



Date November 9, 2020

ABATEMENT OF PUBLIC NUISANCES AT 4030 29<sup>th</sup> STREET

WHEREAS, the property located at 4030 29<sup>th</sup> 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 Titleholders, Dustin K. Henry and Melanie S. Henry, and Mortgage Holder, Bankers Trust Company, N.A., 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 46 and the South 30 feet of Lot 45 in LYNNER HEIGHTS, 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 4030 29<sup>th</sup> 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:

*Megan Norberg*

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

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

# Polk County Assessor

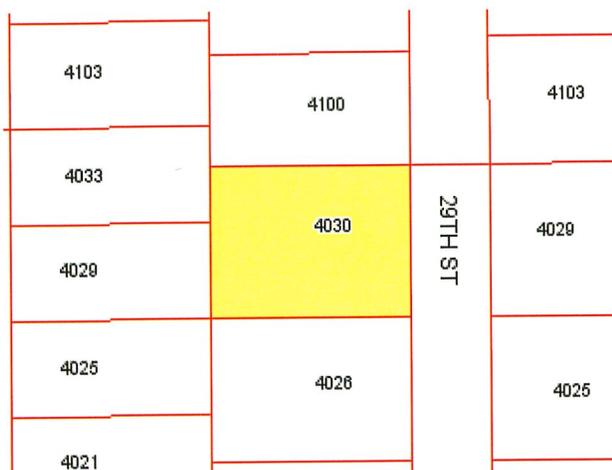
111 Court Avenue #195  
Des Moines, IA 50309-0904

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

Location					
<b>Address</b>	4030 29TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50310	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/04042-000-000	<b>Geoparcels</b>	7924-21-302-025	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM71/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	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 2010-08-09 a



### [Historical Photos](#)

## Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HENRY, MELANIE S	2003-06-24	<a href="#">9924/119</a>
Title Holder	2	HENRY, DUSTIN K		

## Legal Description and Mailing Address

-EX N 25F- LT 45 ALL LT 46 LYNNER HEIGHTS PLAT 1	MELANIE S HENRY 4030 29TH ST DES MOINES, IA 50310-5939
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$38,400	\$143,100	\$181,500

[Market Adjusted Cost Report](#)

## Auditor Adjustments to Value

Category	Name	Information
<a href="#">2020 Homestead Credit</a>	HENRY, MELANIE S	Application <a href="#">#226042</a>

**Zoning - 1 Record**

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
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>			

