



Date August 23, 2021

ABATEMENT OF PUBLIC NUISANCE AT 664 26<sup>th</sup> STREET

WHEREAS, the property located at 664 26<sup>th</sup> 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, Manya D Petty and Courtney N Petty, 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 Lot 63 in WOODLAND PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 664 26<sup>th</sup> 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

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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	664 26TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50312	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	030/05615-000-000	<b>Geoparcels</b>	7824-05-306-019	<b>Status</b>	<u>Active</u>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM93/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

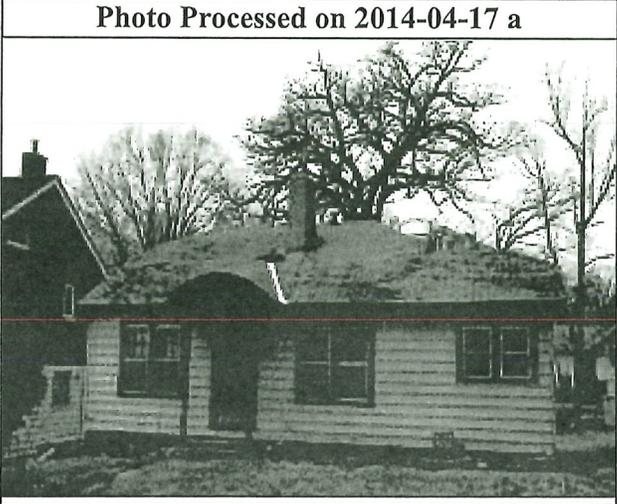
## Map and Current Photos - 1 Record

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

675	674	26TH ST	675
671	670		671
665	664		667
663	662		663
659	658		659
	654		655

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

**Photo Processed on 2014-04-17 a**



## Historical Photos

## Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PETTY, MANYA D	2015-04-16	<u>15536/804</u>
Title Holder	2	PETTY, COURTNEY N	2015-04-16	<u>15536/804</u>

## Legal Description and Mailing Address

LOT 63 WOODLAND PLACE	MANYA D PETTY 9034 FRANKLIN AVE DES MOINES, IA 50325-5418
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$24,200	\$30,300	\$54,500

[Protest Notice](#) [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)

