



Roll Call Number

Agenda Item Number

25D

Date April 20, 2020

ABATEMENT OF PUBLIC NUISANCES AT 1406 CARRIE AVENUE

WHEREAS, the property located at 1406 Carrie Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage 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, Wannette M. Gale, and Mortgage Holder, Bank of America, N.A., were notified more than thirty days ago to repair or demolish the main structure, garage 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, garage structure and accessory structure on the real estate legally described as Lot 70 in WAKONDA MANOR, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1406 Carrie Avenue, 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 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

Mayor

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	1406 CARRIE AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/06114-000-000	Geoparcels	7824-20-429-021	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM34/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaimes, ICA 515-286-3832		

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 2014-06-11 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GALE, WANNETTE M	2005-05-03	<u>11044/133</u>

Legal Description and Mailing Address

LOT 70 WAKONDA MANOR	WANNETTE M GALE 1406 CARRIE AVE DES MOINES, IA 50315-3335
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Assessment Roll <i>Partial Value</i>	Residential	Full	\$28,400	\$75,500	\$103,900
2019 Value	Residential	Full	\$28,400	\$95,100	\$123,500

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

Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	GALE, WANNETTE M	Application #167587

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

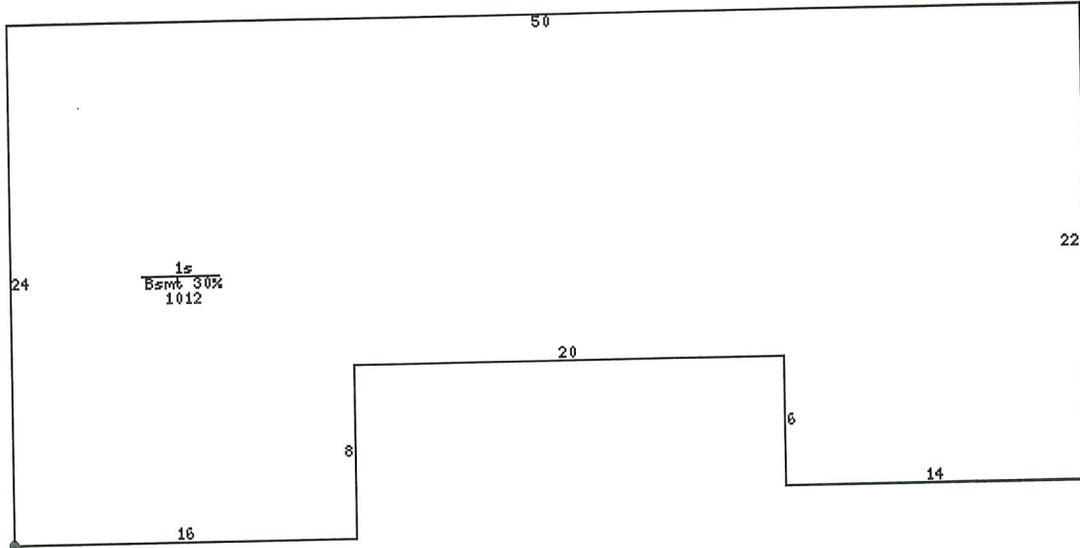
Land

Square Feet	9,108	Acres	0.209	Frontage	69.0
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	Ranch
Year Built	1951	Number Families	1	Grade	4+05
Condition	Below Normal	Total Square Foot Living Area	1012	Main Living Area	1012
Basement Area	304	Foundation	Concrete Block	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Wood Shingle	Number Fireplaces	1
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	5		



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	1954	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MCKAY, SCOTT R	GALE, WANNETTE M	<u>2005-04-20</u>	\$112,500	Deed	<u>11044/133</u>
MARKS, TOMMY	MCKAY, SCOTT R	<u>1999-05-04</u>	\$85,000	Deed	<u>8212/689</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Description
Current	Permit	Partial	2019-05-06	alterations/remodel

