



46A

Date January 25, 2021

ABATEMENT OF PUBLIC NUISANCES AT 1124 MAISH AVENUE

WHEREAS, the property located at 1124 Maish Avenue, 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, Sandra Lint, and Contract Buyer, Diane Rogers, were 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 Lot 153 in WATROUS PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1124 Maish 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(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

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

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Location					
Address	1124 MAISH AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/05728-000-000	Geoparcels	7824-21-179-003	Status	Active
School	Des Moines	Nbhd/Pocket	DM28/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South 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 2013-03-06 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LINT, SANDRA	2006-07-11	<u>11744/414</u>
Contract Buyer	1	ROGERS, DIANE	2017-03-21	<u>16412/488</u>

Legal Description and Mailing Address

LOT 153 WATROUS PARK	SANDRA LINT 240 BROWNS WOODS DR WEST DES MOINES, IA 50265-8347
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$23,300	\$55,700	\$79,000

Market Adjusted Cost Report

Zoning - 1 Record

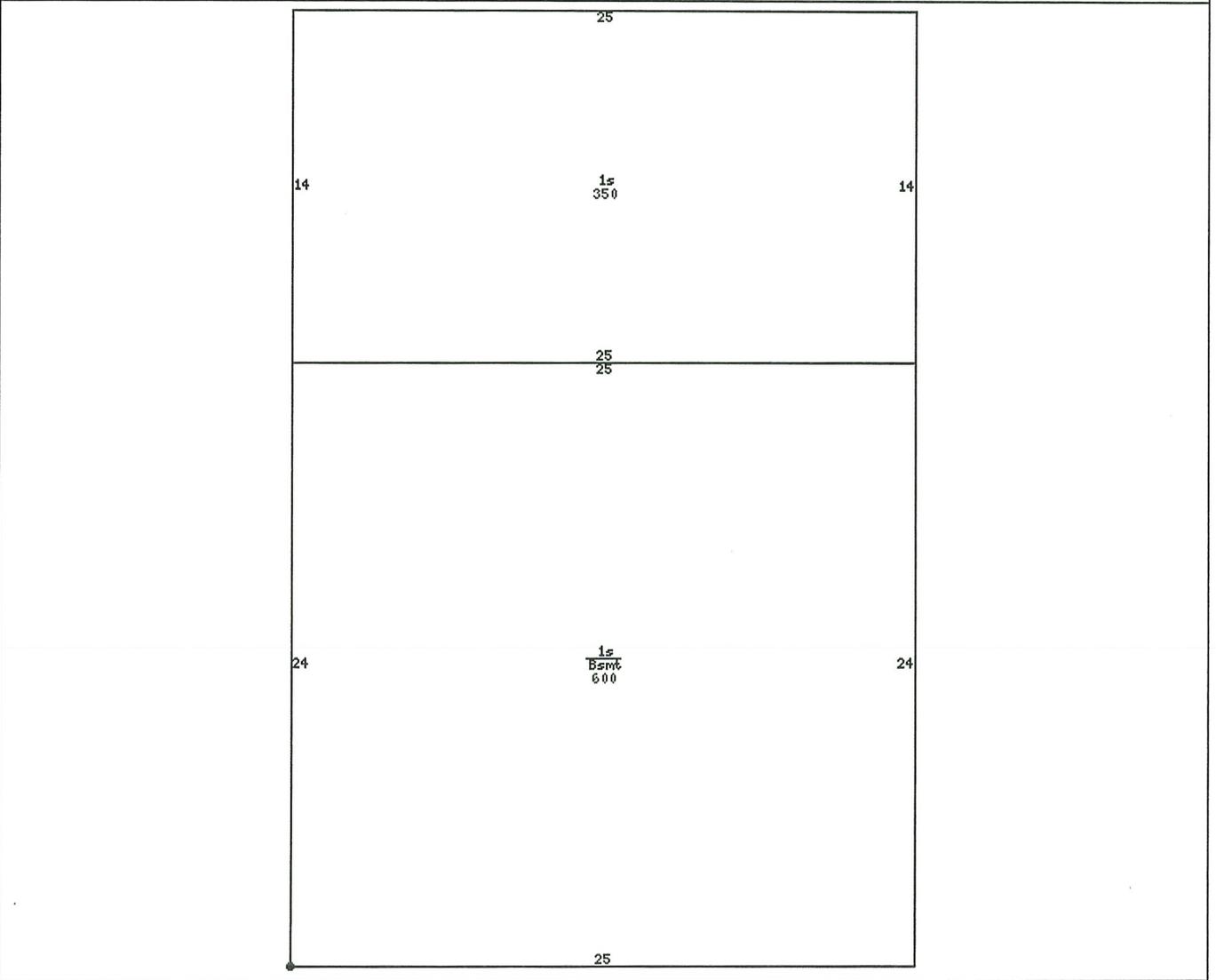
Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

