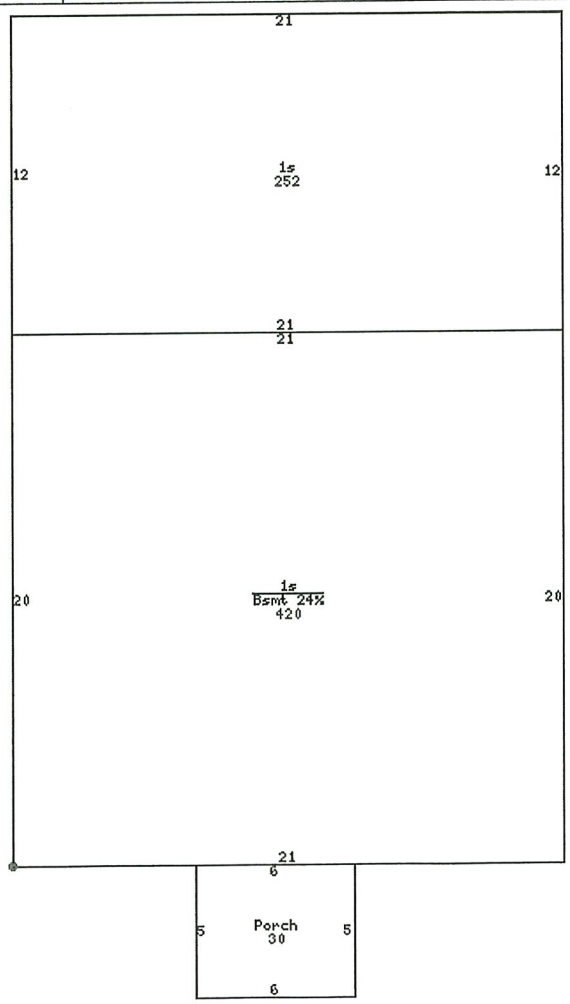
**Land**

| | | | | | |
|---|---|---|---|---|---|
| **Square Feet** | 3,275 | **Acres** | 0.075 | **Frontage** | 25.0 |
| **Depth** | 131.0 | **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** | 1895 | **Number Families** | 1 | **Grade** | 5-05 |
| **Condition** | Below Normal | **Total Square Foot Living Area** | 672 | **Main Living Area** | 672 |
| **Basement Area** | 101 | **Open Porch Area** | 30 | **Foundation** | Brick |
| **Exterior Wall Type** | Wood Siding | **Roof Type** | Gable | **Roof Material** | Asphalt Shingle |
| **Heating** | Floor Wall | **Air Conditioning** | 0 | **Number Bathrooms** | 1 |
| **Bedrooms** | 2 | **Rooms** | 4 | | |



**Recent Ownership Transfers**

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|---|---|---|---|---|
| CANOE CREEK LLC<br>Also Known As CONOE CREEK LLC<br>STEARNS BANK NA (Custodian) | WINGERT, TIM KELLEY | 2017-05-04 | 2017-05-08 | Quit Claim Deed Corporate | 16469/283 |
| MALONEY, MARY (Treasurer) | CONOE CREEK LLC<br>STEARMS BANK NA (Custodian) | 2017-03-29 | 2017-03-31 | Tax Sale Deed | 16423/373 |
| WINGERT, ERNESTINE<br>WINGERT, TIM KELLY (Executor) | WINGERT, TIM KELLY | 2012-07-19 | 2012-11-08 | Corrected Court Officer Deed | 14523/318 |
| WINGERT, TIM KELLY (Executor)<br>WINGERT, ERNESTINE<br>WINGERT, RICHARD R | WINGERT, ERNESTINE | 2012-07-19 | 2012-11-08 | Corrected Affidavit of Surviving Spouse | 14523/316 |
| WINGERT, TIM KELLY (Executor)<br>WINGERT, ERNESTINE | WINGERT, TIM KELLY | 2012-07-19 | 2012-10-25 | Court Officer Deed | 14502/625 |
| WINGERT, TIM KELLY (Executor)<br>WINGERT, ERNESTINE<br>WINGERT, RICHARD R | WINGERT, ERNESTINE | 2012-07-19 | 2012-10-25 | Affidavit of Surviving Spouse | 14502/623 |

