



Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 3114 6th AVENUE

WHEREAS, the property located at 3114 6th 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 Titleholders, Roger D. Freel and Carla Freel, and the Mortgage Holder, Wells Fargo Bank, N.A., 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 238 and the North 1/2 of Lot 237 in MANN'S SECOND ADDITION to Lake Park, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3114 6th 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:

/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

# Polk County Assessor

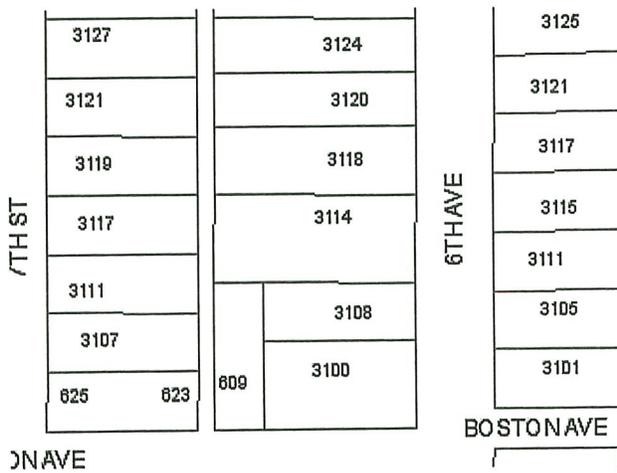
111 Court Avenue #195  
Des Moines, IA 50309-0904

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

Location					
Address	3114 6TH AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/02855-001-000	Geoparcel	7924-27-255-019	Status	Active
School	Des Moines	Nbhd/Pocket	DM81/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Patrick Zaimes, 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](#)

Photo Processed on 2016-09-08 a



## Historical Photos

## Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FREEL, ROGER D	1996-02-27	7349/511
Title Holder	2	FREEL, CARLA		

## Legal Description and Mailing Address

N1/2 LT 237 & ALL LT 238 MANN'S 2ND ADD TO LAKE PARK	ROGER D FREEL 3114 6TH AVE DES MOINES, IA 50313-4133
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$15,000	\$75,600	\$90,600

## Market Adjusted Cost Report

## Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	FREEL, ROGER D	Application #27540

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
NX1	NX1 Neighborhood Mix District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

