



Date November 1, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1446 SEARLE ST.

WHEREAS, the property located 1446 Searle St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Justin Bald, was notified more than thirty days ago to repair or demolish the main structure and garage 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 garage structure on the real estate legally described as Lot 11 in Block 16 in EASTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1446 Searle St., have previously been declared public nuisances;

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 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:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
YOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

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

Mayor

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	1446 SEARLE ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/02241-000-000	Geoparcels	7923-31-304-026	Status	Active
School	Des Moines	Nbhd/Pocket	DM05/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2012-02-03 a</p>
--	---

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BALD, JUSTIN	2017-10-02	16666/471

Legal Description and Mailing Address

LOT 11 BLK 16 EASTON PLACE	JUSTIN BALD 1446 SEARLE ST DES MOINES, IA 50317-6427
----------------------------	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$17,900	\$45,100	\$63,000

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

Zoning - 1 Record

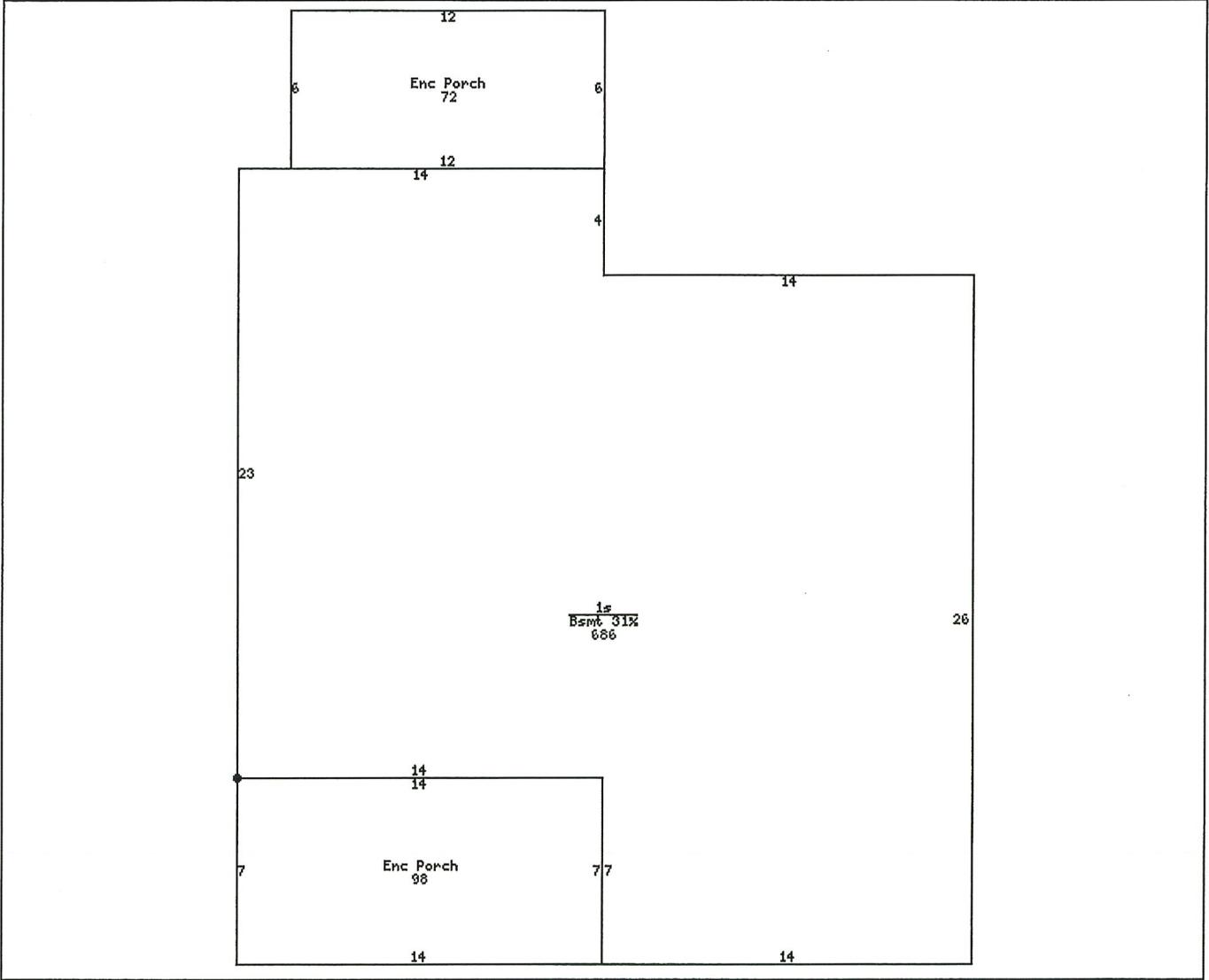
Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

