



64B

Date June 22, 2020

ABATEMENT OF PUBLIC NUISANCE AT 731 E SHERIDAN AVENUE

WHEREAS, the property located at 731 E Sheridan Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Barbara Bettis-Conn, Marcia J. Bettis and Sheri L. Rowland, were notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as Lot 12 in Block 15 in GRAND VIEW, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 731 E Sheridan 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 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

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.

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	731 E SHERIDAN AVE				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/03213-000-000	Geoparcels	7924-26-451-008	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

708	718	720	728	732	800	802	806	814		
E SHERIDAN AVE										
707	709	711	723	725	731	733	801	803	807	809
708	712	718	720	724	728	730	744	748		

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

Photo Processed on 2019-01-15 a



Historical Photos

Ownership - 3 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BETTIS-CONN, BARBARA	2013-03-28	14715/775
Title Holder	2	BETTIS, MARCIA J	2013-03-28	14715/775
Title Holder	3	ROWLAND, SHERI L	2013-03-28	14715/775

Legal Description and Mailing Address

LOT 12 BLK 15 GRAND VIEW	BARBARA BETTIS-CONN 731 E SHERIDAN AVE DES MOINES, IA 50316-1701
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Current Values

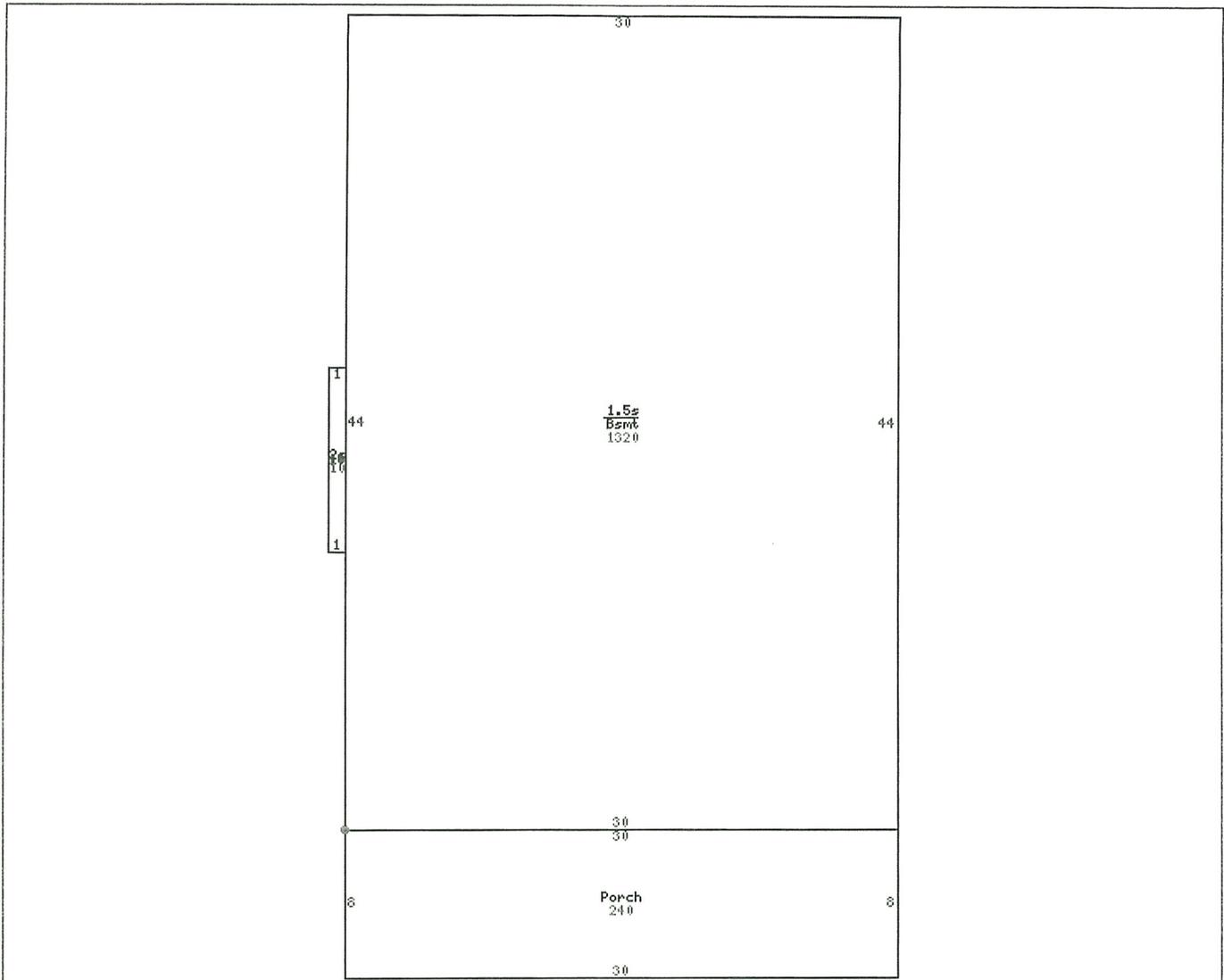
Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$19,000	\$11,000	\$30,000