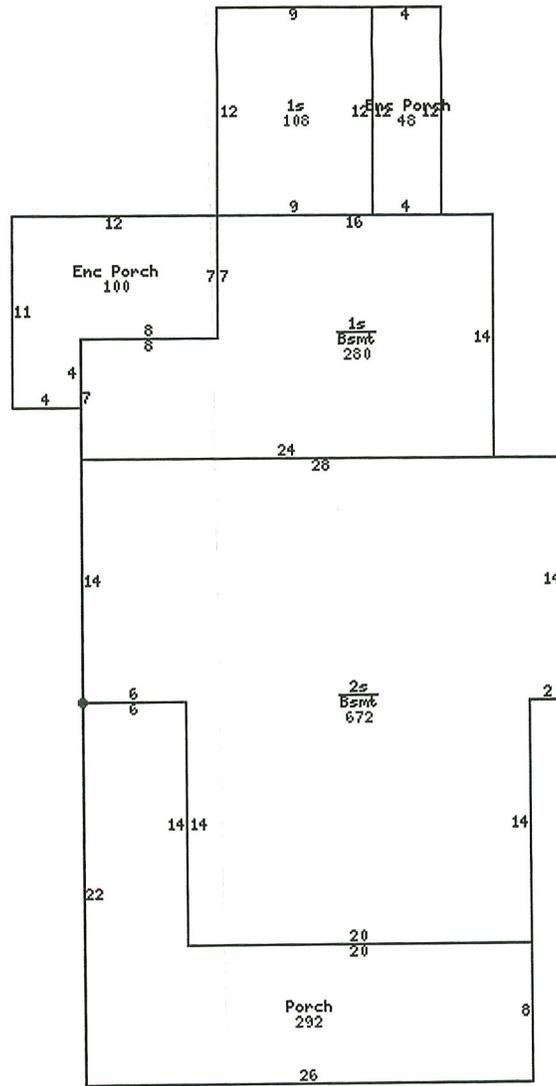
**Land**

<b>Square Feet</b>	13,050	<b>Acres</b>	0.300	<b>Frontage</b>	75.0
<b>Depth</b>	174.0	<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>	2 Stories	<b>Building Style</b>	Early 20s
<b>Year Built</b>	1910	<b>Number Families</b>	1	<b>Grade</b>	4+10
<b>Condition</b>	Below Normal	<b>Total Square Foot Living Area</b>	1732	<b>Main Living Area</b>	1060
<b>Upper Living Area</b>	672	<b>Basement Area</b>	952	<b>Open Porch Area</b>	292
<b>Enclosed Porch Area</b>	148	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Metal 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 Extra Fixtures</b>	1
<b>Bedrooms</b>	3				



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	20	Story Height	1
Grade	5	Year Built	1950	Condition	Poor

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MC GREGOR, LETA	FREEL, ROGER	<u>1995-12-19</u>	\$35,000	Deed	<u>7317/200</u>
MOORE, ELVIN	GREGOR, TANYA MC	<u>1989-12-20</u>	\$20,000	Contract	<u>6192/758</u>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$15,000	\$75,600	\$90,600
2017	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$66,400	\$79,400
2015	<u>Assessment Roll</u>	Residential	Full	\$12,700	\$65,800	\$78,500
2013	<u>Assessment Roll</u>	Residential	Full	\$12,900	\$67,300	\$80,200
2011	<u>Assessment Roll</u>	Residential	Full	\$12,900	\$66,900	\$79,800
2009	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$67,500	\$81,200

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$13,600	\$66,800	\$80,400
2005	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$59,800	\$73,500
2003	<u>Assessment Roll</u>	Residential	Full	\$11,240	\$48,560	\$59,800
2001	<u>Assessment Roll</u>	Residential	Full	\$12,570	\$39,560	\$52,130
1999	Assessment Roll	Residential	Full	\$11,260	\$25,530	\$36,790
1997	Assessment Roll	Residential	Full	\$10,200	\$24,880	\$35,080
1990	Board Action	Residential	Full	\$9,160	\$15,840	\$25,000
1990	Assessment Roll	Residential	Full	\$9,160	\$30,840	\$40,000

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

**DATE OF NOTICE: December 18, 2020**                      **DATE OF INSPECTION: March 13, 2020**

**CASE NUMBER:**                      COD2020-01884

**PROPERTY ADDRESS:**              3114 6TH AVE

**LEGAL DESCRIPTION:**              N1/2 LT 237 & ALL LT 238 MANNS 2ND ADD TO LAKE PARK

ROGER D FREEL  
Title Holder  
3114 6TH AVE  
DES MOINES IA 50313-4133

CROSSLAND MORT. CORP NKA WELLS FARGO BANK NA  
Mortgage Holder  
CORPORATION SERV. CO.,R.A.  
505 5TH AVE STE 729  
DES MOINES IA 50309

CARLA FREEL  
Title Holder  
3114 6TH AVE  
DES MOINES IA 50313-4133

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) 283-4177



Nid Inspector

DATE MAILED: 12/18/2020

MAILED BY: JDH

**Areas that need attention:** 3114 6TH AVE

<b>Component:</b>	Accessory Buildings	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Permit Required	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	If you intend to tear the structure down a Demo permit is required.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Electrical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Absence of paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Chipped/peeling paint. Scrape and paint to match.		
<b>Component:</b>	Roof	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Replace any damaged roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.		
<b>Component:</b>	Accessory Buildings	<b>Defect:</b>	See Comments
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	Other violations may exist inside the structure due to inspection being limited to exterior only at this time.		

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3114 6<sup>th</sup> Ave



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top

3114 6<sup>th</sup> Ave



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