



Date June 22, 2020

ABATEMENT OF PUBLIC NUISANCES AT 3605 FOREST AVENUE

WHEREAS, the property located at 3605 Forest Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure, summer house, gazebo, shed and play house in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., was notified more than thirty days ago to repair or demolish the main structure, garage structure, summer house, gazebo, shed and play house 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, garage structure, summer house, gazebo, shed and play house on the real estate legally described as The West 40 feet of Lot 7, Lot 10 (except 10 feet of the South 31 feet) all of Lots 8, 9, 11 and 12, vacated Lot B (except the south 42 feet of Lot B, measured on the west line) and the West 1/2 of the vacated Lot A lying west of and adjoining Lots 15 and 16, and lying west of the south 5 feet of Lot 14 all in VAN SLYKE'S OAKDALE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, EXCEPT the parcels of property described in Exhibit "A" attached hereto and locally known as 3605 Forest 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          |      |      |      |        |

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

EXHIBIT A

PARCEL "A"

A portion of Lot 12, Vanslyke's-Oakdale, an Official Plat, Des Moines, Polk County, Iowa is described as follows: Beginning at the Northern most corner of said Lot 12; Thence S41°-30'E along the Northeasterly line of said Lot 12, 71.1 feet; Thence S45°-22'-15"W, 21.37 feet; Thence N48°-24'-15"W, 38.78 feet to a point that is 25.0 feet Southwesterly measured perpendicular from the Northeasterly line of said Lot 12; Thence N32°-54'-30"W, 23.2 feet to a point on the Northwesterly line of said Lot 12; Thence N22°-50'-30"E along the Northwesterly line of said Lot 12, 25.0 feet to the Point of Beginning.

Said tract of land being subject to and together with any and all easements of record.

Said tract of land contains 1578 Square Feet more or less.

PARCEL "B"

A portion of Lots "A", "B", and 12, Vanslyke's-Oakdale, an Official Plat, Des Moines, Polk County, Iowa is described as follows: Commencing at the Northern most corner of said Lot 12; Thence S41°-30'E along the Northwesterly line of said Lot 12, 71.1 feet to the Point of beginning; Thence N47°-37'-45"E, 10.0 feet; Thence S41°-30'E, parallel with and 10.0 feet Northwesterly from the Southwesterly line of said Lot "A", 55.6 feet; Thence S46°-14'W, 29.0 feet; Thence N42°-37'-45"W, 65.5 feet; Thence N45°-22'-15"E, 20.3 feet to the Point of Beginning.

Said tract of land being subject to and together with any and all easements of record.

Said tract of land contains 1946 Square Feet more or less.



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

**DATE OF NOTICE:** February 11, 2020

**DATE OF INSPECTION:** September 04, 2019

**CASE NUMBER:** COD2019-05426

**PROPERTY ADDRESS:** 3605 FOREST AVE

**LEGAL DESCRIPTION:** W 40F LT 7 & ALL LTS 8, 9 & 11 & -EX E10F- LT 10 & SW 1/2 LT A LYG SW LT 16 & -EX S42F MEAS ON W LN LT B & BEG NLY COR LT 12 THN SE71.1F NE 10F SE 65.6F SW 29F NW 65.5F

DEUTSCHE BANK NATIONAL TRUST COMPANY  
Title Holder - AMERIQUEST MORTGAGE SECURITIES  
1716 SAINT ANDREW PL  
SANTA ANA CA 92705

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: 2/11/2020

MAILED BY: BJR

**Areas that need attention:** 3605 FOREST AVE

|                     |  |                  |                           |
|---------------------|--|------------------|---------------------------|
| <b>Component:</b>   | Plumbing System  | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Plumbing Permit  | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Repair or replace. In compliance with international residential building code. |                  |                           |

|                     |                                   |                  |                           |
|---------------------|-----------------------------------|------------------|---------------------------|
| <b>Component:</b>   | Foundation                        | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit                   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Foundation Needs Engineers Report |                  |                           |

