



Date July 13, 2020

ABATEMENT OF PUBLIC NUISANCES AT 4200 SE 17th STREET

WHEREAS, the property located at 4200 SE 17th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Kathy Farnum, was notified more than thirty days ago to repair or demolish the main structure and garage structure 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 and garage structure on the real estate legally described as The South 58 feet (except the West 100 feet) of Lot 23 in GRANDSHIRE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4200 SE 17th Street, 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(s) 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

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

top

4200 SE 17th St

2

06/29/2020 09:56

492



top

4200 SE 17th St

06/29/2020 09:55

492



top

4200 SE 17th St

2



06/29/2020 09:59

492



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

49C

DATE OF NOTICE: February 6, 2020

DATE OF INSPECTION: January 24, 2020

CASE NUMBER: COD2020-00519

PROPERTY ADDRESS: 4200 SE 17TH ST

LEGAL DESCRIPTION: -EX W 100 F- S 58 F LT 23 GRANDSHIRE

KATHY FARNUM
Title Holder
4220 SE 17TH ST
DES MOINES IA 50320-1528

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.

49C

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.

Matt Stock

(515) 283-4046



Nid Inspector

DATE MAILED: 2/6/2020

MAILED BY: TSY

Areas that need attention: 4200 SE 17TH ST

<p>Component: Accessory Buildings Requirement: Unknown Comments: Soffit and fascia on all sides have severe wood rot and holes. Remove and replace soffit and fascia</p>	<p>Defect: Holes or major defect Location: Garage</p>
<p>Component: Electrical Service Requirement: Electrical Permit Comments: Electrical service replaced without proper Electrical Permit. Must bring service up to current electrical code with proper electrical permit.</p>	<p>Defect: Improperly Installed Location: Main Structure Throughout</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments: Electrical system must be brought to current electrical code standards with proper electrical permit.</p>	<p>Defect: Inadequate Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Comments: Front door frame is rotten at base. Replace</p>	<p>Defect: Excessive rot Location: Unknown</p>
<p>Component: Exterior Walls Requirement: Comments: Siding on all sides of the structure is oxidized and damaged. Replace damaged siding and paint or replace all siding</p>	<p>Defect: Deteriorated Location: Main Structure Throughout</p>
<p>Component: Windows/Window Frames Requirement: Unknown Comments: All windows are in poor repair. Cracked, broken, chipped and peeling paint, and/or rotten wood frames. All windows must be replaced. May require building permit</p>	<p>Defect: In disrepair Location: Main Structure Throughout</p>
<p>Component: Soffit/Facia/Trim Requirement: Comments: Trim missing and fascia around entire house is exposed to elements and damaged by wood rot. Replace all rotten and damaged fascia. May require building permit</p>	<p>Defect: Deteriorated Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Comments: Licensed HVAC company must inspect and provide verification that the mechanical system and HVAC components meet current mechanical code and are in good operating condition. May require mechanical permit</p>	<p>Defect: See Comments Location: Main Structure Throughout</p>

49C

<u>Component:</u> Plumbing System <u>Requirement:</u> <u>Comments:</u> Licensed plumber must inspect and provide verification that the plumbing system and plumbing components meet current plumbing code and are in good operating condition. May require plumbing permit	<u>Defect:</u> See Comments <u>Location:</u> Main Structure Throughout
<u>Component:</u> Stairs/Stoop <u>Requirement:</u> Building Permit <u>Comments:</u> Front stoop is deteriorated. Severe wood rot. Replace with building permit	<u>Defect:</u> Deteriorated <u>Location:</u> Unknown
<u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u> Garage eaves are in poor repair and obstructed with transplanted trees over 8 inches tall. Remove or replace front and back gutters on garage	<u>Defect:</u> Inadequate <u>Location:</u> Accessory Building Throughout
<u>Component:</u> See Comments <u>Requirement:</u> <u>Comments:</u> No access for interior inspection. Provide access to verify interior compliance.	<u>Defect:</u> See Comments <u>Location:</u> Main Structure Throughout

