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Date April 20, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1431 8th STREET

WHEREAS, the property located at 1431 8th Street, 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 Titleholders, Sourinh Dolan and Richard J. Dolan, and Mortgage Holder, Ocwen Loan Servicing, LLC, were notified 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 Lot 9 in BUTTS SUBDIVISION of Block "C" of THOMPSON'S SUBDIVISION of Lot 45 of the Official Plat of Government Lot 3 in Southwest Quarter of Section 34, Township 79, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1431 8th 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

/s/ Megan Norberg
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	1431 8TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/00544-000-000	Geoparcels	7924-34-406-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM79/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

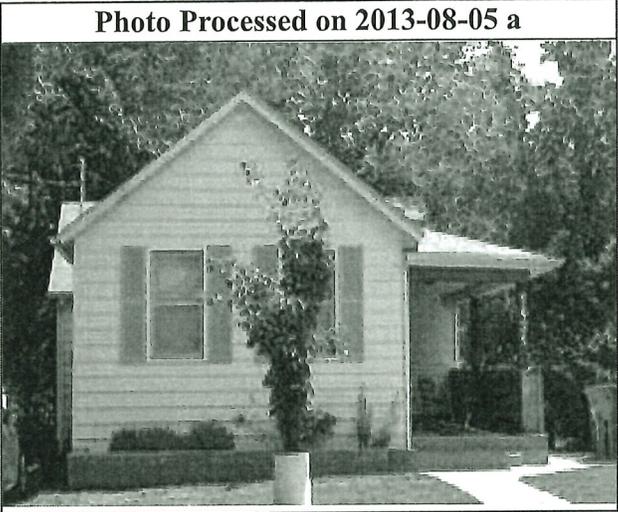
Map and Current Photos - 1 Record

Click on parcel to get a new listing

1448	8TH ST	1445	1436	15TH ST
1446		1443	1434	
1444		1439	1432	
1442		1431	1430	
1430		1427	1428	
1428		1421	1424	
1422		1419	1420	
1420				
1418				

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

Photo Processed on 2013-08-05 a



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DOLAN, SOURINH	2004-06-14	10588/903
Title Holder	2	DOLAN, RICHARD J	1992-11-20	6679/572

Legal Description and Mailing Address

LOT 9 BUTTS SUB DIV	SOURINH DOLAN 1431 8TH ST DES MOINES, IA 50314-2810
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$6,600	\$54,300	\$60,900

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	DOLAN, SOURINH	Application #23736

Zoning - 1 Record

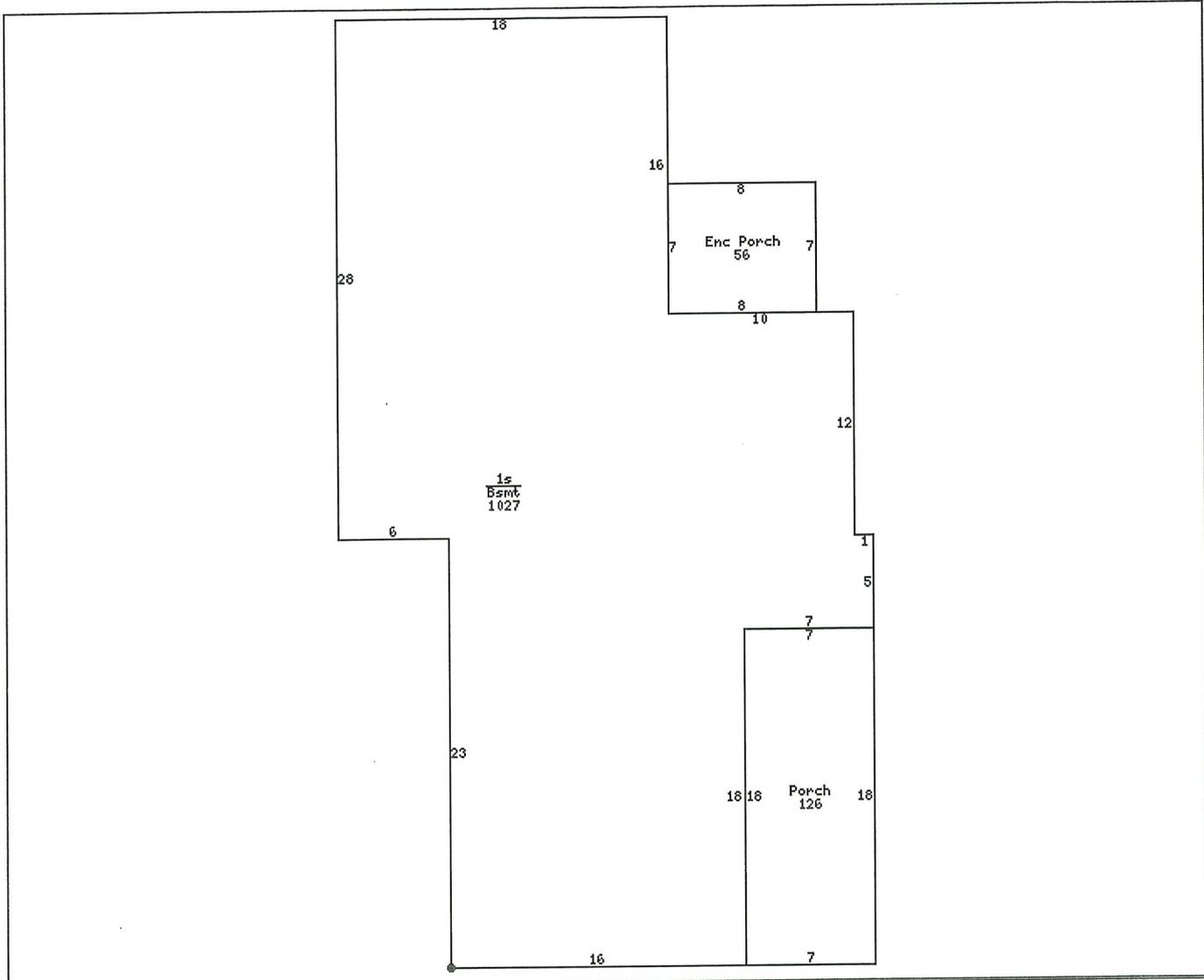
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Conditional ZoningDocket_no 14361*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)***Land**

