

Date April 5, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1813 7th STREET

WHEREAS, the property located at 1813 7th 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 Titleholder, Hat Trick Renovation, LLC, 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 Lot 11 and the North 1/2 of Lot 10 in Block 6 in Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1813 7th 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:

/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



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

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DATE OF NOTICE: December 17, 2020

DATE OF INSPECTION: December 08, 2020

CASE NUMBER: COD2020-05456

PROPERTY ADDRESS: 1813 7TH ST

LEGAL DESCRIPTION: LOT 11 & N 1/2 LOT 10 BLK 6 POLK COUNTY HOMESTEAD & TRUST CO ADD

HAT TRICK RENOVATION LLC
Title Holder - TANYA KEITH, REG AGENT
1730 7TH 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 COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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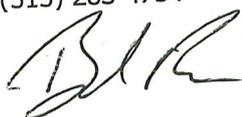
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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: 12/17/2020

MAILED BY: BJR

Areas that need attention: 1813 7TH ST

Component: Electrical System
Requirement: Electrical Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments: Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.

Component: Exterior Doors/Jams
Requirement: Compliance with Int Residential Code
Defect: In poor repair
Location: Main Structure Throughout
Comments: Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.

Component: Foundation
Requirement: Building Permit
Defect: Cracked/Broken
Location: Main Structure Throughout
Comments: Foundation has major crack. Foundation Needs Engineers Report. Repair per engineer's report.

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Missing
Location: Main Structure Throughout
Comments: Replace all damaged and missing drywall/wall coverings. Paint/texture or cover to match.

Component: Mechanical System
Requirement: Mechanical Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments: Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.

Component: Plumbing System
Requirement: Plumbing Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments: Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.

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

Component: Windows/Window Frames
Requirement: Compliance with Int Residential Code
Defect: Cracked/Broken
Location: Main Structure Throughout
Comments: Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.

Component: Exterior Walls
Requirement: Building Permit
Defect: Holes or major defect
Location: Main Structure Throughout
Comments: Engineers report required. Repair per engineer's report by licensed contractor.

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	1813 7TH ST		Zip	50314	Jurisdiction	Des Moines
City	DES MOINES		Geoparcels	7924-34-253-004	Status	Active
District/Parcel	080/05245-000-000		Nbhd/Pocket	DM79/Z	Tax Authority Group	DEM-C-DEM-77494
School	Des Moines		Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368
TIF	62/Des Moines Metro Center Merged UR					

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1818	7TH ST	1823	1822 1824
1814		1819	1818
1812		1813	1814
1808		1809	1810
1800		1801	1802

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

Photo Processed on 2013-07-17 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HAT TRICK RENOVATION LLC	2018-02-01	16807/547

Legal Description and Mailing Address

LOT 11 & N 1/2 LOT 10 BLK 6 POLK COUNTY HOMESTEAD & TRUST CO ADD

HAT TRICK RENOVATION LLC
1730 7TH ST
DES MOINES, IA 50314

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value <i>Partial Value</i>	Residential	Full	\$7,500	\$23,400	\$30,900

Assessment Roll Notice 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	9,600	Acres	0.220	Frontage	75.0
Depth	128.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