|                     |   |                  |                   |
|---------------------|---|------------------|-------------------|
| <b>Component:</b>   | Accessory Buildings   | <b>Defect:</b>   | Deteriorated      |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Garage Throughout |
| <b>Comments:</b>    | Garage - Repair or replace. In compliance with international residential building code. |                  |                   |

|                     |   |                  |                   |
|---------------------|---|------------------|-------------------|
| <b>Component:</b>   | Electrical System   | <b>Defect:</b>   | Deteriorated      |
| <b>Requirement:</b> | Electrical Permit   | <b>Location:</b> | Garage Throughout |
| <b>Comments:</b>    | Garage - Repair or replace. In compliance with international residential building code. |                  |                   |

|                     |   |                  |                              |
|---------------------|---|------------------|------------------------------|
| <b>Component:</b>   | Accessory Buildings   | <b>Defect:</b>   | Deteriorated                 |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Accessory Building Throughou |
| <b>Comments:</b>    | Summer House - Repair or replace. In compliance with international residential building code. |                  |                              |

|                     |                   |                  |                               |
|---------------------|-------------------|------------------|-------------------------------|
| <b>Component:</b>   | Electrical System | <b>Defect:</b>   | Deteriorated                  |
| <b>Requirement:</b> | Electrical Permit | <b>Location:</b> | Accessory Building Throughout |
| <b>Comments:</b>    | Summer House      |                  |                               |

|                     |   |                  |                               |
|---------------------|---|------------------|-------------------------------|
| <b>Component:</b>   | Accessory Buildings   | <b>Defect:</b>   | Deteriorated                  |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Accessory Building Throughout |
| <b>Comments:</b>    | Gazebo - Repair or replace. In compliance with international residential building code. |                  |                               |

|                     |   |                  |                               |
|---------------------|---|------------------|-------------------------------|
| <b>Component:</b>   | Electrical System   | <b>Defect:</b>   | Deteriorated                  |
| <b>Requirement:</b> | Electrical Permit   | <b>Location:</b> | Accessory Building Throughout |
| <b>Comments:</b>    | Gazebo - Repair or replace. In compliance with international residential building code. |                  |                               |

**Component:** Accessory Buildings **Defect:** Deteriorated  
**Requirement:** Building Permit **Location:** Accessory Building Throughout  
**Comments:** Shed - Repair or replace. In compliance with international residential building code.

**Component:** Accessory Buildings **Defect:** Deteriorated  
**Requirement:** Building Permit **Location:** Accessory Building Throughout  
**Comments:** Play House - Repair or replace. In compliance with international residential building code.

**Component:** Electrical System **Defect:** In disrepair  
**Requirement:** Electrical Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Exterior Doors/Jams **Defect:** Cracked/Broken  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged doors and/or jams. In compliance with international residential building code.

**Component:** Exterior Stairs **Defect:** Deteriorated  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Exterior Walls **Defect:** Deteriorated  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace any damaged exterior walls. In compliance with international residential building code.

**Component:** Flooring **Defect:** In disrepair  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged areas. In compliance with international residential building code.

**Component:** Hand Rails **Defect:** Missing  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing. In compliance with international residential building code.

**Component:** Interior Walls /Ceiling **Defect:** In disrepair  
**Requirement:** Building Permit **Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged walls or ceilings. In compliance with international residential building code.

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Retaining Wall  
**Requirement:** Building Permit  
**Defect:** In disrepair  
**Location:** Main Structure  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Shingles Flashing  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing. In compliance with international residential building code.

**Component:** Soffit/Facia/Trim  
**Requirement:** Building Permit  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged items. In compliance with international residential building code.

**Component:** Smoke Detectors  
**Requirement:** Complaine with Int Residential Code  
**Defect:** Missing  
**Location:** Main Structure Throughout  
**Comments:** Missing, must add per residential code.

**Component:** Stairs/Stoop  
**Requirement:** Building Permit  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace. In compliance with international residential building code.

**Component:** Windows/Window Frames  
**Requirement:** Building Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged windows and/or frames. In compliance with international residential building code.

