



Date August 23, 2021

ABATEMENT OF PUBLIC NUISANCES AT 845 E 24th COURT

WHEREAS, the property located at 845 E 24th Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, End of the Road, LLC, was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and accessory structure on the real estate legally described as Lot 52 in Block 8 in YORK'S CHOICE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 845 E 24th Court, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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**

32E

DATE OF NOTICE: May 4, 2021

DATE OF INSPECTION: December 16, 2020

CASE NUMBER: COD2021-00261

PROPERTY ADDRESS: 845 E 24TH CT

LEGAL DESCRIPTION: LOT 52 BLK 8 YORKS CHOICE

END OF THE ROAD LLC
Title Holder
JARED HOLLINGER, REG. AGENT
13575 LYNAM DR
OMAHA NE 68138

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) 283-4122



Nid Inspector

DATE MAILED: 5/4/2021

MAILED BY: JDH

32E

Areas that need attention: 845 E 24TH CT

Component: Mechanical System Requirement: Mechanical Permit Comments: Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.	Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout
Component: Plumbing System Requirement: Plumbing Permit Comments: Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.	Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout
Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.	Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout
Component: Foundation Requirement: Building Permit Comments: Building permit required to perform any foundation repairs.	Defect: Deteriorated Location: Main Structure Throughout
Component: Furnace Requirement: Mechanical Permit Comments: Hire licensed contractor to repair/replace damaged or rotted materials and verify safety and operation of furnace.	Defect: Deteriorated Location: Main Structure Throughout
Component: Interior Walls /Ceiling Requirement: Building Permit Comments: Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering . Any repairs to the structure will require a building permit.	Defect: Deteriorated Location: Main Structure Throughout
Component: Roof Requirement: Building Permit Comments: Replace any damaged roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.	Defect: Deteriorated Location: Main Structure Throughout
Component: Exterior Walls Requirement: Building Permit Comments: Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.	Defect: Deteriorated Location: Main Structure Throughout

Component: Accessory Buildings

Defect: Deteriorated

Requirement: Building Permit

Location: Accessory Building Throughou

Comments:

Have structure checked for any defects. Any repairs to the structure will require a building permit. If you intend to tear the structure down a Demo permit is required.

Polk County Assessor

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

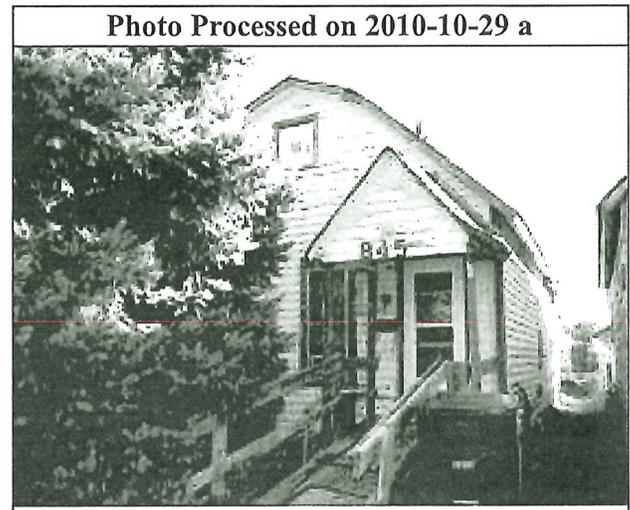
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	845 E 24TH CT				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03707-000-000	Geoparcels	7824-01-127-004	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Braxton Peats 515-286-3839		

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	END OF THE ROAD LLC	2021-04-02	<u>18452/568</u>

Legal Description and Mailing Address

LOT 52 BLK 8 YORKS CHOICE	END OF THE ROAD LLC 13575 LYNAM DR OMAHA, NE 68138
---------------------------	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$9,200	\$30,000	\$39,200