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$28,400	\$95,100	\$123,500
2017	<u>Assessment Roll</u>	Residential	Full	\$25,900	\$89,300	\$115,200

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$22,800	\$79,600	\$102,400
2013	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$74,100	\$94,700
2011	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$74,200	\$94,800
2009	<u>Assessment Roll</u>	Residential	Full	\$21,700	\$77,400	\$99,100
2007	<u>Assessment Roll</u>	Residential	Full	\$21,300	\$81,200	\$102,500
2005	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$76,200	\$95,100
2003	<u>Assessment Roll</u>	Residential	Full	\$16,990	\$69,150	\$86,140
2001	<u>Assessment Roll</u>	Residential	Full	\$15,640	\$60,490	\$76,130
1999	Assessment Roll	Residential	Full	\$12,330	\$57,270	\$69,600
1997	Assessment Roll	Residential	Full	\$11,720	\$54,440	\$66,160
1995	Assessment Roll	Residential	Full	\$10,860	\$50,460	\$61,320
1993	Assessment Roll	Residential	Full	\$9,530	\$44,260	\$53,790
1993	Was Prior Year	Residential	Full	\$9,530	\$37,860	\$47,390

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25D

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

DATE OF NOTICE: February 4, 2020

DATE OF INSPECTION: December 06, 2019

CASE NUMBER: COD2019-08059

PROPERTY ADDRESS: 1406 CARRIE AVE

LEGAL DESCRIPTION: LOT 70 WAKONDA MANOR

WANNETTE M GALE
Title Holder
1406 CARRIE AVE
DES MOINES IA 50315-3335

BANK OF AMERICA, NATIONAL ASSOCIATION
Mortgage Holder
CT CORP. SYSTEM.REG.AGENT
400 E COURT AVE
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.

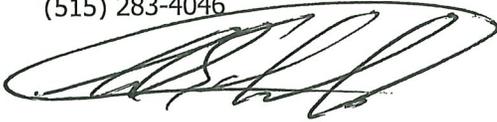
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 2/4/2020

MAILED BY: TSY

25D

Areas that need attention: 1406 CARRIE AVE

Component:	Electrical Lighting Fixtures	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Garage
Comments:	Damage to elec. service		

Component:	Exterior Doors/Jams	Defect:	Not Weather Tight
Requirement:	Building Permit	Location:	Garage
Comments:	Garage door does not shut completely, full of J&D		

Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Garage
Comments:	Damage to elec. service		

Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Garage
Comments:	Weather and water damage		

Component:	Roof	Defect:	In poor repair
Requirement:	Building Permit	Location:	Garage
Comments:	Weather and water damage		

Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Garage
Comments:	Weather and water damage		

Component:	Exterior Doors/Jams	Defect:	Missing
Requirement:	Building Permit	Location:	Shed
Comments:	No door present		

Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Building Permit	Location:	Shed
Comments:	Not wrapped or sided		

Component:	Floor Joists/Beams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Shed
Comments:	Weather and water damage		
Component:	Interior Walls /Ceiling	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Shed
Comments:	Weather and water damage		
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Shed
Comments:	Weather and water damage		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Shed
Comments:	Missing/weather and water damage		
Component:	Brick Chimney	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:	Have Chimney System inspected for proper safe working order and provide receipt from licensed vendor.		
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Compliance with National Electrical Code	Location:	Main Structure Throughout
Comments:	Have Electrical System inspected for proper safe working order and provide receipt of service from licensed electrical contractor.		
Component:	Exterior Doors/Jams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		

Component:	Foundation	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Compliance, Uniform Mechanics Code	Location:	Main Structure Throughout
Comments:	Have Mechanical System inspected for proper safe working order and provide receipt of service from licensed mechanical contractor.		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	Have Plumbing System inspected for proper safe working order and provide receipt of service from licensed plumbing contractor.		
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Shingles Flashing	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.		

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1406 Carrie Ave



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1406 Carrie Ave

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1406 Carrie Ave



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