**Permits - 1 Record**

| Year | Type | Permit Status | Application | Description |
|---|---|---|---|---|
| 1993 | Pickup | Complete | 1992-09-17 | garage removed |

**Historical Values**

| Yr | Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|---|
| 2019 | Assessment Roll | Residential | Full | $8,000 | $25,900 | $33,900 |
| 2017 | Assessment Roll | Residential | Full | $6,900 | $22,400 | $29,300 |
| 2015 | Assessment Roll | Residential | Full | $6,400 | $21,600 | $28,000 |
| 2013 | Assessment Roll | Residential | Full | $6,500 | $22,300 | $28,800 |
| 2011 | Assessment Roll | Residential | Full | $7,400 | $25,800 | $33,200 |
| 2009 | Assessment Roll | Residential | Full | $7,900 | $28,100 | $36,000 |
| 2007 | Assessment Roll | Residential | Full | $7,800 | $27,800 | $35,600 |
| 2005 | Assessment Roll | Residential | Full | $5,800 | $23,500 | $29,300 |
| 2003 | Assessment Roll | Residential | Full | $5,200 | $20,900 | $26,100 |
| 2001 | Assessment Roll | Residential | Full | $4,640 | $18,190 | $22,830 |
| 1999 | Assessment Roll | Residential | Full | $3,780 | $14,620 | $18,400 |
| 1997 | Assessment Roll | Residential | Full | $3,420 | $13,240 | $16,660 |
| 1995 | Assessment Roll | Residential | Full | $2,980 | $11,530 | $14,510 |
| 1993 | Assessment Roll | Residential | Full | $2,640 | $10,220 | $12,860 |
| 1990 | Board Action | Residential | Full | $2,640 | $8,660 | $11,300 |
| 1990 | Assessment Roll | Residential | Full | $2,640 | $9,660 | $12,300 |

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

CITY OF DES MOINES
COMMUNITY DEVELOPMENT

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

**DATE OF NOTICE: August 28, 2019** **DATE OF INSPECTION: August 07, 2019**

**CASE NUMBER:** COD2019-04840

**PROPERTY ADDRESS:** 845 E 24TH CT

**LEGAL DESCRIPTION:** LOT 52 BLK 8 YORKS CHOICE

TIM K WINGERT
Title Holder
845 E 24TH CT
DES MOINES IA 50317-6540

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 COMPONETS 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.

Brad Rissman

(515) 283-4754

Nid Inspector

DATE MAILED: 8/28/2019 MAILED BY: JDH

**Areas that need attention:** 845 E 24TH CT

| | | | |
|---|---|---|---|
| **Component:** | Mechanical System | **Defect:** | Deteriorated |
| **Requirement:** | Mechanical Permit | **Location:** | Main Structure Throughout |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Plumbing System | **Defect:** | Deteriorated |
| **Requirement:** | Plumbing Permit | **Location:** | Main Structure Throughout |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Electrical System | **Defect:** | Deteriorated |
| **Requirement:** | Electrical Permit | **Location:** | Main Structure Throughout |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Foundation | **Defect:** | Deteriorated |
| **Requirement:** | Building Permit | **Location:** | Main Structure |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Furnace | **Defect:** | Deteriorated |
| **Requirement:** | Mechanical Permit | **Location:** | Main Structure |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Interior Walls /Ceiling | **Defect:** | Deteriorated |
| **Requirement:** | Building Permit | **Location:** | Main Structure Throughout |
| **Comments:** | | | |

