



Date August 9, 2021

ABATEMENT OF PUBLIC NUISANCE AT 233 E. PARK AVE.

WHEREAS, the property located at 233 E. Park Ave., 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 Titleholder, Terry A. Deblieck, was notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 3 in FLEETWOOD ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 233 E. Park Ave., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

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**

39F

**DATE OF NOTICE: April 16, 2021**

**DATE OF INSPECTION: February 05, 2021**

**CASE NUMBER:** COD2021-00351

**PROPERTY ADDRESS:** 233 E PARK AVE

**LEGAL DESCRIPTION:** LOT 3 FLEETWOOD ACRES

TERRY A DEBLIECK  
Title Holder  
233 E PARK AVE  
DES MOINES IA 50315-7739

MONEY SOURCE, INC.,  
Mortgage Holder - C/O CT CORPORATION SYSTEM  
400 E COURT AVE  
DES MOINES IA 50309

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.

Chad Sutherland

(515) 283-4181



Nid Inspector

DATE MAILED: 4/16/2021

MAILED BY: TSY

**Areas that need attention:** 233 E PARK AVE

<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ALL DAMAGE SOFFIT/FACIA/TRIM PAINT TO MATCH.		
<b>Component:</b>	Electrical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ALL ELECTRICAL COMPONENTS DAMAGE BY FIRE/WATER/SMOKE. OBTAIN AND FINALIZE ELECTRICAL PERMIT. WORK MUST BE DONE BY LICENSED ELECTRICIAN		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ALL DAMAGES EXTERIOR DOORS AND JAM.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ALL EXTERIOR WALLS. OBTAIN AND FINALIZE BUILDING PERMIT.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE DAMAGED INTERIOR WALLS. PAINT TO MATCH.		
<b>Component:</b>	Roof	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ROOF SHEATHING AND SHINGLES. SHINGLES OR ROOF COVERING MUST MATCH. OBTAIN AND FINALIZE BUILDING PERMIT.		
<b>Component:</b>	Trusses	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	REPAIR/REPLACE ALL DAMAGE ROOF TRUSSES. OBTAIN AND FINALIZE BUILDING PERMIT.		
<b>Component:</b>	See Comments	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Permit Required	<b>Location:</b>	Garage Throughout
<b>Comments:</b>	IF OWNER DECIDES TO DEMO STRUCTURE, A DEMO PERMIT WILL NEED TO BE OBTAINED AND FINALIZED.		

<b><u>Component:</u></b>	Window Glazing/Paint	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Garage Throughout
<b><u>Comments:</u></b>	REPAIR/REPLACE ALL WINDOW PANES/GLAZING AND PAINT TO MATCH TRIM.		
<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with National Electrical Code	<b><u>Location:</u></b>	Garage Throughout
<b><u>Comments:</u></b>	REPAIR/REPLACE ALL ELECTRICAL COMPONENTS DAMAGE BY FIRE/WATER/SMOKE. OBTAIN AND FINALIZE ELECTRICAL PERMIT. WORK MUST BE DONE BY LICENSED ELECTRICIAN.		
<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Garage Throughout
<b><u>Comments:</u></b>	REPAIR/REPLACE ALL DAMAGE WINDOWS AND WINDOW FRAMES.		
<b><u>Component:</u></b>	Utilities	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Garage Throughout
<b><u>Comments:</u></b>	ALL UTILITES NEED TO BE IN SAFE WORKING AND MEET CODE STANDARDS.		