Square Feet	7,332	Acres	0.168	Frontage	52.0
Depth	141.0	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	1884	Year Remodel	1983	Number Families	1
Grade	4-05	Condition	Above Normal	Total Square Foot Living Area	1027
Main Living Area	1027	Basement Area	1027	Open Porch Area	126
Enclosed Porch Area	56	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	2
Rooms	5				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Story Height	1
Grade	5	Year Built	1913	Condition	Poor

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
STATESMAN MORTGAGE COMPANY	DOLAN, SOURINH	<u>1992-11-17</u>	\$14,500	Deed	<u>6679/572</u>
UNKNOWN	HUGHES, HOLLIE	<u>1987-12-28</u>	\$14,500	Contract	<u>5809/415</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$54,300	\$60,900
2017	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$52,200	\$58,500
2015	<u>Assessment Roll</u>	Residential	Full	\$5,700	\$47,600	\$53,300
2013	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$44,800	\$50,300
2011	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$46,100	\$51,600

Yr	Type	Class	Kind	Land	Bldg	Total
2009	<u>Assessment Roll</u>	Residential	Full	\$5,700	\$45,600	\$51,300
2007	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$48,100	\$54,100
2005	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$36,400	\$42,500
2003	<u>Assessment Roll</u>	Residential	Full	\$5,630	\$33,120	\$38,750
2001	<u>Assessment Roll</u>	Residential	Full	\$4,930	\$26,220	\$31,150
1999	Assessment Roll	Residential	Full	\$4,370	\$21,470	\$25,840
1997	Assessment Roll	Residential	Full	\$3,580	\$17,570	\$21,150
1995	Assessment Roll	Residential	Full	\$3,220	\$15,780	\$19,000
1994	Assessment Roll	Residential	Full	\$2,790	\$16,210	\$19,000
1992	Assessment Roll	Residential	Full	\$2,790	\$16,210	\$19,000
			Adj	\$2,790	\$13,170	\$15,960
1990	Assessment Roll	Residential	Full	\$2,790	\$16,210	\$19,000
			Adj	\$2,790	\$11,660	\$14,450
1989	Assessment Roll	Residential	Full	\$2,790	\$16,210	\$19,000
			Adj	\$2,790	\$10,140	\$12,930

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**

250

DATE OF NOTICE: February 7, 2020

DATE OF INSPECTION: August 23, 2019

CASE NUMBER: COD2019-05220

PROPERTY ADDRESS: 1431 8TH ST

LEGAL DESCRIPTION: LOT 9 BUTTS SUB DIV

RICHARD J DOLAN
Title Holder
1431 8TH ST
DES MOINES IA 50314-2810

OCWEN LOAN SERVICING LLC
Mortgage Holder - IOWA SECRETARY OF STATE
321 E WALNUT ST
DES MOINES IA 50319

SOURINH DOLAN
Title Holder
1431 8TH ST
DES MOINES IA 50314-2810

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 2/7/2020

MAILED BY: BJR

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Areas that need attention: 1431 8TH ST

Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Repair or replace all damaged or missing. Permit required if changing opening size.		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Building Permit	Location:	Garage Throughout
Comments:	Replace all damaged. In compliance with international residential building code.		
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Garage Throughout
Comments:	Replace. In compliance with international residential building code.		
Component:	Shingles Flashing	Defect:	Holes or major defect
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Replace all damaged and missing.		
Component:	Soffit/Facia/Trim	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Replace all damaged and missing.		
Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Repair or replace all damaged or missing. Permit required if changing opening size.		
Component:	Trusses	Defect:	In disrepair
Requirement:	Building Permit	Location:	Garage Throughout
Comments:	Replace all damaged. In compliance with international residential building code.		
Component:	See Comments	Defect:	See Comments
Requirement:	Permit Required	Location:	Garage
Comments:	If you decide to tear down, permit is required.		

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1431 8th St



04/07/2020 08:43

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1431 8th St



04/07/2020 08:42