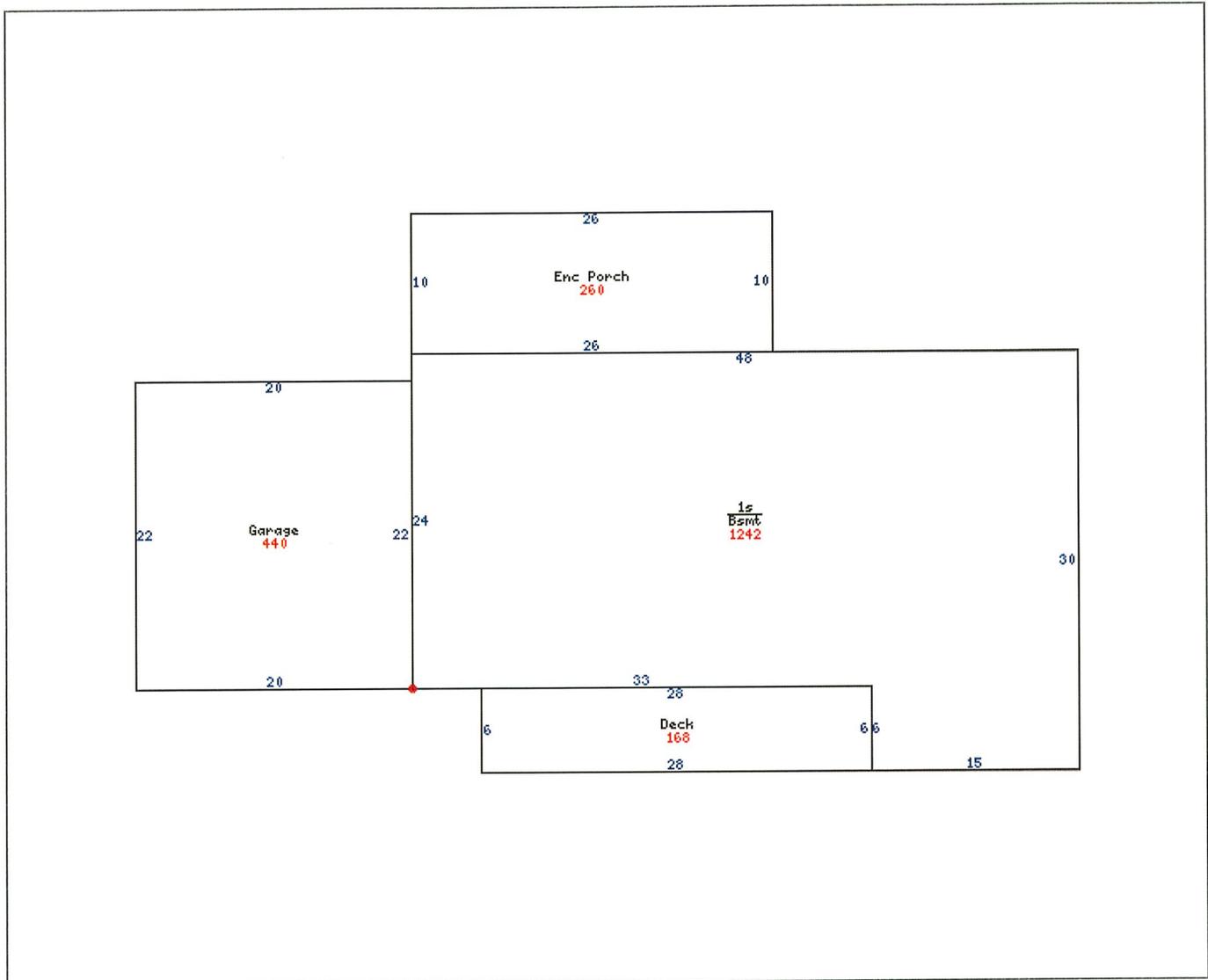
**Land**

<b>Square Feet</b>	11,875	<b>Acres</b>	0.273	<b>Frontage</b>	95.0
<b>Depth</b>	125.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Ranch
<b>Year Built</b>	1955	<b>Number Families</b>	1	<b>Grade</b>	4+05
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	1242	<b>Main Living Area</b>	1242
<b>Attached Garage Square Foot</b>	440	<b>Basement Area</b>	1242	<b>Finished Basement Area 1</b>	800
<b>Finished Basement Quality 1</b>	Low	<b>Total Basement Finish</b>	800	<b>Enclosed Porch Area</b>	260
<b>Deck Area</b>	168	<b>Veneer Area</b>	216	<b>Foundation</b>	Concrete Block
<b>Exterior Wall Type</b>	Hardboard	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Number Toilet Rooms</b>	1	<b>Bedrooms</b>	3	<b>Rooms</b>	6



**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SAMANN, L.C.	HENRY, MELANIE S	<a href="#">2003-06-20</a>	\$122,500	Deed	<a href="#">9924/119</a>
WHITE, DONALD M	SAMANN, L.C.	<a href="#">2002-11-22</a>	\$85,000	Deed	<a href="#">9496/458</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2020-06-26	Fix Damage	FIRE

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$38,400	\$143,100	\$181,500
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$33,000	\$126,800	\$159,800
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$30,200	\$117,500	\$147,700
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$29,900	\$119,400	\$149,300
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$29,900	\$119,900	\$149,800
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$30,000	\$120,400	\$150,400
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$29,400	\$118,200	\$147,600