# Case Activity Listing

7/29/2021

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Page 1 of 1

Description	Date 1	Date 2	Date 3	Hold	Disp	Assigned To	Done By	Updated By	Notes
COD2021-00351      233 E PARK AVE									
Complaint Received			2/5/21	None			CRS1	CRS1	
PN Supervisor Review	2/23/21	2/24/21	3/1/21	None	DONE	CEH	CEH	CEH	detached garage fire. PN
PN Monitor	2/23/21	4/30/21	5/5/21	None	DONE	CRS1	CRS1	CRS1	5-5-2021 spoke with terry in person with inspector sac. hes waiting on insurance money and we have it demoed soon. crs1
PN Posted			2/23/21	None	DONE		CRS1	CRS1	
PN Inspection Fee	2/23/21	2/26/21	3/8/21	None	DONE	TSY	TSY	TSY	COULD YOU PLEASE BILL OUT FOR INSPECTION AND PICTURES. THANKS CRS1
PN Structure Inspection	2/5/21	2/24/21	2/5/21	None	FAIL	CRS1	CRS1	CRS1	02-23-2021 GARAGE FIRE. EXTERIOR WALLS STILL STANDING BUT STRUCTURE HAD SUBSTANTIAL FIRE DAMAGE. ENOUGH TO MAKE STRUCTURE VULNERABLE TO COLLAPSE. FIRE BURNED THOUGH ROOF AND ALL WALLS HAVE BEEN SUBJECTED TO MAJOR FIRE DAMAGE. CRS1
NID PN Notice			3/10/21	None	DONE	CRS1	TSY	TSY	
NID PN Notice			4/16/21	None	DONE	CRS1	TSY	TSY	added mortgage holder. tsy
Comment Only			4/28/21	None	DONE		TSY	TSY	Terry's phone number 515-718-1156
PN Monitor	5/5/21	6/9/21		None		CRS1		CRS1	



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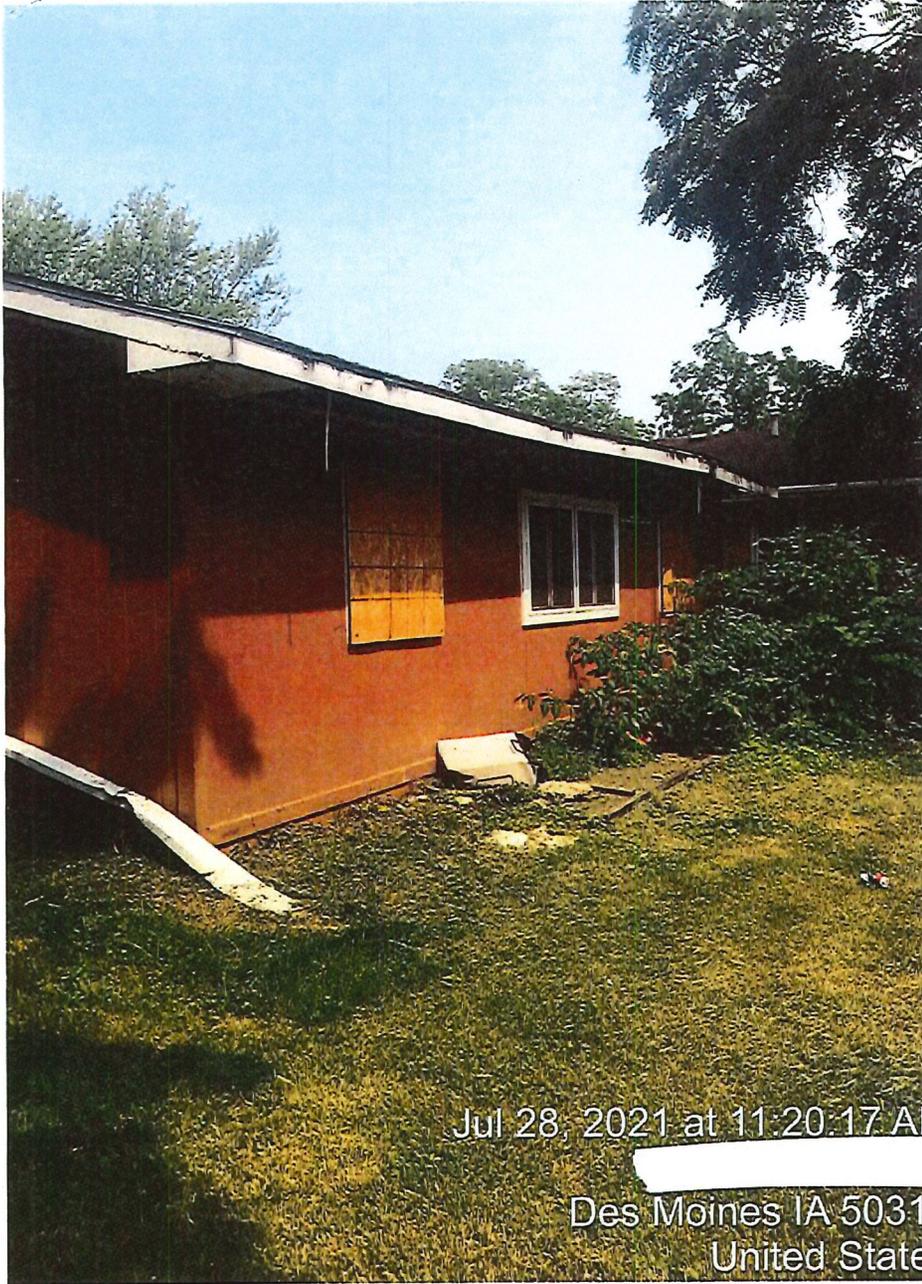
Des Moines IA 5031  
United State



