



64 D

Date June 22, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1507 DES MOINES STREET

WHEREAS, the property located at 1507 Des Moines Street, 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 Titleholder, B & M PROPERTIES, LLC, was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 The West 16 2/3 feet of Lot 26 and the East 1/3 of Lot 27 in Block 46 in STEWART'S ADDITION TO THE CITY OF DES MOINES an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1507 Des Moines 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 structure.

Moved by _____ to adopt.

FORM APPROVED:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, TOTAL, and MOTION CARRIED.

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



**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: October 14, 2019

CASE NUMBER: COD2019-06632

PROPERTY ADDRESS: 1507 DES MOINES ST

LEGAL DESCRIPTION: W 16-2/3 F LOT 26 & E 1/3 LOT 27 BLK 46 STEWARTS ADDITION

B&M PROPERTIES LLC
Title Holder
WILLIAM MOYER, REG. AGENT
106 SW 36TH LN
ANKENY IA 50023

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: 1507 DES MOINES ST

Component: Electrical System Requirement: Electrical Permit Comments: repair or replace	Defect: Fire damaged Location: Main Structure Throughout
Component: Exterior Walls Requirement: Building Permit Comments: Repair/ replace any fire damaged material. Any structural repairs require a permit	Defect: Fire damaged Location: Main Structure Throughout
Component: Interior Walls /Ceiling Requirement: Building Permit Comments: Repair/ replace any fire damaged material. Any structural repairs require a permit	Defect: Fire damaged Location: Main Structure Throughout
Component: Mechanical System Requirement: Mechanical Permit Comments: Repair/ replace any fire damaged equipment. Any repairs require a permit	Defect: Fire damaged Location: Main Structure Throughout
Component: Plumbing System Requirement: Plumbing Permit Comments: Repair/ replace any fire damaged pipes. Any repairs require a permit	Defect: Fire damaged Location: Main Structure Throughout
Component: Windows/Window Frames Requirement: Building Permit Comments: Repair/ replace any fire damaged windows. Any structural repairs require a permit	Defect: Fire damaged Location: Main Structure Throughout

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	1507 DES MOINES ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05198-000-000	Geoparcel	7824-02-152-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	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

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

Photo Processed on 2012-06-10 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	B&M PROPERTIES LLC	2020-01-07	17657/630

Legal Description and Mailing Address

W 16-2/3 F LOT 26 & E 1/3 LOT 27 BLK 46 STEWARTS ADDITION	BILL MOYER B&M PROPERTIES LLC 801 SE 14TH ST DES MOINES, IA 50317
---	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$6,000	\$29,400	\$35,400