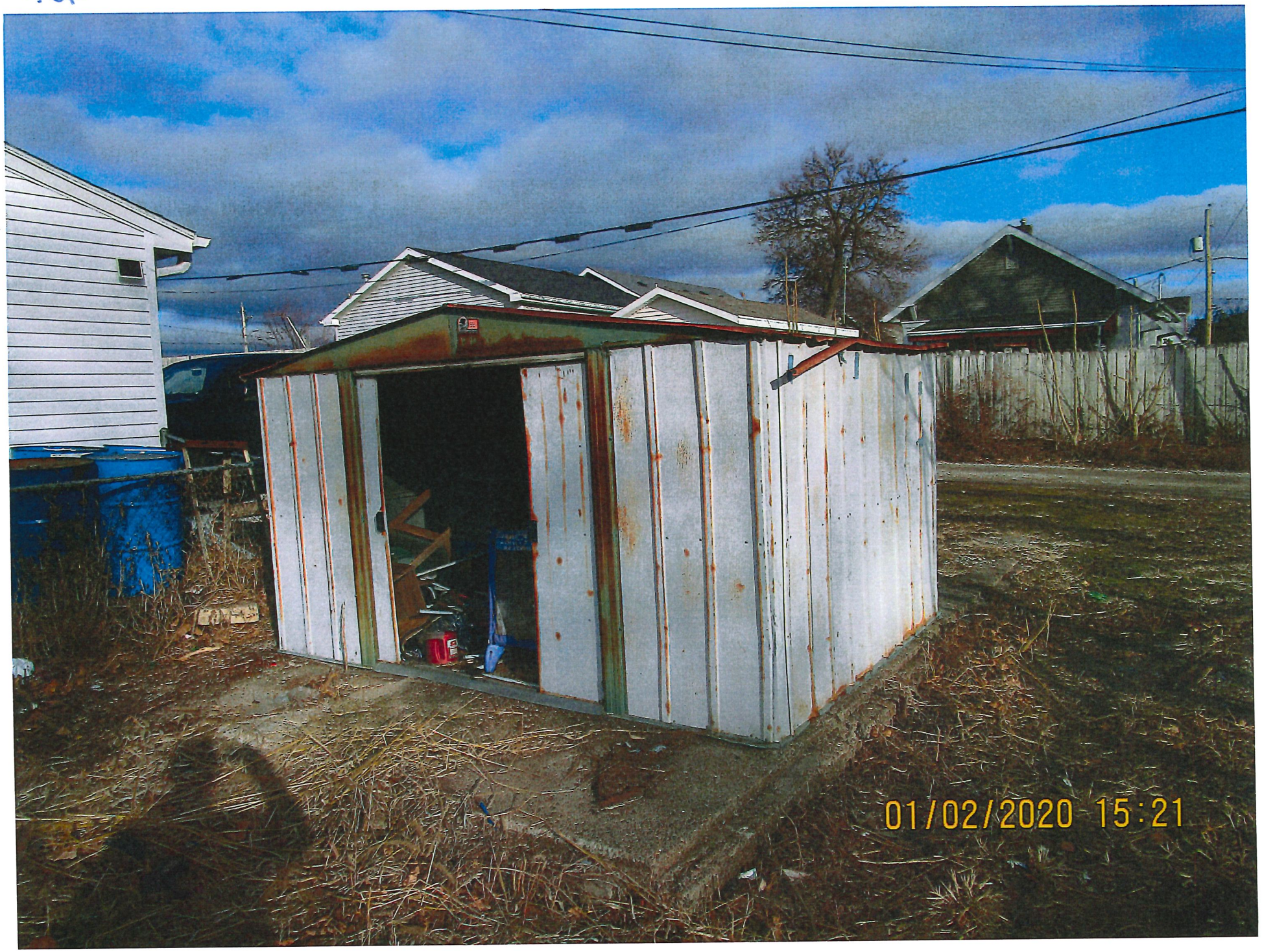
| | | | |
|---|---|---|---|
| **Component:** | Roof | **Defect:** | Deteriorated |
| **Requirement:** | Building Permit | **Location:** | Main Structure |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Exterior Walls | **Defect:** | Deteriorated |
| **Requirement:** | Building Permit | **Location:** | Main Structure |
| **Comments:** | | | |

| | | | |
|---|---|---|---|
| **Component:** | Accessory Buildings | **Defect:** | Deteriorated |
| **Requirement:** | Building Permit | | |
| | | **Location:** | Shed |
| **Comments:** | | | |