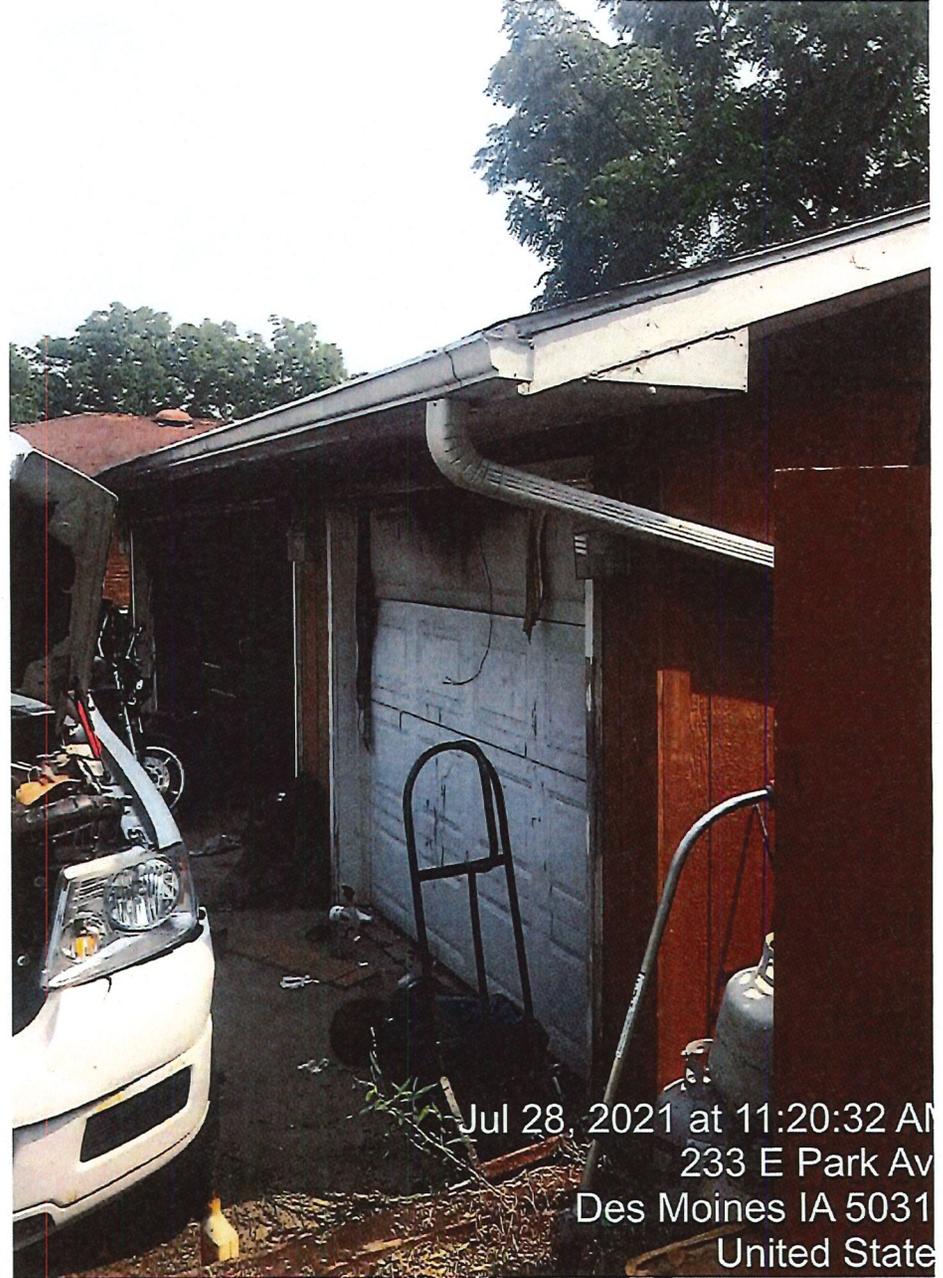
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Des Moines IA 5031  
United State