Land					
Square Feet	6,912	Acres	0.159	Frontage	48.0
Depth	144.0	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	1939	Number Families	1	Grade	4-10
Condition	Below Normal	Total Square Foot Living Area	950	Main Living Area	950
Basement Area	600	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	100	Number Bathrooms	1	Bedrooms	2
	4				



Detached Structures - 1 Record

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	5	Year Built	1940	Condition	Below Normal

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LINT, SANDRA	ROGERS, DIANE	<u>2017-03-21</u>	\$55,000	Contract	<u>16412/488</u>
BRANDENBURG, MICHAEL K.	LINT, SANDRA	<u>2006-07-01</u>	\$65,000	Deed	<u>11744/414</u>
UNKNOWN	BRANDENBURG, MIKE	<u>1987-10-07</u>	\$18,000	Contract	<u>5783/40</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LINT, SANDRA L	ROGERS, DIANE	2017-03-20	2017-03-21	Contract	<u>16412/488</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$23,300	\$55,700	\$79,000
2017	<u>Assessment Roll</u>	Residential	Full	\$20,800	\$50,900	\$71,700
2015	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$48,200	\$67,200
2013	<u>Assessment Roll</u>	Residential	Full	\$18,400	\$47,700	\$66,100
2011	<u>Assessment Roll</u>	Residential	Full	\$18,400	\$48,000	\$66,400
2009	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$51,600	\$71,300
2007	<u>Assessment Roll</u>	Residential	Full	\$19,200	\$48,400	\$67,600
2005	<u>Board Action</u>	Residential	Full	\$18,700	\$43,300	\$62,000
2005	<u>Assessment Roll</u>	Residential	Full	\$18,700	\$43,300	\$62,000
2003	<u>Board Action</u>	Residential	Full	\$16,680	\$38,580	\$55,260
2003	<u>Assessment Roll</u>	Residential	Full	\$16,680	\$38,580	\$55,260
2001	<u>Assessment Roll</u>	Residential	Full	\$13,530	\$35,550	\$49,080
1999	Assessment Roll	Residential	Full	\$8,290	\$26,890	\$35,180
1997	Assessment Roll	Residential	Full	\$7,300	\$23,670	\$30,970
1995	Assessment Roll	Residential	Full	\$6,420	\$20,830	\$27,250
1993	Board Action	Residential	Full	\$5,890	\$19,110	\$25,000
1993	Assessment Roll	Residential	Full	\$5,890	\$19,110	\$25,000
1991	Assessment Roll	Residential	Full	\$5,350	\$14,660	\$20,010
1991	Was Prior Year	Residential	Full	\$5,350	\$12,740	\$18,090

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

46A

DATE OF NOTICE: June 17, 2020

DATE OF INSPECTION: March 12, 2020

CASE NUMBER: COD2020-01047

PROPERTY ADDRESS: 1124 MAISH AVE

LEGAL DESCRIPTION: LOT 153 WATROUS PARK

DIANE ROGERS A/K/A DIANA KELSEY
Contract Buyer
300 S STUART ST APT 3
SIGOURNEY IA 52591

SANDRA LINT
Title Holder
240 BROWNS WOODS DR
WEST DES MOINES IA 50265-8347

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.

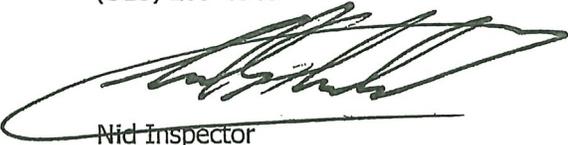
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 6/17/2020

MAILED BY: TSY

460A

Areas that need attention: 1124 MAISH AVE

Component:	Electrical Service	Defect:	Missing
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Add electrical service to house. Comply with electrical codes. Obtain and finalize Electrical Permit.		

Component:	Exterior Walls	Defect:	Holes or major defect
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair and replace and siding or plywood that is rotten, deteriorated, or in poor repair. paint to match.		

Component:	Landings	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace landing in compliance of building code. Obtain and finalized Building Permit.		

Component:	Soffit/Facia/Trim	Defect:	Severly peeling paint
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Scrape, paint to match, all peeling paint on all trim, facia and soffit.		

Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace any exterior walls and siding that is rotted or deteriorated.		

Component:	Soffit/Facia/Trim	Defect:	Absence of paint
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Scrape and paint to match.		

Component:	Exterior Stairs	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace exterior stairs must comply with building code. Obtain and finalized Building Permit.		

Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all window frames that are rotted		

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Scrape and repair or replace any soffit/facia/trim and paint to match		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Severly peeling paint
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Scrap and paint any compromised siding or walls Paint ot match.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace any siding falling off and paint to match.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all door jams that are rotted.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all broken exterior doors. Paint to match.		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	All windows and frames must be in good working order and free of rot. Paint to match		
<u>Component:</u>	See Comments	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Clean and repair gutter system. Must be in good working order.		

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