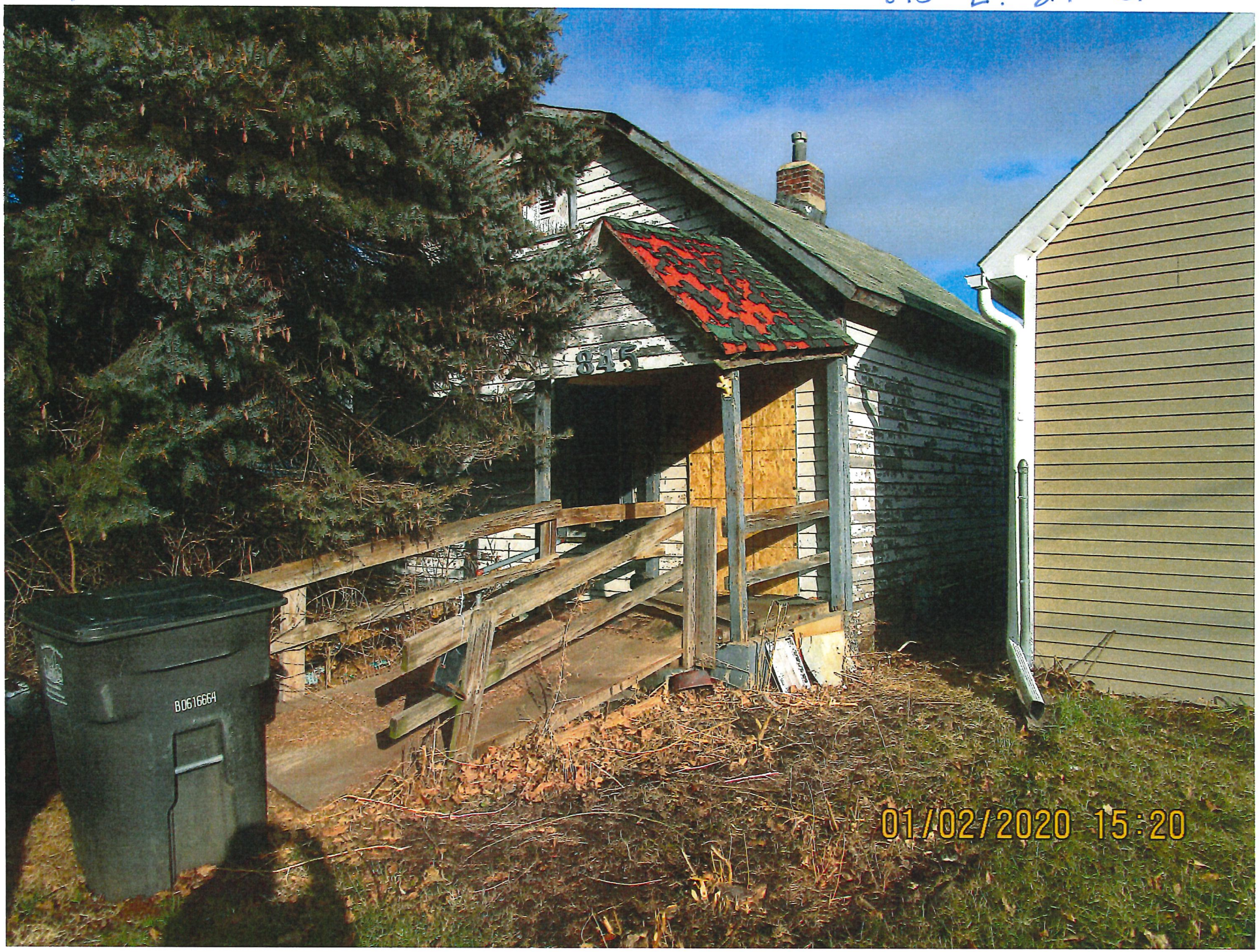
top

845 E. 24th ct



top

845 E. 24th ct

top

845 E. 24th ct