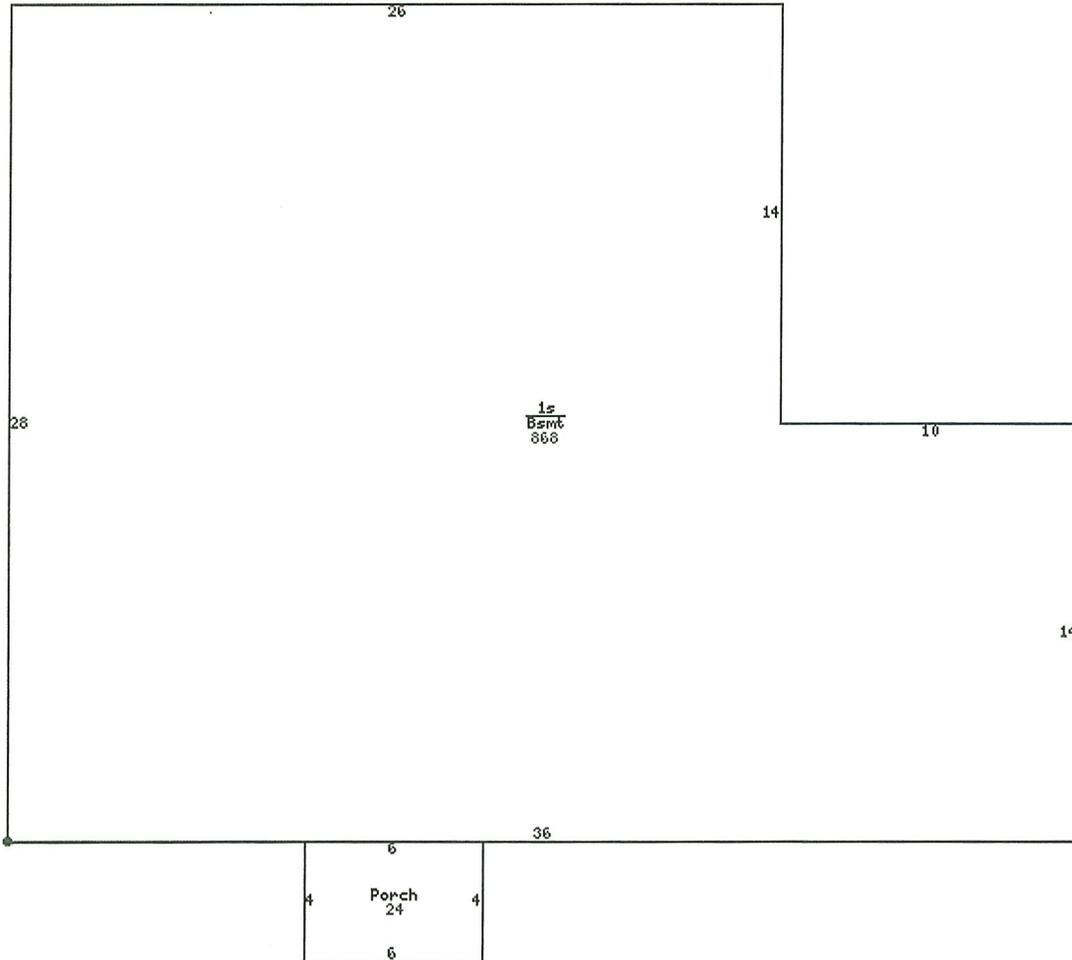
**Land**

<b>Square Feet</b>	6,550	<b>Acres</b>	0.150	<b>Frontage</b>	50.0
<b>Depth</b>	131.0	<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>	Bungalow
<b>Year Built</b>	1913	<b>Number Families</b>	1	<b>Grade</b>	5+10
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	868	<b>Main Living Area</b>	868
<b>Basement Area</b>	868	<b>Open Porch Area</b>	24	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Number Fireplaces</b>	1	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	5



## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
OSBORN, RANDY (Clerk of Court) _____ PETTY, BETTY JEAN	PETTY, MANYA D _____ PETTY, COURTNEY N	2015-04-09	2015-04-16	Change of Title	<u>15536/804</u>
PETTY, BETTY JEAN _____ OSBORN, RANDY (Clerk of Court)	PETTY, MANYA D _____ PETTY, COUNTRY N	2015-01-26	2015-02-11	Change of Title	<u>15465/203</u>

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Board Action</u>	Residential	Full	\$24,200	\$30,300	\$54,500
2021	<u>Assessment Roll</u>	Residential	Full	\$24,200	\$54,600	\$78,800
2019	<u>Assessment Roll</u>	Residential	Full	\$21,600	\$48,100	\$69,700
2017	<u>Assessment Roll</u>	Residential	Full	\$18,800	\$42,900	\$61,700
2015	<u>Assessment Roll</u>	Residential	Full	\$17,800	\$40,700	\$58,500
2013	<u>Assessment Roll</u>	Residential	Full	\$16,400	\$37,900	\$54,300
2011	<u>Assessment Roll</u>	Residential	Full	\$16,400	\$37,700	\$54,100
2009	<u>Assessment Roll</u>	Residential	Full	\$17,600	\$39,500	\$57,100
2007	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$38,500	\$55,600
2005	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$39,000	\$54,200
2003	<u>Assessment Roll</u>	Residential	Full	\$13,190	\$33,990	\$47,180
2001	<u>Assessment Roll</u>	Residential	Full	\$12,450	\$28,220	\$40,670
1999	Assessment Roll	Residential	Full	\$6,570	\$24,470	\$31,040
1997	Assessment Roll	Residential	Full	\$4,380	\$21,150	\$25,530
1995	Assessment Roll	Residential	Full	\$3,990	\$19,280	\$23,270
1991	Assessment Roll	Residential	Full	\$3,450	\$16,680	\$20,130
1991	Was Prior Year	Residential	Full	\$3,450	\$15,770	\$19,220

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

32B

**DATE OF NOTICE:** May 25, 2021

**DATE OF INSPECTION:** May 18, 2021

**CASE NUMBER:** COD2021-02478

**PROPERTY ADDRESS:** 664 26TH ST

**LEGAL DESCRIPTION:** LOT 63 WOODLAND PLACE

COURTNEY N PETTY & MANYA D PETTY  
Title Holder  
9034 FRANKLIN AVE  
DES MOINES IA 50325-5418

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.

Robert Reynolds  
(515) 283-4128



Nid Inspector

DATE MAILED: 5/25/2021

MAILED BY: TSY

**Areas that need attention:** 664 26TH ST

<b>Component:</b>	Foundation	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>	REQUIRES ENGINEERS REPORT		

<b>Component:</b>	Foundation	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>	REQUIRES ENGINEERS REPORT		

<b>Component:</b>	Foundation	<b>Defect:</b>	Loose Brick
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			

<b>Component:</b>	Foundation	<b>Defect:</b>	Structurally inadequate
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>	REQUIRES ENGINEERS REPORT		

<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>			

<b>Component:</b>	Retaining Wall	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	Carport
<b>Comments:</b>			

top

664 26<sup>th</sup> St

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664 26th St.

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