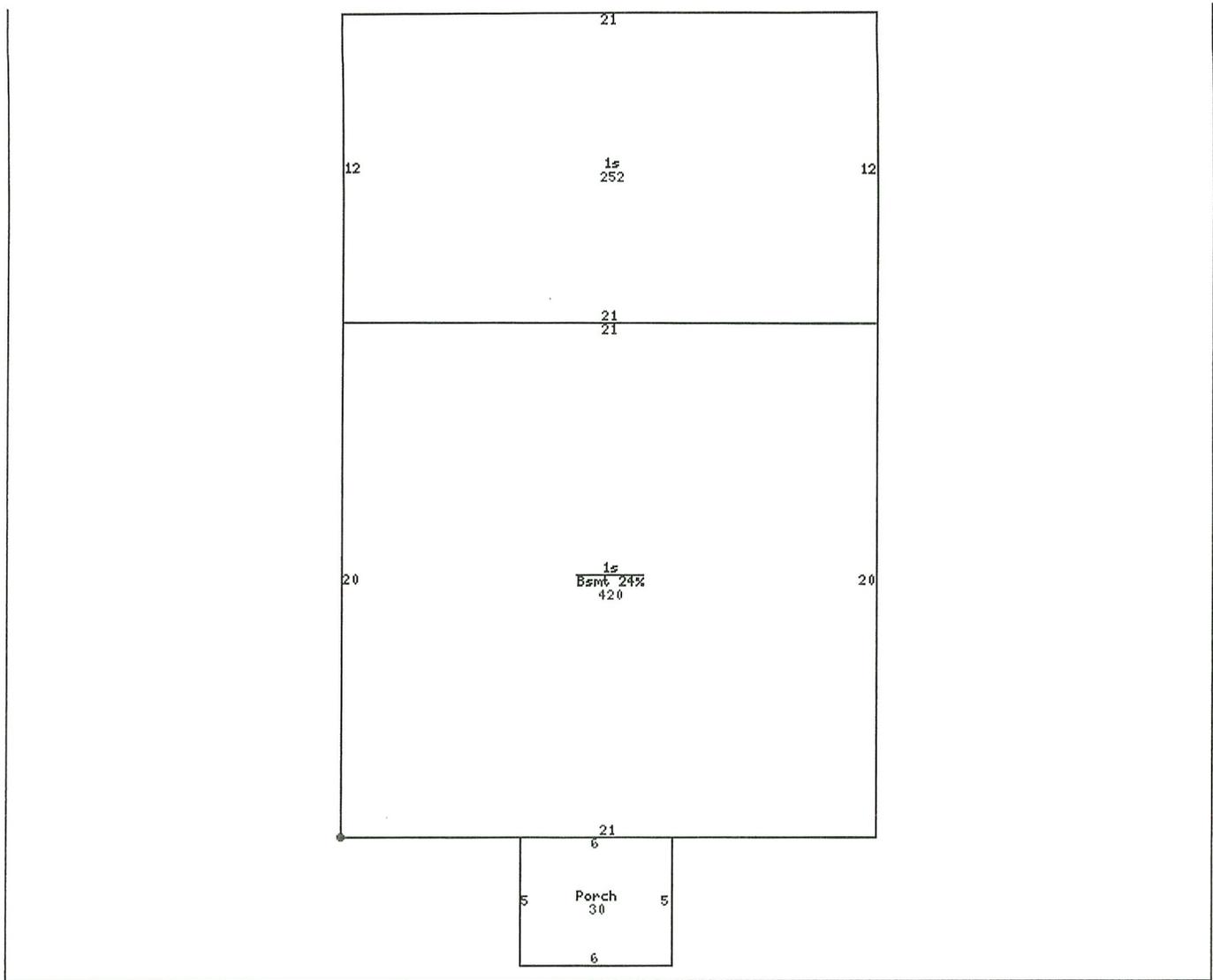
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
<u>2020 Homestead Credit</u>	WINGERT, TIM K	Application #289389