39F



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[REDACTED]  
Des Moines IA 5031  
United State



Jul 28, 2021 at 11:20:32 AM  
233 E Park Av  
Des Moines IA 5031  
United State

# Polk County Assessor

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

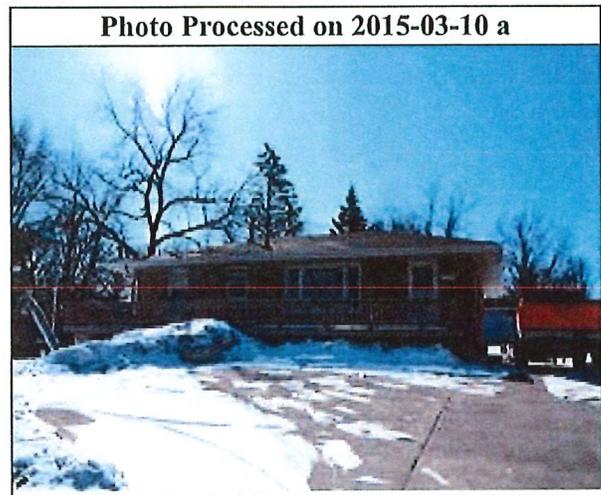
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	233 E PARK AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50315	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	010/01947-000-000	<b>Geoparcels</b>	7824-22-102-084	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM27/B	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DEBLIECK, TERRY A	2017-07-03	<a href="#">16548/975</a>

### Legal Description and Mailing Address

LOT 3 FLEETWOOD ACRES	TERRY A DEBLIECK 233 E PARK AVE DES MOINES, IA 50315-7739
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$27,200	\$127,100	\$154,300

