



Date October 19, 2020

ABATEMENT OF PUBLIC NUISANCE AT 526 ARTHUR AVENUE

WHEREAS, the property located at 526 Arthur Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Shelly R. Myers, and Mortgage Holder, Lederman Brothers Property Management, LLC, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 6 in HAUGE'S SYCAMORE HILL PLAT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 526 Arthur 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

Luke DeSmet, 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

top

526 Arthur Ave



top

526 Arthur Ave



10/08/2020 12:12

JBC

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

39F

Location					
Address	526 ARTHUR AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01613-000-000	Geoparcels	7924-26-376-036	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

507	511	515	519	525	527	603	611	617		
504	508	510	518	520	526	604	606	610	612	618

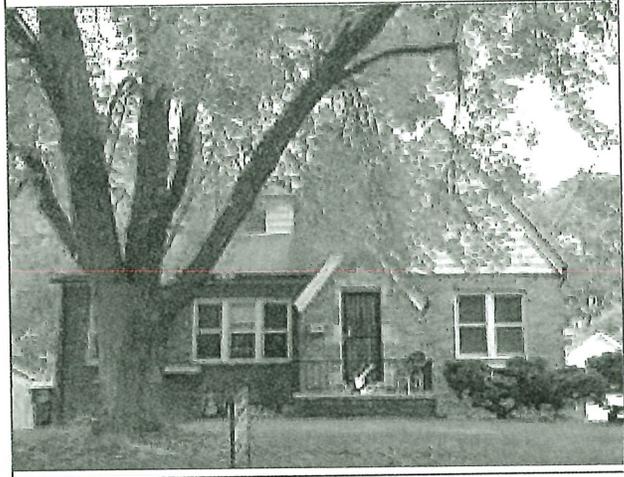
ARTHUR AVE

511	515	2422	2418
		601	2419

AMHERST ST

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

Photo Processed on 2013-10-21 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MYERS, SHELLY R	2008-04-25	12630/649

Legal Description and Mailing Address

LOT 6 HAUGES SYCAMORE HILL PLAT 1	SHELLY R BYRD 601 CUMMINS RD DES MOINES, IA 50315-5948
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$21,000	\$143,400	\$164,400

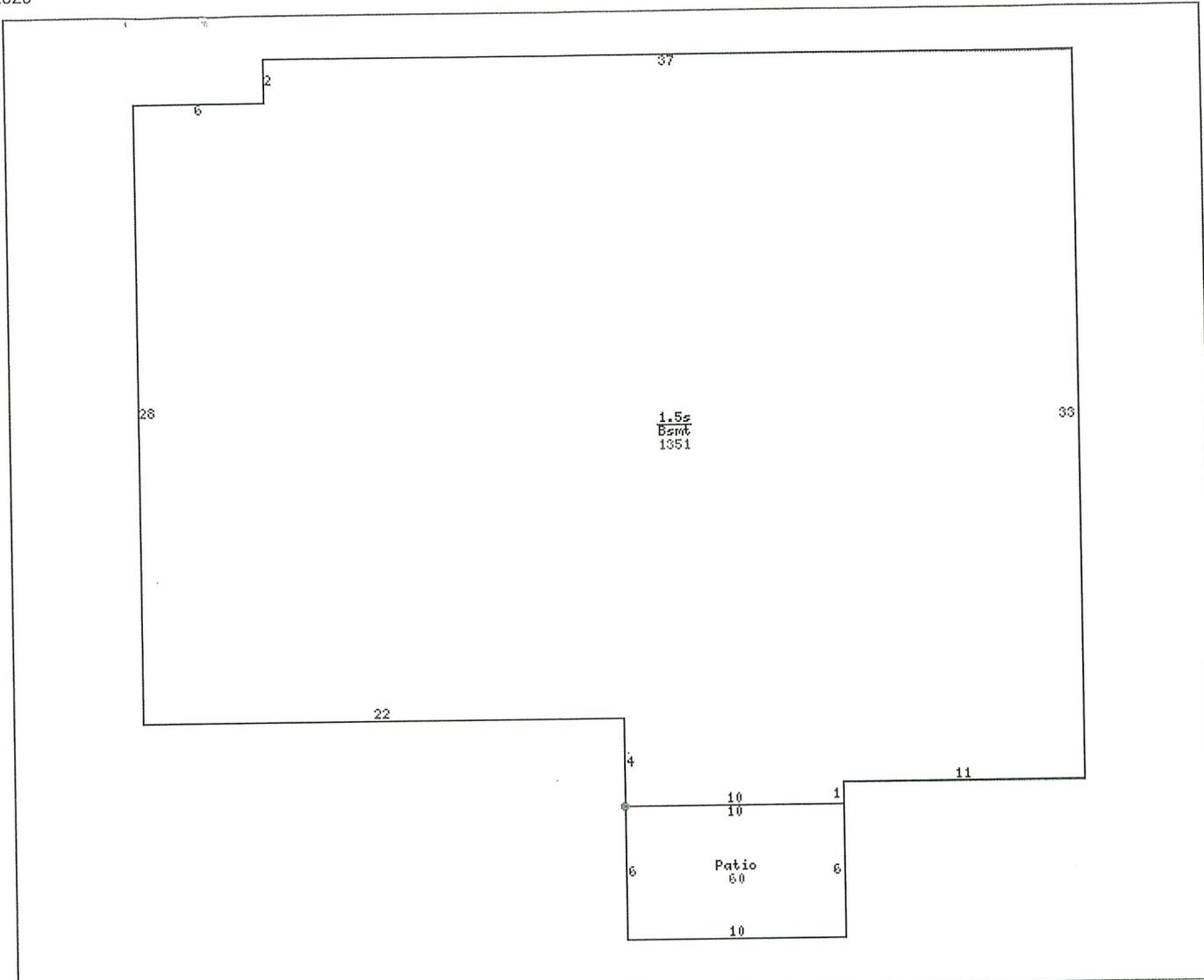
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	MYERS, SHELLY R	Application #221234