# 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               |                      |                    |                        |                            |                 |
|------------------------|----------------------|--------------------|------------------------|----------------------------|-----------------|
| <b>Address</b>         | 3605 FOREST AVE      |                    |                        |                            |                 |
| <b>City</b>            | DES MOINES           | <b>Zip</b>         | 50311                  | <b>Jurisdiction</b>        | Des Moines      |
| <b>District/Parcel</b> | 100/12405-006-000    | <b>Geoparcels</b>  | 7924-32-404-023        | <b>Status</b>              | Active          |
| <b>School</b>          | Des Moines           | <b>Nbhd/Pocket</b> | DM58/Z                 | <b>Tax Authority Group</b> | DEM-C-DEM-77131 |
| <b>Submarket</b>       | Northwest Des Moines | <b>Appraiser</b>   | 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 2012-04-04 a**

### Historical Photos

### Ownership - 2 Records

| Ownership    | Num | Name  | Recorded   | Book/Page                 |
|--------------|-----|---|------------|---------------------------|
| Title Holder | 1   | AMERIQUEST MORTGAGE SECURITIES INC SERIES 2006-R1 | 2019-11-27 | <a href="#">17606/105</a> |
| Title Holder | 2   | DEUTSCHE BANK NATIONAL TRUST COMPANY (TRUSTEE)    | 2019-11-27 | <a href="#">17606/105</a> |

### Legal Description and Mailing Address

|   |   |
|---|---|
| W 40F LT 7 & ALL LTS 8, 9 & 11 & -EX E10F- LT 10 & SW 1/2 LT A LYG SW LT 16 & -EX S42F MEAS ON W LN LT B & BEG NLY COR LT 12 THN SE71.1F NE 10F SE 65.6F SW 29F NW 65.5F SW1.07F NW61.98F TO N LN NE25F TO POB- LTS 12 & B VAN SLYKES OAKDALE | PHH MORTGAGE CORP<br>MORTGAGE WAY<br>MOUNT LAUREL, NJ 08054 |
|---|---|

### Current Values

| Type                 | Class       | Kind | Land     | Bldg      | Total     |
|----------------------|-------------|------|----------|-----------|-----------|
| 2020 Assessment Roll | Residential | Full | \$58,600 | \$110,800 | \$169,400 |

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

| Type  | Class  | Kind                          | Land            | Bldg                        | Total        |
|---|--|-------------------------------|-----------------|-----------------------------|--------------|
| 2019 Value  | Residential                                  | Full                          | \$64,400        | \$221,600                   | \$286,000    |
| <u>Assessment Roll Notice Market Adjusted Cost Report</u>   |  |                               |                 |                             |              |
| <b>Auditor Adjustments to Value</b>   |  |                               |                 |                             |              |
| Category  | Name   | Information                   |                 |                             |              |
| 2019 Homestead Credit   | MAYO, CYNTHIA R                              | Application #33761            |                 |                             |              |
| <b>Zoning - 1 Record</b>  |  |                               |                 |                             |              |
| Zoning  | Description                                  | SF                            | Assessor Zoning |                             |              |
| R1-60   | One Family, Low Density Residential District |                               | Residential     |                             |              |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> |  |                               |                 |                             |              |
| <b>Land</b>   |  |                               |                 |                             |              |
| Square Feet   | 36,550                                       | Acres                         | 0.839           | Frontage                    | 143.0        |
| Topography  | Normal                                       | Shape                         | Irregular       | Vacancy                     | No           |
| Unbuildable   | No   |                               |                 |                             |              |
| <b>Residences - 1 Record</b>  |  |                               |                 |                             |              |
| <b>Residence #1</b>   |  |                               |                 |                             |              |
| Occupancy   | Single Family                                | Residence Type                | 1 Story         | Building Style              | Ranch        |
| Year Built  | 1948   | Number Families               | 1               | Grade                       | 4+05         |
| Condition   | Poor   | Total Square Foot Living Area | 3160            | Main Living Area            | 3160         |
| Basement Area   | 1600   | Finished Basement Area 1      | 400             | Finished Basement Quality 1 | Low          |
| Total Basement Finish   | 400  | Open Porch Area               | 14              | Patio Area                  | 400          |
| Veneer Area   | 384  | Foundation                    | Concrete Block  | Exterior Wall Type          | Metal Siding |
| Roof Type   | Gable  | Roof Material                 | Asphalt Shingle | Number Fireplaces           | 1            |
| Heating   | Gas Forced Air                               | Air Conditioning              | 50              | Number Bathrooms            | 3            |
| Number Toilet Rooms   | 1  | Bedrooms                      | 4               | Rooms                       | 8            |