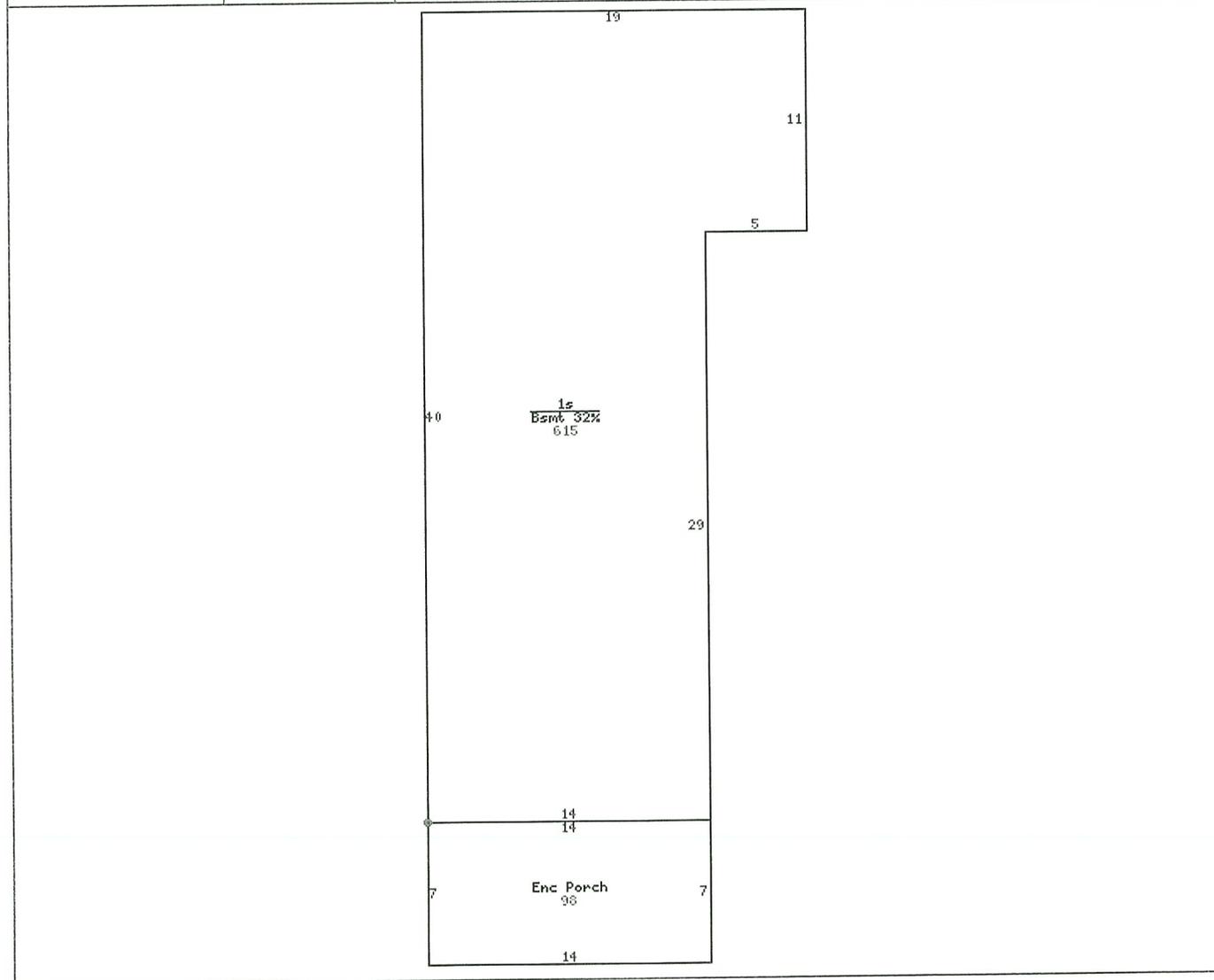
Market Adjusted Cost Report

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	5,055	Acres	0.116	Frontage	33.0
Depth	150.0	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	1890	Number Families	1	Grade	5+00
Condition	Normal	Total Square Foot Living Area	615	Main Living Area	615
Basement Area	197	Enclosed Porch Area	98	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BANK IOWA CORPORATION	MOYER, CARL D	<u>2012-03-09</u>	\$840,000	Deed	<u>14198/680</u> Multiple Parcels
BANK IOWA CORPORATION	MOYER, CARL D	<u>2010-10-20</u>	\$840,000	Contract	<u>14071/5</u> Multiple Parcels
COLLINS, JOANNE	IMPERIAL PROPERTIES, INC.	<u>2007-06-18</u>	\$25,000	Deed	<u>12272/548</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
IMPERIAL PROPERTIES INC	B&M PROPERTIES LLC MOYER, BILL	2020-01-03	2020-01-07	Quit Claim Deed	<u>17657/630</u>
MOYER, CARL D MOYER, PENNY	IMPERIAL PROPERTIES, INC	2012-10-15	2012-10-22	Quit Claim Deed	<u>14495/127</u>
BANK IOWA	MOYER, CARL D	2012-03-09	2012-03-16	Contract	<u>14198/694</u>
BANK IOWA CORPORATION	MOYER, CARL D MOYER, PENNY	2012-03-09	2012-03-16	Warranty Deed Corporate	<u>14198/680</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$29,400	\$35,400
2018	<u>Board Action</u>	Residential	Full	\$5,000	\$22,300	\$27,300
2017	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$22,300	\$27,300
2015	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$20,700	\$25,300
2013	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$20,000	\$24,600
2011	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$23,500	\$28,700
2009	<u>Assessment Roll</u>	Residential	Full	\$5,400	\$24,200	\$29,600
2007	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$24,500	\$30,000
2005	<u>Assessment Roll</u>	Residential	Full	\$5,100	\$11,900	\$17,000
2003	<u>Assessment Roll</u>	Residential	Full	\$4,510	\$10,560	\$15,070
2001	<u>Assessment Roll</u>	Residential	Full	\$4,550	\$8,470	\$13,020
1999	Assessment Roll	Residential	Full	\$4,300	\$11,970	\$16,270
1997	Assessment Roll	Residential	Full	\$3,710	\$10,320	\$14,030
1995	Assessment Roll	Residential	Full	\$3,370	\$9,370	\$12,740
1993	Assessment Roll	Residential	Full	\$2,970	\$8,260	\$11,230

Yr	Type	Class	Kind	Land	Bldg	Total
1989	Assessment Roll	Residential	Full	\$2,970	\$6,930	\$9,900

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

top

1507 Des Moines St



06/10/2020 13:10

top

1507 Des Moines St



1507

06/10/2020 13:11