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2019 Military Exemption		BETTIS, CLAUDE C		World War II Application #8767	
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
Conditional Zoning					
Docket_no 14361					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
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	1.5 Stories	Building Style	Conventional
Year Built	1922	Number Families	1	Grade	3-05
Condition	Very Poor	Total Square Foot Living Area	2224	Main Living Area	1330
Upper Living Area	894	Basement Area	1320	Open Porch Area	240
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	20	Story Height	1
Grade	5	Year Built	1922	Condition	Very Poor

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BETTIS, GEORGIA M	BETTIS-CONN, BARBARA	2013-03-14	2013-03-28	Court Officer Deed	<u>14715/775</u>
ROWLAND, SHERI L (Executor)	BETTIS, MARCIA J				
	ROWLAND, SHERI L				

Permits - 3 Records

Year	Type	Permit Status	Application	Description
2008	Pickup	Cancel	2006-11-06	review value/review property

Year	Type	Permit Status	Application	Description
2007	Pickup	Partial	2006-11-06	review value/review property
1990	Pickup	Complete	1989-08-17	garage - reval

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$11,000	\$30,000
2017	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$49,600	\$66,500
2015	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$44,700	\$59,900
2013	<u>Assessment Roll</u>	Residential	Full	\$13,300	\$39,400	\$52,700
2011	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$47,600	\$63,800
2009	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$59,400	\$79,100
2007	<u>Assessment Roll</u>	Residential	Full	\$18,600	\$56,000	\$74,600
2005	<u>Assessment Roll</u>	Residential	Full	\$15,300	\$90,200	\$105,500
2003	<u>Assessment Roll</u>	Residential	Full	\$13,950	\$82,500	\$96,450
2001	<u>Board Action</u>	Residential	Full	\$12,920	\$75,990	\$88,910
2001	<u>Assessment Roll</u>	Residential	Full	\$12,920	\$79,820	\$92,740
1999	Assessment Roll	Residential	Full	\$9,640	\$41,050	\$50,690
1997	Board Action	Residential	Full	\$8,650	\$36,850	\$45,500
1997	Assessment Roll	Residential	Full	\$8,650	\$47,930	\$56,580
1995	Assessment Roll	Residential	Full	\$7,670	\$42,510	\$50,180
1993	Assessment Roll	Residential	Full	\$6,500	\$36,050	\$42,550
1990	Assessment Roll	Residential	Full	\$6,500	\$34,300	\$40,800

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: January 9, 2020

DATE OF INSPECTION: December 23, 2019

CASE NUMBER: COD2018-04918

PROPERTY ADDRESS: 731 E SHERIDAN AVE

LEGAL DESCRIPTION: LOT 12 BLK 15 GRAND VIEW

BARBARA BETTIS-CONN
Title Holder
731 E SHERIDAN AVE
DES MOINES IA 50316-1701

MARCIA J BETTIS
Title Holder
DECEASED

SHERI L ROWLAND
Title Holder
1616 HULL AVE
DES MOINES IA 50313

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 1/9/2020

MAILED BY: JDH

Areas that need attention: 731 E SHERIDAN AVE

<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Furnace and water heater installed without permit. Need licensed contractor to pull permit, verify that mechanical systems are up to date.</p>	<p>Defect: See Comments Location: Main Structure Throughout</p>
<p>Component: Electrical Receptacles Requirement: Compliance, International Property Maintenance Code Comments: Outlets and switches need covers</p>	<p>Defect: Exposed Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Compliance, International Property Maintenance Code Comments: Front door doesn't open properly for means of egress.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: Chipped/peeling paint. Scrape and paint to match.</p>	<p>Defect: Absence of paint Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Walls and ceilings unfinished and some areas are only studs.</p>	<p>Defect: Inadequate wall covering Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Plumbing Permit Comments: Pipes in bathroom area cut and not connected. Licensed contractor to inspect and correct any issues and brought up to date per code.</p>	<p>Defect: Holes or major defect Location: Main Structure Throughout</p>
<p>Component: Windows/Window Frames Requirement: Compliance, International Property Maintenance Code Comments: Windows with chipped/peeling paint. Scrape and paint to match.</p>	<p>Defect: Absence of paint Location: Main Structure Throughout</p>
<p>Component: Foundation Requirement: Engineering Report Comments: Hole in basement floor allowing water/soil in to the structure. Need engineers report on foundation to verify safety of structure.</p>	<p>Defect: Holes or major defect Location: Main Structure Throughout</p>

<u>Component:</u>	Flooring	<u>Defect:</u>	Not installed as required
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Majority of floors in structure unfinished.		
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Chipped/peeling paint. Scrape and paint to match.		
<u>Component:</u>	Tub/Shower Walls	<u>Defect:</u>	Not installed as required
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	No sink/tub/shower installed in bathroom.		
<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Accessory Building Throughou
<u>Comments:</u>	The garage or shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.		
<u>Component:</u>	Foundation	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Porch
<u>Comments:</u>	Repair foundation under porch		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Inadequate
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	Missing Siding		
<u>Component:</u>	Electrical System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair		
<u>Component:</u>	Foundation	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Unknown
<u>Comments:</u>	Repair or replace		

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731 E. Sheridan Ave



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731 E. Sheridan Ave



06/10/2020 13:19