Yr	Type	Class	Kind	Land	Bldg	Total
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$28,800	\$105,500	\$134,300
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$26,720	\$98,860	\$125,580
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$25,620	\$91,250	\$116,870
1999	Assessment Roll	Residential	Full	\$19,370	\$80,130	\$99,500
1997	Assessment Roll	Residential	Full	\$18,410	\$76,170	\$94,580
1995	Assessment Roll	Residential	Full	\$17,160	\$71,010	\$88,170
1993	Assessment Roll	Residential	Full	\$15,530	\$64,270	\$79,800
1991	Assessment Roll	Residential	Full	\$13,870	\$57,380	\$71,250
1991	Was Prior Year	Residential	Full	\$13,870	\$50,330	\$64,200

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

**DATE OF NOTICE: August 31, 2020**

**DATE OF INSPECTION: May 04, 2020**

**CASE NUMBER:** COD2020-02397

**PROPERTY ADDRESS:** 4030 29TH ST

**LEGAL DESCRIPTION:** -EX N 25F- LT 45 ALL LT 46 LYNNER HEIGHTS PLAT 1

DUSTIN K HENRY  
Title Holder  
4030 29TH ST  
DES MOINES IA 50310-5939

BANKERS TRUST COMPANY NA  
Mortgage Holder  
453 7TH ST  
DES MOINES IA 50309

MELANIE S HENRY  
Title Holder  
4030 29TH ST  
DES MOINES IA 50310-5939

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: 8/31/2020

MAILED BY: BJR

**Areas that need attention:** 4030 29TH ST

<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b> Have licensed contractor check and repair or replace electrical system. Bring any and all components up to code.	<b>Defect:</b> Fire damaged <b>Location:</b> Accessory Building Throughout
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b> Have licensed contractor check and repair or replace electrical system. Bring any and all components up to code.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Repair or replace all damaged or missing. Permit required if changing opening size.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Repair or replace all damaged or missing. Permit required if changing opening size.	<b>Defect:</b> Fire damaged <b>Location:</b> Accessory Building Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.	<b>Defect:</b> Fire damaged <b>Location:</b> Accessory Building Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit <b>Comments:</b> Severe smoke and fire damage. Replace all that is damaged.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit <b>Comments:</b> Have licensed contractor check system. Repair or replace. Bring any and all components up to code.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure Throughout

**Component:** Plumbing System  
**Requirement:** Plumbing Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor check system. Repair or replace. Bring any and all components up to code.

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Replace all damaged roofing components by licensed contractor.

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Accessory Building Throughou  
**Comments:** Replace all damaged roofing components by licensed contractor.

**Component:** See Comments  
**Requirement:** Compliance with Int Residential Code  
**Defect:** See Comments  
**Location:** Main Structure Throughout  
**Comments:** Unable to gain access into the structure. Possibly more violations.

**Component:** See Comments  
**Requirement:** Compliance with Int Residential Code  
**Defect:** See Comments  
**Location:** Accessory Building Throughou  
**Comments:** Unable to gain access into the structure. Possibly more violations.

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing items as needed.

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Fire damaged  
**Location:** Accessory Building Throughou  
**Comments:** Repair or replace all damaged or missing items as needed.

**Component:** Trusses  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor check and replace all damaged. Building permit required for replacement.

**Component:** Trusses  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Fire damaged  
**Location:** Accessory Building Throughou  
**Comments:** Have licensed contractor check and replace all damaged. Building permit required for replacement.

<b><u>Component:</u></b> Windows/Window Frames	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Complainece with Int Residential Code	<b><u>Location:</u></b> Main Structure Throughout
<b><u>Comments:</u></b> Repair or replace all damaged or missing. Permit required if changing opening size.	

<b><u>Component:</u></b> Windows/Window Frames	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Complainece with Int Residential Code	<b><u>Location:</u></b> Accessory Building Throughou
<b><u>Comments:</u></b> Repair or replace all damaged or missing. Permit required if changing opening size.	

46B

4030 29th Street

top



10/23/2020 12:21

top

46B

4030 29th Street



10/23/2020 12:20