



Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1203 FOREST AVENUE

WHEREAS, the property located at 1203 Forest Avenue, 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 Titleholder, JACD'S, Inc., was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 The South 102 feet of Lot 1 and the South 2 feet of the North 50 feet of Lot 2 in R.M. MOORE'S SUBDIVISION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1203 Forest 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 structure.

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.

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					
Address	1203 FOREST AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04510-000-000	Geoparcels	7924-34-330-024	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest 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 2013-07-19 a**

### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JACD'S INC	2020-10-12	18120/356

### Legal Description and Mailing Address

S 102 FT LOT 1 & S 2 FT N 50 FT LOT 2 R M MOORES SUB DIV	JACD-S INC 1340 8TH ST DES MOINES, IA 50314
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$5,900	\$3,600	\$9,500

### 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)*

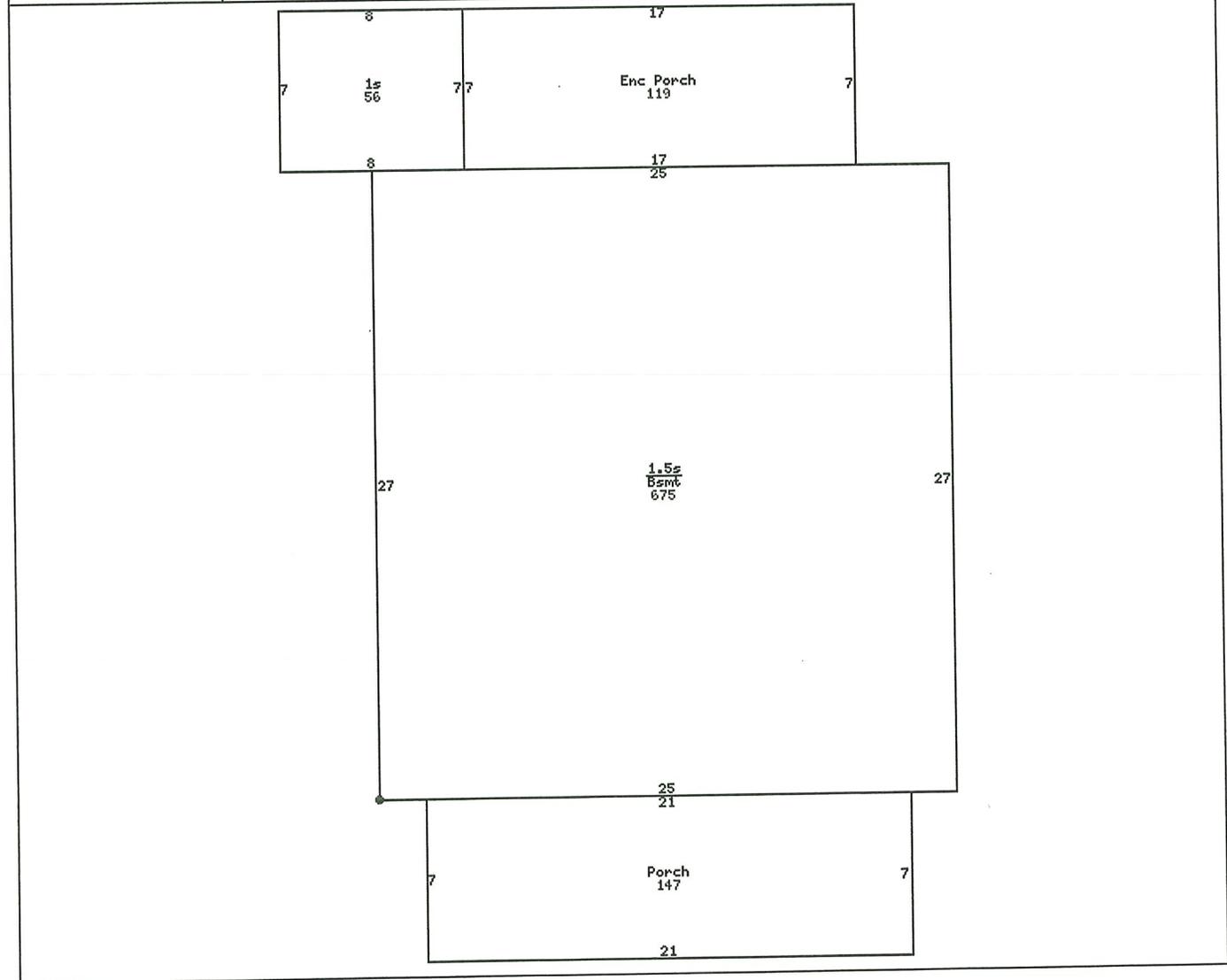
**Land**

<b>Square Feet</b>	4,576	<b>Acres</b>	0.105	<b>Frontage</b>	44.0
<b>Depth</b>	102.0	<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>	1.5 Stories	<b>Building Style</b>	Conventional
<b>Year Built</b>	1910	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Very Poor	<b>Total Square Foot Living Area</b>	1183	<b>Main Living Area</b>	731
<b>Upper Living Area</b>	452	<b>Basement Area</b>	675	<b>Open Porch Area</b>	147
<b>Enclosed Porch Area</b>	119	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Wood Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1	<b>Number Toilet Rooms</b>	1