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N3C	N3c Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	3,275	Acres	0.075	Frontage	25.0
Depth	131.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1895	Number Families	1	Grade	5-05
Condition	Below Normal	Total Square Foot Living Area	672	Main Living Area	672
Basement Area	101	Open Porch Area	30	Foundation	Brick
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Floor Wall	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
11T IA LLC	END OF THE ROAD LLC	2021-03-31	2021-04-02	Warranty Deed	<u>18452/568</u>
LAZARUS LAND HOLDINGS 4 LLC	11T IA LLC	2020-11-12	2020-11-13	Warranty Deed	<u>18190/485</u>
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	LAZARUS LAND HOLDINGS 4 LLC	2020-10-15	2020-10-19	Tax Sale Deed	<u>18132/622</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CANOE CREEK LLC _____ Also Known As CONOE CREEK LLC _____ STEARNS BANK NA (Custodian)	WINGERT, TIM KELLEY	2017-05-04	2017-05-08	Quit Claim Deed Corporate	<u>16469/283</u>
MALONEY, MARY (Treasurer)	CONOE CREEK LLC _____ STEARMS BANK NA (Custodian)	2017-03-29	2017-03-31	Tax Sale Deed	<u>16423/373</u>
WINGERT, ERNESTINE _____ WINGERT, TIM KELLY (Executor)	WINGERT, TIM KELLY	2012-07-19	2012-11-08	Corrected Court Officer Deed	<u>14523/318</u>
WINGERT, TIM KELLY (Executor) _____ WINGERT, ERNESTINE _____ WINGERT, RICHARD R	WINGERT, ERNESTINE	2012-07-19	2012-11-08	Corrected Affidavit of Surviving Spouse	<u>14523/316</u>
WINGERT, TIM KELLY (Executor) _____ WINGERT, ERNESTINE	WINGERT, TIM KELLY	2012-07-19	2012-10-25	Court Officer Deed	<u>14502/625</u>
WINGERT, TIM KELLY (Executor) _____ WINGERT, ERNESTINE _____ WINGERT, RICHARD R	WINGERT, ERNESTINE	2012-07-19	2012-10-25	Affidavit of Surviving Spouse	<u>14502/623</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1993	Pickup	Complete	1992-09-17		Garage Removed

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$9,200	\$30,000	\$39,200
2019	<u>Assessment Roll</u>	Residential	Full	\$8,000	\$25,900	\$33,900
2017	<u>Assessment Roll</u>	Residential	Full	\$6,900	\$22,400	\$29,300
2015	<u>Assessment Roll</u>	Residential	Full	\$6,400	\$21,600	\$28,000
2013	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$22,300	\$28,800
2011	<u>Assessment Roll</u>	Residential	Full	\$7,400	\$25,800	\$33,200
2009	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$28,100	\$36,000
2007	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$27,800	\$35,600
2005	<u>Assessment Roll</u>	Residential	Full	\$5,800	\$23,500	\$29,300
2003	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$20,900	\$26,100
2001	<u>Assessment Roll</u>	Residential	Full	\$4,640	\$18,190	\$22,830
1999	Assessment Roll	Residential	Full	\$3,780	\$14,620	\$18,400
1997	Assessment Roll	Residential	Full	\$3,420	\$13,240	\$16,660
1995	Assessment Roll	Residential	Full	\$2,980	\$11,530	\$14,510
1993	Assessment Roll	Residential	Full	\$2,640	\$10,220	\$12,860
1990	Board Action	Residential	Full	\$2,640	\$8,660	\$11,300
1990	Assessment Roll	Residential	Full	\$2,640	\$9,660	\$12,300

This template was last modified on Thu Jun 3 19:39:49 2021 .

