



Date May 10, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1901 23rd STREET

WHEREAS, the property located at 1901 23rd 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, All Known & Unknown Heirs of James A. Howe, and Contract Buyer, Brian M Skeen, 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 The South 44 feet of the East 10 Rods of the West 20 Rods of the South 8 Rods of Lot 36 of the Official Plat of Lots 36 and 37 of Official Plat of Section 33, Township 79 North, 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 1901 23rd 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

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

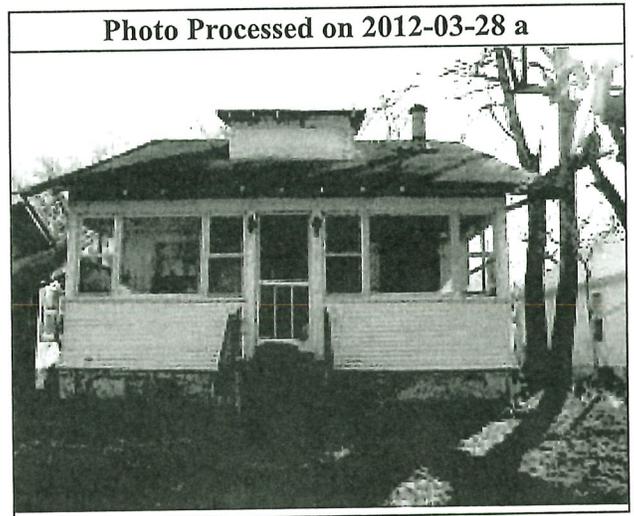
Location					
Address	1901 23RD ST				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/07806-000-000	Geoparcel	7924-33-251-015	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1910	23RD ST	1917	
1908		1905	1918
1904		1903	1916
1902		1901	1904
		1825	1822
1820		1821	1820
1818		1817	1816

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HOWE, JAMES A	1993-06-21	6802/271
Contract Buyer	1	SKEEN, BRIAN M	1990-10-22	6299/790

Legal Description and Mailing Address

S 44F E 1/2 S 8 RDS W 20 RDS LT 36 OP OF SD LTS 36 & 37 OP SEC 33-79-24	BRIAN M SKEEN 1901 23RD ST DES MOINES, IA 50310-6024
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Current Values

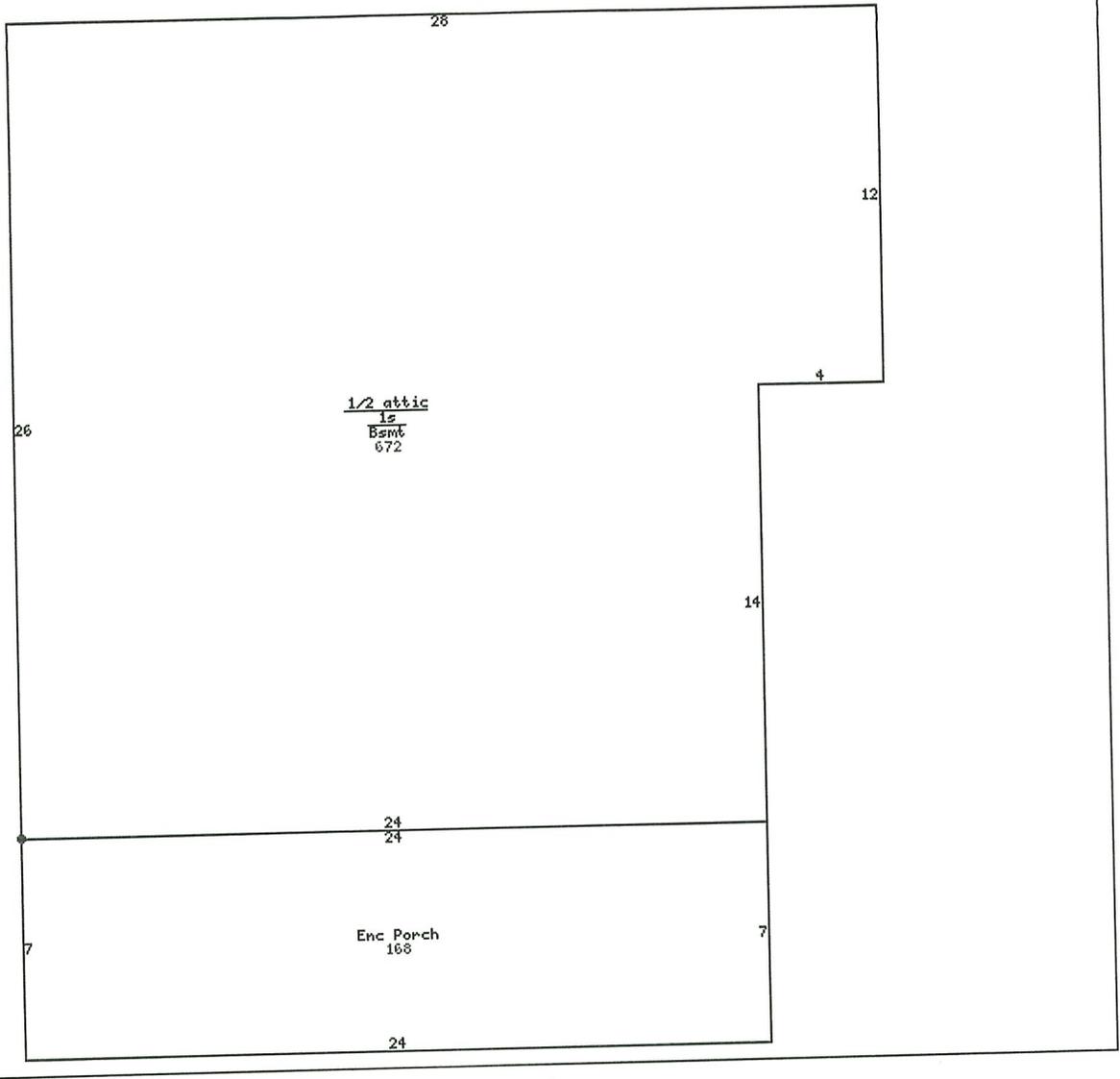
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$9,900	\$27,600	\$37,500
2020 Value	Residential	Full	\$9,000	\$24,900	\$33,900