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

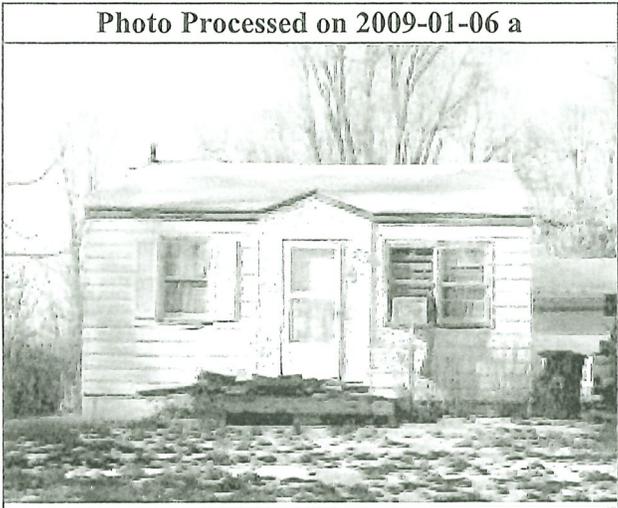
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	4200 SE 17TH ST				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/01826-523-003	Geoparcels	7824-23-326-014	Status	Active
School	Des Moines	Nbhd/Pocket	DM97/A1	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaines, 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](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FARNUM, KATHY	1992-12-28	6700/430

Legal Description and Mailing Address

-EX W 100 F- S 58 F LT 23 GRANDSHIRE	KATHY FARNUM 4220 SE 17TH ST DES MOINES, IA 50320-1528
--------------------------------------	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$19,100	\$26,600	\$45,700