|                |          |                   |      |                  |      |
|----------------|----------|-------------------|------|------------------|------|
| <b>Grade</b>   | 4        | <b>Year Built</b> | 1970 | <b>Condition</b> | Poor |
| <b>Comment</b> | AGE EST. |                   |      |                  |      |

## Recent Ownership Transfers

| Grantor   | Grantee   | Instrument Date | Recording Date | Instrument Type    | Book/Pg          |
|---|---|-----------------|----------------|--------------------|------------------|
| SCHNEIDER,<br>KEVIN J<br>(Sheriff)<br>_____<br>MAYO,<br>STEVEN<br>(Defendant)<br>_____<br>MAYO,<br>CYNTHIA R<br>(Defendant)                           | AMERIQUEST<br>MORTGAGE<br>SECURITIES<br>INC SERIES<br>2006-R1<br>_____<br>DEUTSCHE<br>BANK<br>NATIONAL<br>TRUST<br>COMPANY<br>(Trustee) | 2019-11-05      | 2019-11-<br>27 | Sheriffs<br>Deed   | <u>17606/105</u> |
| MAYO,<br>STEVEN<br>MICHAEL<br>(Respondent)<br>_____<br>MAYO,<br>CYNTHIA<br>ROSE<br>(Petitioner)<br>_____<br>SHEELEY,<br>ANNE M<br>(Clerk of<br>Court) | MAYO,<br>CYNTHIA R  | 2018-03-01      | 2018-03-<br>05 | Change of<br>Title | <u>16836/480</u> |

## Permits - 1 Record

| Year    | Type   | Permit Status | Application | Description                  |
|---------|--------|---------------|-------------|------------------------------|
| Current | Pickup | To Work       | 2020-01-07  | review value/check condition |

## Historical Values

| Yr   | Type                   | Class       | Kind | Land     | Bldg      | Total     |
|------|------------------------|-------------|------|----------|-----------|-----------|
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$64,400 | \$221,600 | \$286,000 |
| 2017 | <u>Assessment Roll</u> | Residential | Full | \$57,300 | \$203,500 | \$260,800 |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$45,600 | \$181,200 | \$226,800 |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$40,600 | \$166,500 | \$207,100 |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$40,600 | \$168,700 | \$209,300 |
| 2009 | <u>Board Action</u>    | Residential | Full | \$45,000 | \$188,200 | \$233,200 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$45,000 | \$188,200 | \$233,200 |
| 2007 | <u>Board Action</u>    | Residential | Full | \$43,100 | \$180,000 | \$223,100 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$43,100 | \$237,700 | \$280,800 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | \$40,100 | \$191,000 | \$231,100 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | \$36,000 | \$171,500 | \$207,500 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | \$32,780 | \$151,330 | \$184,110 |
| 1999 | Assessment Roll        | Residential | Full | \$46,150 | \$123,790 | \$169,940 |
| 1997 | Assessment Roll        | Residential | Full | \$41,990 | \$112,640 | \$154,630 |

| <b>Yr</b> | <b>Type</b>     | <b>Class</b> | <b>Kind</b> | <b>Land</b> | <b>Bldg</b> | <b>Total</b> |
|-----------|-----------------|--------------|-------------|-------------|-------------|--------------|
| 1995      | Assessment Roll | Residential  | Full        | \$38,960    | \$99,820    | \$138,780    |
| 1993      | Assessment Roll | Residential  | Full        | \$33,790    | \$94,170    | \$127,960    |
| 1990      | Assessment Roll | Residential  | Full        | \$30,470    | \$97,490    | \$127,960    |

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3605 Forest Ave



06/11/2020 10:07

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3605 Forest Ave



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3605 Forest Ave



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3605 Forest Ave



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