**Sales - 1 Record**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LEFF ENTERPRISES LLC	JACD'S INC	<u>2020-09-23</u>	\$3,750	Deed	<u>18120/356</u>

## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LEFF ENTERPRISES LLC	JACD'S INC	2020-09-22	2020-10-12	Quit Claim Deed	<u>18120/356</u>
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	LEFF ENTERPRISES LLC	2020-08-03	2020-08-03	Tax Sale Deed	<u>17984/527</u>
TEMPLETON, CYNTHIA E Formerly Known As HAWKINS, CYNTHIA E TEMPLETON, BRIAN W	HAYES, MICHAEL	2018-08-31	2018-09-10	Quit Claim Deed	<u>17070/290</u>
TEMPLETON, CYNTHIA E Formerly Known As HAWKINS, CYNTHIA E TEMPLETON, BRIAN W	HAYES, MICHAEL	2018-08-31	2018-09-04	Quit Claim Deed	<u>17062/104</u>
AMERSON, MARY D HAWKINS, CYNTHIA E (Executor)	HAWKINS, CYNTHIA E (Executor)	2017-07-11	2017-07-11	Court Officer Deed	<u>16558/635</u>
AMERSON, MARY D HAWKINS, CYNTHIA E (Executor)	HAWKINS, CYNTHIA E (Executor)	2017-04-13	2017-04-28	Court Officer Deed	<u>16457/501</u>

## Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass	2020-12-21	Alterations	INTERIOR
2010	Permit	No Add	2009-06-26	Remove	GARAGE

Year	Type	Permit Status	Application	Reason	Reason1
2002	Pickup	Complete	2001-08-14	Review Value	REVAL

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$5,900	\$3,600	\$9,500
2017	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$3,300	\$8,500
2015	<u>Board Action</u>	Residential	Full	\$5,200	\$3,300	\$8,500
2015	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$4,100	\$9,300
2013	<u>Assessment Roll</u>	Residential	Full	\$5,100	\$3,600	\$8,700
2011	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$4,400	\$9,900
2009	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$5,000	\$9,600
2007	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$4,800	\$9,200
2005	<u>Assessment Roll</u>	Residential	Full	\$4,100	\$8,800	\$12,900
2003	<u>Board Action</u>	Residential	Full	\$3,550	\$7,650	\$11,200
2003	<u>Assessment Roll</u>	Residential	Full	\$3,550	\$7,650	\$11,200
2002	<u>Board Action</u>	Residential	Full	\$2,920	\$7,590	\$10,510
2002	<u>Assessment Roll</u>	Residential	Full	\$2,920	\$11,670	\$14,590
2001	<u>Assessment Roll</u>	Residential	Full	\$2,920	\$16,210	\$19,130
1999	Assessment Roll	Residential	Full	\$3,370	\$3,790	\$7,160
1997	Assessment Roll	Residential	Full	\$2,760	\$3,100	\$5,860
1995	Assessment Roll	Residential	Full	\$2,570	\$2,890	\$5,460
1994	Assessment Roll	Residential	Full	\$2,220	\$2,500	\$4,720
1993	Assessment Roll	Government	Full	\$2,220	\$2,500	\$4,720
			Adj	\$0	\$0	\$0
1992	Board Action	Residential	Full	\$2,220	\$2,500	\$4,720
1992	Was Prior Year	Residential	Full	\$2,220	\$28,540	\$30,760

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



**DATE OF NOTICE: November 19, 2020**

**DATE OF INSPECTION: February 10, 2020**

**CASE NUMBER: COD2020-00914**

**PROPERTY ADDRESS: 1203 FOREST AVE**

**LEGAL DESCRIPTION: S 102 FT LOT 1 & S 2 FT N 50 FT LOT 2 R M MOORES SUB DIV**

JACD'S INC  
Title Holder - CURTIS WHITE, REG AGENT  
1340 8TH ST  
DES MOINES IA 50314

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 COMPONETS 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: 11/19/2020

MAILED BY: BJR

**Areas that need attention:** 1203 FOREST AVE

<b>Component:</b>	Brick Chimney	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Roof
<b>Comments:</b>	Have licensed contractor repair damaged chimney. Building permit may be required. Have serviced, provide receipt.		
<b>Component:</b>	Electrical System	<b>Defect:</b>	Disconnected Utility Water/Gas/Electric
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace entire system. Bring any and all components up to code.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Disconnected Utility Water/Gas/Electric
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace entire system. Bring any and all components up to code.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Disconnected Utility Water/Gas/Electric
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace entire system. Bring any and all components up to code.		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace all damaged or missing as needed. Permit required if changing opening size.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace all damaged or missing as needed. Permit required if changing opening size.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace all damaged wall components, including; framing, sheathing, and coverings. Permit required for replacement of all structural components.		
<b>Component:</b>	See Comments	<b>Defect:</b>	See Comments
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Unable to gain access to the entire structure, only basement. Possibly more violations.		

**Component:** Foundation  
**Requirement:** Engineering Report

**Defect:** Holes or major defect

**Location:** Main Structure Throughout

**Comments:** Repair per engineer's report. Building Permit may be required.

top

1203 Forest Ave 35A



02/09/2021 12:14

top

1203 Forest Ave

35A



02/09/2021 12:13