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

49C

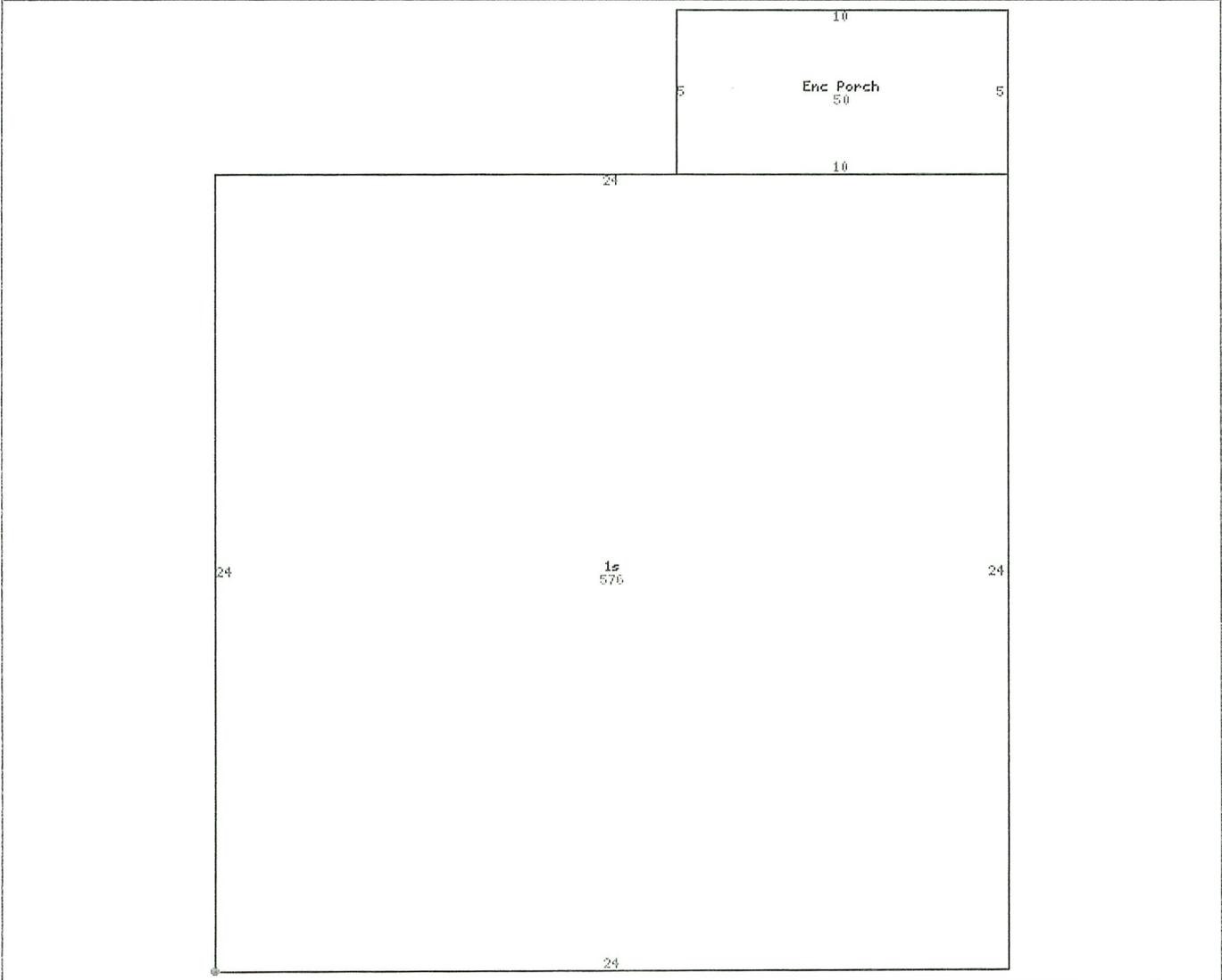
Land

Square Feet	8,700	Acres	0.200	Topography	Normal
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1952	Number Families	1	Grade	5+10
Condition	Poor	Total Square Foot Living Area	576	Main Living Area	576
Enclosed Porch Area	50	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	0	Number Bathrooms	1	Bedrooms	2



Detached Structures - 1 Record

Detached Structure #101

49C

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Grade	5
Year Built	1952	Condition	Poor		

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BALDRIDGE, VICKY	FARNUM, KATHY	<u>1992-10-16</u>	\$5,043	Deed	<u>6700/431</u>
MILLER, CHARLES F	FARNUM, JOE & KATHY	<u>1992-12-21</u>	\$5,043	Deed	<u>6700/430</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2005	Permit	No Add	2004-07-30	Construction	GARAGE (484 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,100	\$26,600	\$45,700
2017	<u>Assessment Roll</u>	Residential	Full	\$19,600	\$29,900	\$49,500
2015	<u>Assessment Roll</u>	Residential	Full	\$26,300	\$23,800	\$50,100
2013	<u>Assessment Roll</u>	Residential	Full	\$26,200	\$25,400	\$51,600
2011	<u>Assessment Roll</u>	Residential	Full	\$26,200	\$25,800	\$52,000
2009	<u>Assessment Roll</u>	Residential	Full	\$26,900	\$26,400	\$53,300
2007	<u>Assessment Roll</u>	Residential	Full	\$26,500	\$28,300	\$54,800
2005	<u>Assessment Roll</u>	Residential	Full	\$26,000	\$25,200	\$51,200
2003	<u>Assessment Roll</u>	Residential	Full	\$22,590	\$22,110	\$44,700
2001	<u>Assessment Roll</u>	Residential	Full	\$18,730	\$15,750	\$34,480
1999	Assessment Roll	Residential	Full	\$7,810	\$22,570	\$30,380
1997	Assessment Roll	Residential	Full	\$7,490	\$21,640	\$29,130
1995	Assessment Roll	Residential	Full	\$7,010	\$20,250	\$27,260
1993	Assessment Roll	Residential	Full	\$5,940	\$17,160	\$23,100
1993	Was Prior Year	Residential	Full	\$5,400	\$15,600	\$21,000

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