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2020 Homestead Credit		SKEEN, BRIAN M		Application #15050	
Zoning - 1 Record					
Zoning	Description	SF	Assessor Zoning		
N5	N5 Neighborhood District		Residential		
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	5,940	Acres	0.136	Frontage	44.0
Depth	135.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Early 20s
Year Built	1912	Number Families	1	Grade	4-05
Condition	Poor	Total Square Foot Living Area	907	Main Living Area	672
Attic Finished Area	235	Basement Area	672	Enclosed Porch Area	168
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	4	Rooms	6



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOWE, JAMES A	SKEEN, BRIAN M	<u>1990-10-15</u>	\$6,500	Deed	<u>6299/790</u>
UNKNOWN	HOWE, JAMES	<u>1987-01-15</u>	\$8,800	Contract	<u>5676/402</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$9,000	\$24,900	\$33,900
2017	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$23,500	\$32,000
2015	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$22,000	\$29,900
2013	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$22,000	\$29,900
2011	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$22,000	\$29,900
2009	<u>Assessment Roll</u>	Residential	Full	\$8,200	\$22,000	\$30,200
2007	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$21,100	\$28,900
2005	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$16,400	\$20,700
2003	<u>Assessment Roll</u>	Residential	Full	\$3,860	\$14,610	\$18,470
2001	<u>Assessment Roll</u>	Residential	Full	\$3,820	\$10,810	\$14,630
1999	Assessment Roll	Residential	Full	\$3,840	\$15,970	\$19,810
1997	Assessment Roll	Residential	Full	\$3,550	\$14,750	\$18,300

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Residential	Full	\$3,340	\$13,880	\$17,220
1989	Assessment Roll	Residential	Full	\$2,890	\$12,010	\$14,900

This template was last modified on Sun Jan 31 22:36:22 2021.



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

DATE OF NOTICE: August 21, 2020

DATE OF INSPECTION: July 29, 2020

CASE NUMBER: COD2020-02132

PROPERTY ADDRESS: 1901 23RD ST

LEGAL DESCRIPTION: S 44F E 1/2 S 8 RDS W 20 RDS LT 36 OP OF SD LTS 36 & 37 OP SEC 33-79-24

BRIAN M SKEEN
Contract Buyer
1901 23RD ST
DES MOINES IA 50310-6024

JAMES A HOWE- DECEASED
Title Holder
32796 215TH ST
BLOOMFIELD IA 52537

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: 8/21/2020

MAILED BY: BJR

Areas that need attention: 1901 23RD ST

<u>Component:</u>	Brick Chimney	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Roof
<u>Comments:</u>	Have licensed contractor repair damaged chimney.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor repair or replace electrical system. Bring any and all components up to code.		
<u>Component:</u>	Windows/Window Frames	<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 damaged or missing windows as needed. Permit required if changing opening size.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor repair or replace all damaged wall components, Including; framing, sheeting, and coverings. Permit required for replacement of all structural components.		
<u>Component:</u>	Foundation	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Foundation Needs Engineers Report. Repair per engineer's report. Building Permit may be required.		
<u>Component:</u>	Interior Walls /Ceiling	<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 damaged and missing.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor repair or replace mechanical system. Bring any and all components up to code.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor repair or replace plumbing system. Bring any and all components up to code.		

Component: Stairs/Stoop **Defect:** Cracked/Broken
Requirement: Compliancne with Int Residential Code **Location:** Main Structure Throughout
Comments: Have licensed contractor replace front stoop on main entry.

Component: Accessory Buildings **Defect:** In disrepair
Requirement: **Location:** Shed
Comments: If House Demoed Small Shed Must Be Removed

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1901 23rd Street

top



02/09/2021 12:03

top

1901 23rd Street

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02/09/2021 12:04