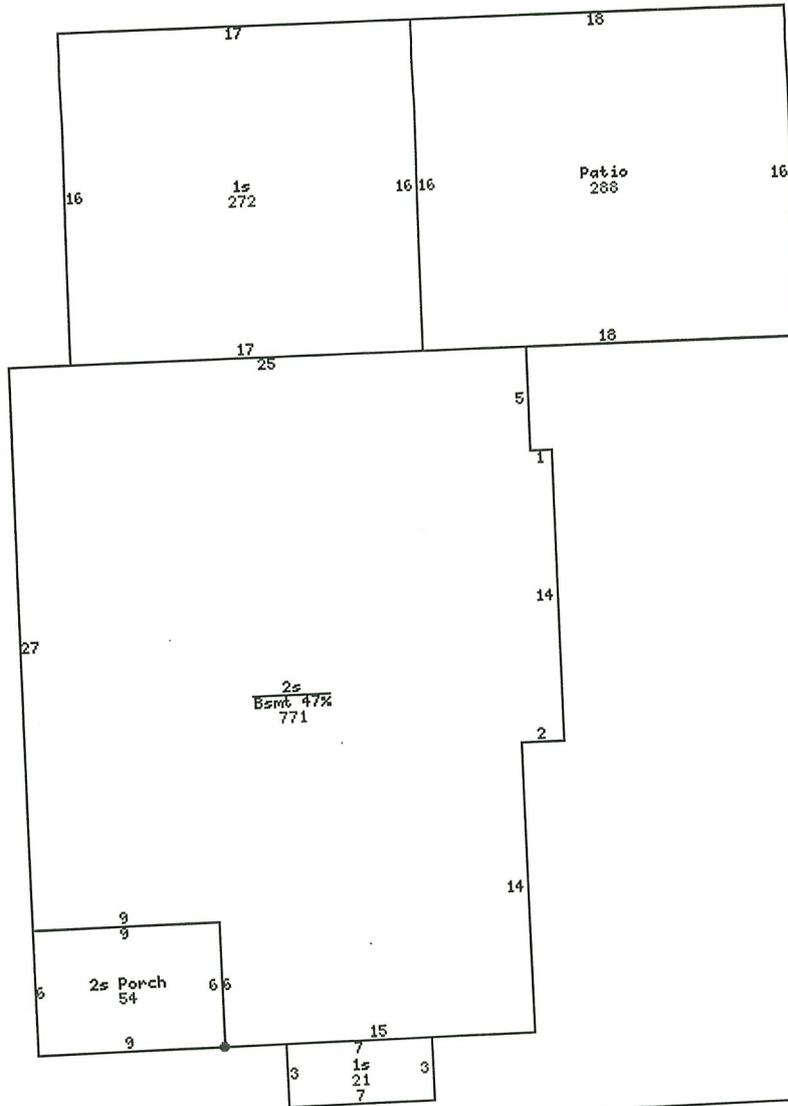
Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Victorian
Year Built	1896	Number Families	1	Grade	4+10
Condition	Poor	% Complete Improvement	60	Total Square Foot Living Area	1835
Main Living Area	1064	Upper Living Area	771	Attic Floor and Stairs Area	285
Basement Area	362	Open Porch Area	108	Patio Area	288
Foundation	Brick	Exterior Wall Type	Brick	Brick%	100
Roof Type	Gable	Roof Material	Asphalt Shingle	Number Fireplaces	1
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	2
Number Extra Fixtures	1	Bedrooms	2	Rooms	7

23D

3/29/2021



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RALLY CAP PROPERTIES LLC	HAT TRICK RENOVATION, LLC	<u>2018-01-30</u>	\$30,000	Deed	<u>16807/547</u>
TSC-26 LLC	RALLY CAP PROPERTIES, LLC	<u>2017-11-20</u>	\$2,000	Deed	<u>16736/183</u>
WINKLER, HOWARD J	KILLSWAT, KHANH	<u>1992-05-13</u>	\$5,500	Deed	<u>6562/700</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RALLY CAP PROPERTIES LLC	HAT TRICK RENOVATION	2018-01-30	2018-02-01	Warranty Deed Corporate	<u>16807/547</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	TSC-26	2017-11-21	2017-11-22	Tax Sale Deed	16732/904
TSC-26 LLC Also Known As TSC-26	RALLY CAP PROPERTIES LLC	2017-11-20	2017-11-27	Quit Claim Deed	16736/183
KILLSWAT, KANG KILLSWAT, KHANH	KILLSWAT, KANG	2014-10-24	2015-01-07	Change of Title	15435/321

Permits - 5 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass	2019-11-13	Alterations	MISC
Current	Pickup	Pass	2018-05-31	Review Value	PER SALE
2020	Permit	Pass	2019-11-13	Alterations	MISC
2020	Pickup	Partial	2018-05-31	Review Value	PER SALE
2019	Pickup	Pass	2018-05-31	Review Value	PER SALE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2020	<u>Assessment Roll</u>	Residential	Full	\$7,500	\$23,400	\$30,900
2019	<u>Assessment Roll</u>	Residential	Full	\$7,500	\$39,000	\$46,500
2017	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$36,900	\$44,000
2015	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$33,800	\$40,300
2013	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$32,700	\$39,200
2011	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$33,600	\$40,100
2009	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$33,000	\$39,600
2007	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$34,700	\$41,700
2005	<u>Assessment Roll</u>	Residential	Full	\$8,600	\$46,300	\$54,900
2003	<u>Assessment Roll</u>	Residential	Full	\$6,790	\$36,120	\$42,910
2001	<u>Assessment Roll</u>	Residential	Full	\$5,490	\$25,520	\$31,010
1999	Assessment Roll	Residential	Full	\$6,240	\$8,200	\$14,440
1997	Assessment Roll	Residential	Full	\$5,110	\$6,710	\$11,820
1995	Assessment Roll	Residential	Full	\$4,590	\$6,030	\$10,620
1990	Board Action	Residential	Full	\$3,970	\$6,030	\$10,000
1989	Assessment Roll	Residential	Full	\$3,970	\$9,230	\$13,200

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1813 7th St

top



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1813 7th St

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03/23/2021 11:52

top

526 Arthur Ave

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02/18/2021 10:31