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	10,500	Acres	0.241	Frontage	75.0
Depth	140.0	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	1932	Number Families	1	Grade	3-05
Condition	Normal	Total Square Foot Living Area	2256	Main Living Area	1351
Upper Living Area	905	Basement Area	1351	Patio Area	60
Foundation	Brick	Exterior Wall Type	Frame plus Brick	Brick%	59
Roof Type	Gable	Roof Material	Asphalt Shingle	Number Fireplaces	1
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Number Toilet Rooms	1	Bedrooms	4	Rooms	8



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	18	Measure 2	20	Story Height	1
Grade	4	Year Built	1932	Condition	Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LASALLE BANK NATIONAL ASSOCIATION	MYERS, SHELLY R	<u>2008-03-13</u>	\$114,000	Deed	<u>12630/649</u>
KNAPE, DUSTIN	GODREDSSEN, ANGELIQUE	<u>2004-10-25</u>	\$142,500	Deed	<u>10798/337</u>
MORLAN, TIM C	KNAPE, DUSTIN	<u>2002-01-15</u>	\$122,750	Deed	<u>9087/580</u>
SISAM, COLYER H ESTATE	MORLAN, TIMOTHY C	<u>1993-06-07</u>	\$75,000	Deed	<u>6794/144</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1996	Pickup	Complete		Addition	AIR CONDITIONING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$21,000	\$143,400	\$164,400
2017	<u>Assessment Roll</u>	Residential	Full	\$18,500	\$134,000	\$152,500
2015	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$124,800	\$141,700
2013	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$128,900	\$145,900
2011	<u>Assessment Roll</u>	Residential	Full	\$17,800	\$135,400	\$153,200
2009	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$146,000	\$165,500
2007	<u>Assessment Roll</u>	Residential	Full	\$18,500	\$138,700	\$157,200
2005	<u>Assessment Roll</u>	Residential	Full	\$24,400	\$117,900	\$142,300
2003	<u>Assessment Roll</u>	Residential	Full	\$22,180	\$108,690	\$130,870
2001	<u>Assessment Roll</u>	Residential	Full	\$20,030	\$92,710	\$112,740
1999	Assessment Roll	Residential	Full	\$14,770	\$76,270	\$91,040
1997	Assessment Roll	Residential	Full	\$13,260	\$76,270	\$89,530
1996	Assessment Roll	Residential	Full	\$11,760	\$67,650	\$79,410
1995	Assessment Roll	Residential	Full	\$11,760	\$66,470	\$78,230
1993	Assessment Roll	Residential	Full	\$9,970	\$56,360	\$66,330
1990	Assessment Roll	Residential	Full	\$9,970	\$53,630	\$63,600

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**

39F

DATE OF NOTICE: August 7, 2020

DATE OF INSPECTION: October 24, 2019

CASE NUMBER: COD2019-06985

PROPERTY ADDRESS: 526 ARTHUR AVE

LEGAL DESCRIPTION: LOT 6 HAUGES SYCAMORE HILL PLAT 1

SHELLY R MYERS
Title Holder
601 CUMMINS RD
DES MOINES IA 50315-5948

LEDERMAN BROTHERS BONDING CO LLP
Mortgage Holder
SECRETARY OF STATE, R.A.
HOOVER BUILDING
DES MOINES IA 50319

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: 8/7/2020

MAILED BY: JDH

Areas that need attention: 526 ARTHUR AVE

Component: Trusses Requirement: Building Permit Comments: Have structure checked for any defects. Any repairs to the structure may require a building permit.	Defect: Deteriorated Location: Garage Throughout
Component: Shingles Flashing Requirement: Compliance, International Property Maintenance Code Comments: Replace rotted material with one layer of new shingles.	Defect: Deteriorated Location: Garage Throughout
Component: Soffit/Facia/Trim Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted material and chipped/peeling paint. Scrape and paint to match.	Defect: Deteriorated Location: Garage Throughout
Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: Chipped/peeling paint. Scrape and paint to match.	Defect: Deteriorated Location: Garage Throughout
Component: Accessory Buildings Requirement: Permit Required Comments: If you decide to demolish the structure a demo permit is required.	Defect: See Comments Location: Garage Throughout
Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Absence of paint Location: Garage Throughout
Component: Exterior Walls Requirement: Building Permit Comments: Garge need to be plumb.	Defect: Structurally inadequate Location: Garage