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

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

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

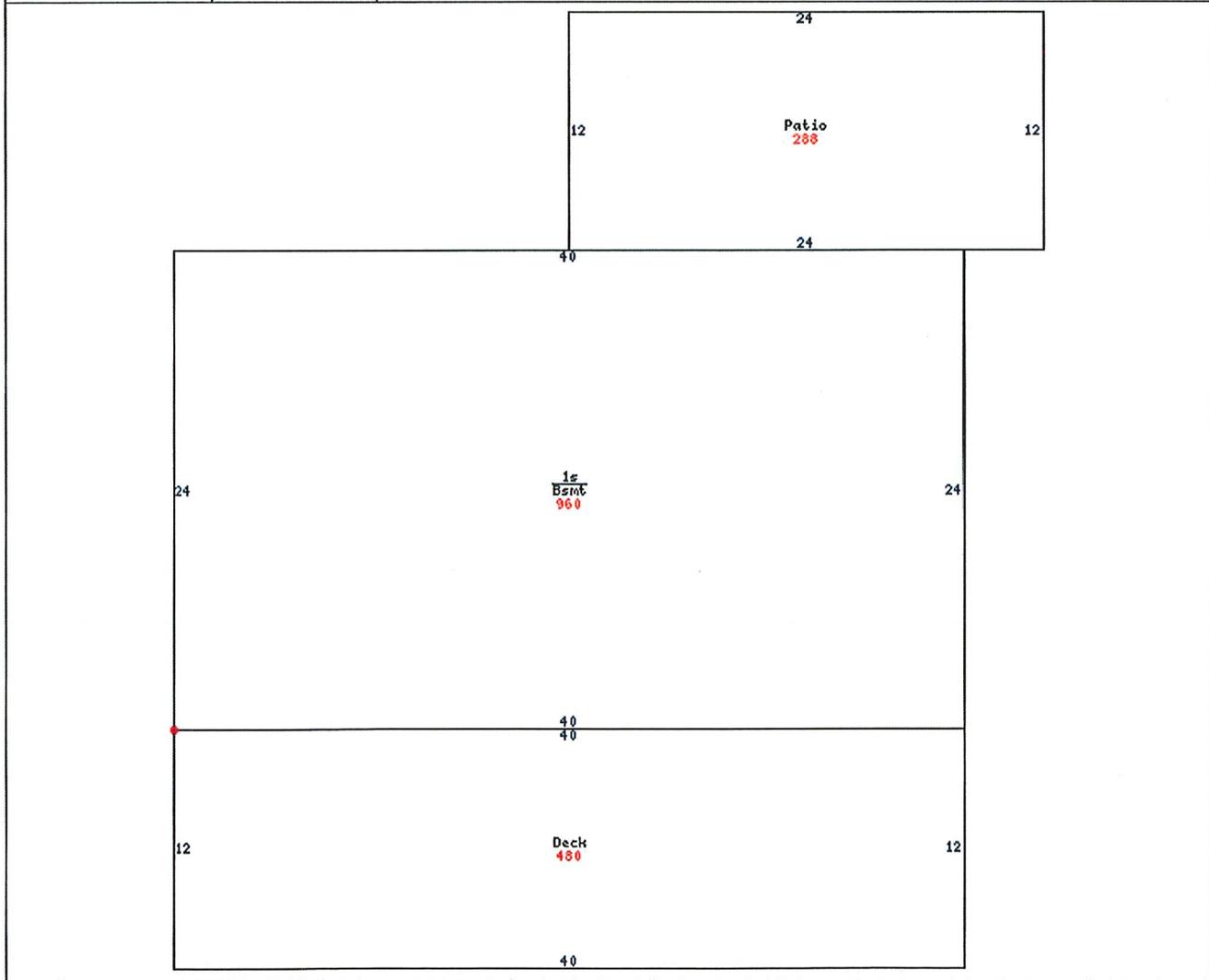
**Land**

<b>Square Feet</b>	12,155	<b>Acres</b>	0.279	<b>Frontage</b>	85.0
<b>Depth</b>	143.0	<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 Story	<b>Building Style</b>	Ranch
<b>Year Built</b>	1957	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	960	<b>Main Living Area</b>	960
<b>Basement Area</b>	960	<b>Deck Area</b>	480	<b>Patio Area</b>	288
<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Brick	<b>Brick%</b>	100
<b>Roof Type</b>	Hip	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning Rooms</b>	100	<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	3
	5				



**Detached Structures - 1 Record**

<b>Detached Structure #101</b>					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	30	Story Height	1
Grade	4	Year Built	2005	Condition	Normal

**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DEAL, WILLIAM M	DEBLIECK, TERRY A	<a href="#">2017-06-23</a>	\$140,000	Deed	<a href="#">16548/975</a>
HOFFMAN, GARLAND D., SR.	DEAL, WILLIAM M.	<a href="#">2013-09-19</a>	\$118,500	Deed	<a href="#">14968/378</a>
JANET ARMENTROUT (TRUST)	HOFFMAN SR., GARLAND D	<a href="#">2005-03-16</a>	\$90,000	Deed	<a href="#">10977/379</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DEAL, WILLIAM M	DEBLIECK, TERRY A	2017-06-23	2017-07-03	Warranty Deed	<a href="#">16548/975</a>
DEAL, WILLIAM M DEAL, TONYA M	DEAL, WILLIAM M	2014-08-28	2014-08-28	Quit Claim Deed	<a href="#">15305/555</a>
HOFFMAN SR, GARLAND D HOFFMAN, JOYCE L	DEAL, WILLIAM M DEAL, TONYA M	2013-09-19	2013-09-23	Warranty Deed Joint Tenancy	<a href="#">14968/378</a>

**Permits - 2 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2006	Permit	Complete	2005-09-07	Construction	GARAGE (938 sf)
2006	Permit	Complete	2005-03-15	Addition	DECK (480 sf)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$27,200	\$127,100	\$154,300
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$24,200	\$113,900	\$138,100
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$20,800	\$100,300	\$121,100
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$19,000	\$93,600	\$112,600
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$19,200	\$96,800	\$116,000
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$19,200	\$97,100	\$116,300
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$19,000	\$96,000	\$115,000
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$18,500	\$88,300	\$106,800
2006	<a href="#">Assessment Roll</a>	Residential	Full	\$20,100	\$81,700	\$101,800
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$20,100	\$66,600	\$86,700

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$18,410	\$61,330	\$79,740
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$16,040	\$53,470	\$69,510
1999	Assessment Roll	Residential	Full	\$16,050	\$60,220	\$76,270
1997	Assessment Roll	Residential	Full	\$15,000	\$56,280	\$71,280
1995	Assessment Roll	Residential	Full	\$13,140	\$49,300	\$62,440
1993	Assessment Roll	Residential	Full	\$11,630	\$43,630	\$55,260
1991	Assessment Roll	Residential	Full	\$10,770	\$40,400	\$51,170
1991	Was Prior Year	Residential	Full	\$10,770	\$37,870	\$48,640

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