top

845 E 24th Ct

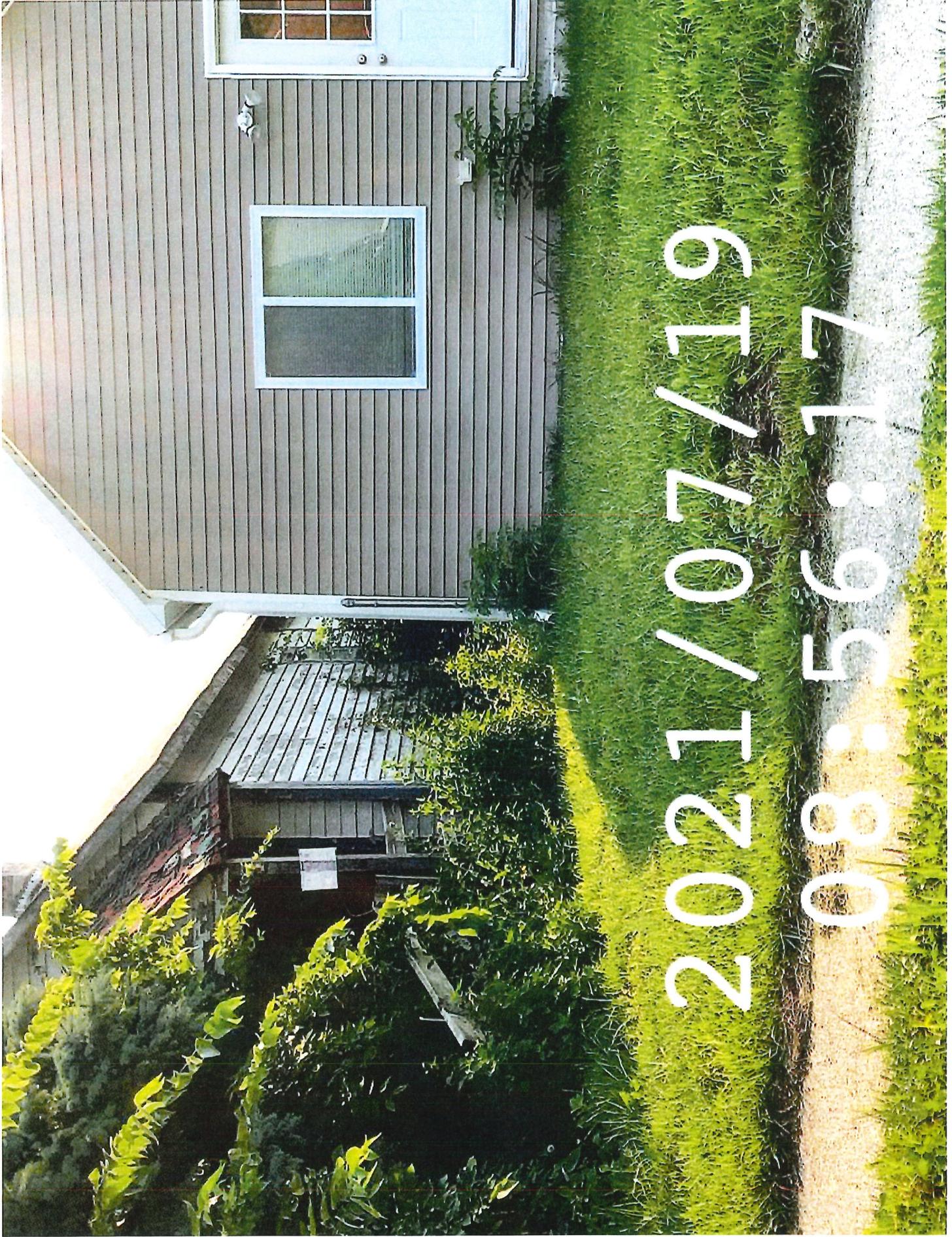


2021/07/19
08:56:03

32E

top

845 E 24th ct



2021/07/19
08:56:17

top

845 E 24th Ct



2021/07/19
08:57:26

32E