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

Land					
Square Feet	7,500	Acres	0.172	Frontage	50.0
Depth	150.0	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	1902	Number Families	1	Grade	5+00
Condition	Normal	Total Square Foot Living Area	686	Main Living Area	686
Basement Area	213	Enclosed Porch Area	170	Foundation	Poured Concrete
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	1	Rooms	4		



Detached Structures - 2 Records

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Story Height	1
Grade	5	Year Built	1960	Condition	Normal
Detached Structure #102					
Occupancy	Shed	Measurement Code	Dimensions	Measure 1	10
Measure 2	22	Grade	5	Year Built	1970
Condition	Normal				
Comment	ATT TO GARAGE				

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BAUER, THERESA	BALD, JUSTIN	2017-09-23	\$12,000	Deed	16666/471
KRUSE, THERESA	JAEGER, JACQUELINE	2008-08-12	\$67,000	Contract	12749/416
QUICK TAX E.R.O. INC	KRUSE, THERESA	2006-09-01	\$67,000	Deed	11851/597
SAMANN LC	QUICK TAX E.R.O., INC	2003-12-05	\$35,000	Deed	10314/570
BROWN, MARY A	SMITH, STEVE	2003-05-06	\$20,000	Deed	9812/925

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BAUER, THERESA M Formerly Known As KRUSE, THERESA M	BALD, JUSTIN	2017-09-25	2017-10-02	Quit Claim Deed	16666/471
JAEGER, JACQUELINE D FREEBORN, KENNETH	KRUSE, THERESA M	2014-09-10	2014-09-10	Forfeiture of Contract	15318/107

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$17,900	\$45,100	\$63,000
2019	Assessment Roll	Residential	Full	\$15,800	\$39,600	\$55,400
2017	Assessment Roll	Residential	Full	\$13,100	\$33,100	\$46,200
2015	Assessment Roll	Residential	Full	\$12,600	\$32,000	\$44,600
2013	Assessment Roll	Residential	Full	\$11,600	\$29,900	\$41,500
2011	Assessment Roll	Residential	Full	\$13,100	\$33,200	\$46,300
2009	Assessment Roll	Residential	Full	\$14,300	\$35,500	\$49,800
2007	Assessment Roll	Residential	Full	\$14,300	\$35,500	\$49,800
2005	Assessment Roll	Residential	Full	\$13,800	\$36,500	\$50,300

Yr	Type	Class	Kind	Land	Bldg	Total
2003	Assessment Roll	Residential	Full	\$12,460	\$32,690	\$45,150
2001	Assessment Roll	Residential	Full	\$11,550	\$26,980	\$38,530
1999	Assessment Roll	Residential	Full	\$7,600	\$18,720	\$26,320
1997	Assessment Roll	Residential	Full	\$7,060	\$17,380	\$24,440
1995	Assessment Roll	Residential	Full	\$6,740	\$16,590	\$23,330
1993	Assessment Roll	Residential	Full	\$5,620	\$13,830	\$19,450
1991	Assessment Roll	Residential	Full	\$5,620	\$11,520	\$17,140
1991	Was Prior Year	Residential	Full	\$5,620	\$9,990	\$15,610

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



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

DATE OF NOTICE: June 14, 2021

DATE OF INSPECTION:

April 20, 2021

CASE NUMBER: COD2020-03684

PROPERTY ADDRESS: 1446 SEARLE ST

LEGAL DESCRIPTION: LOT 11 BLK 16 EASTON PLACE

JUSTIN BALD
Title Holder
1446 SEARLE ST
DES MOINES IA 50317-6427

ANY KNOWN OR UNKNOWN CURRENT/FORMER SPOUSE OF
Contact
THERESA M BAUER FNA KRUSE
2437 CUMMING AVE
CUMMING IA 50061

THERESA M BAUER FKA THERESA M KRUSE
Mortgage Holder
2437 CUMMING AVE
CUMMING IA 50061

LARRY MILLER
Mortgage Holder
ADDRESS UNKNOWN

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

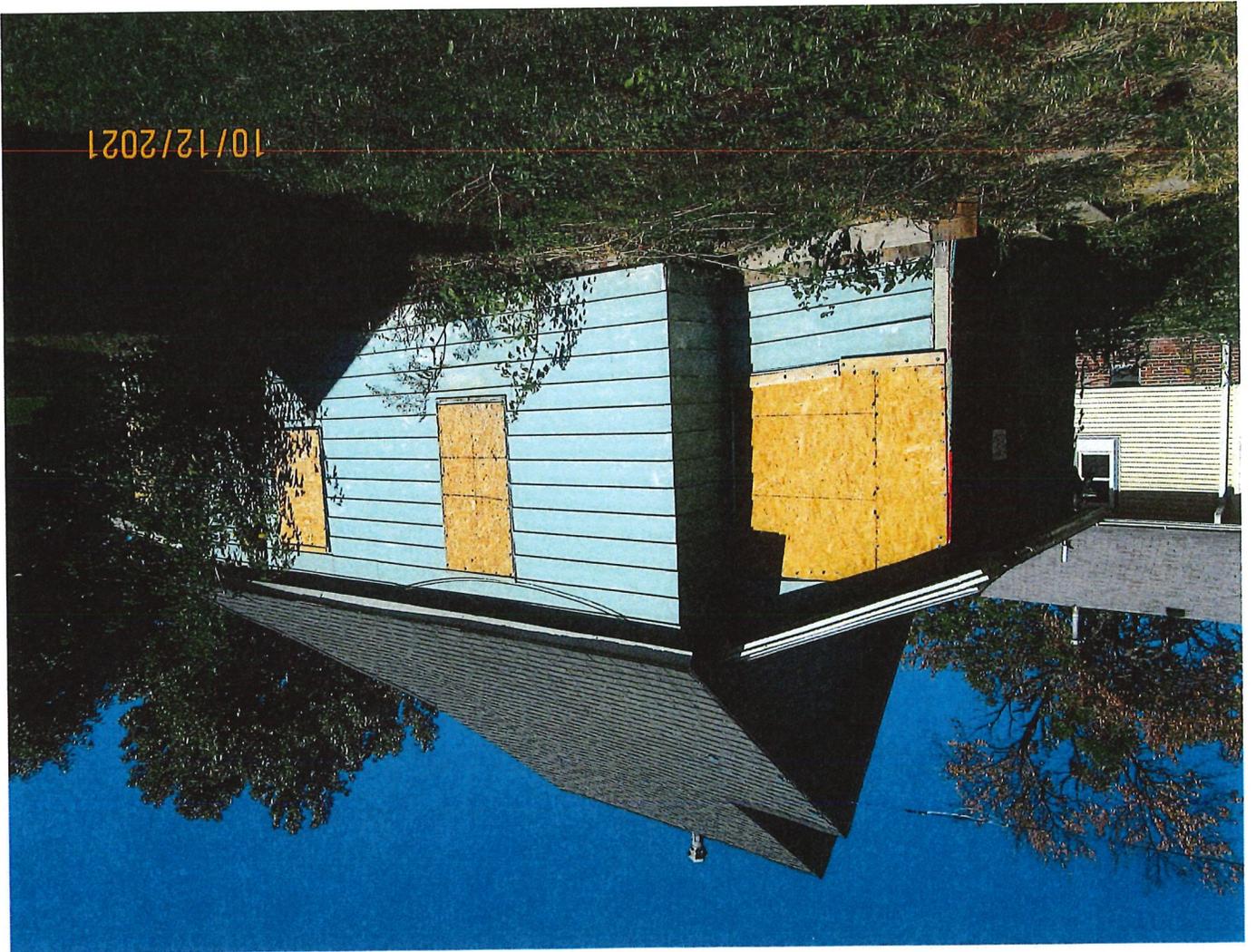
DATE MAILED: 6/14/2021

MAILED BY: JDH

Areas that need attention: 1446 SEARLE ST

Component:	Electrical System	Defect:	Disconnected Utility
Requirement:	Electrical Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
Component:	Mechanical System	Defect:	Disconnected Utility
Requirement:	Mechanical Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
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.		
Component:	Plumbing System	Defect:	Disconnected Utility
Requirement:	Plumbing Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
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.		
Component:	Foundation	Defect:	In poor repair
Requirement:	Engineering Report		
		Location:	Main Structure Throughout
Comments:	Foundation questionable, engineering report required to ensure safety of the structure.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit. Repair/replace any broken, missing, damaged or rotted siding. Any repairs to the structure will require a building permit.		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		
Component:	Interior Walls /Ceiling	Defect:	Holes or major defect
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing, damaged or rotted drywall/paneling/wall covering. Any repairs to the structure will require a building permit.		
Component:	Exterior Doors/Jams	Defect:	Holes or major defect
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		

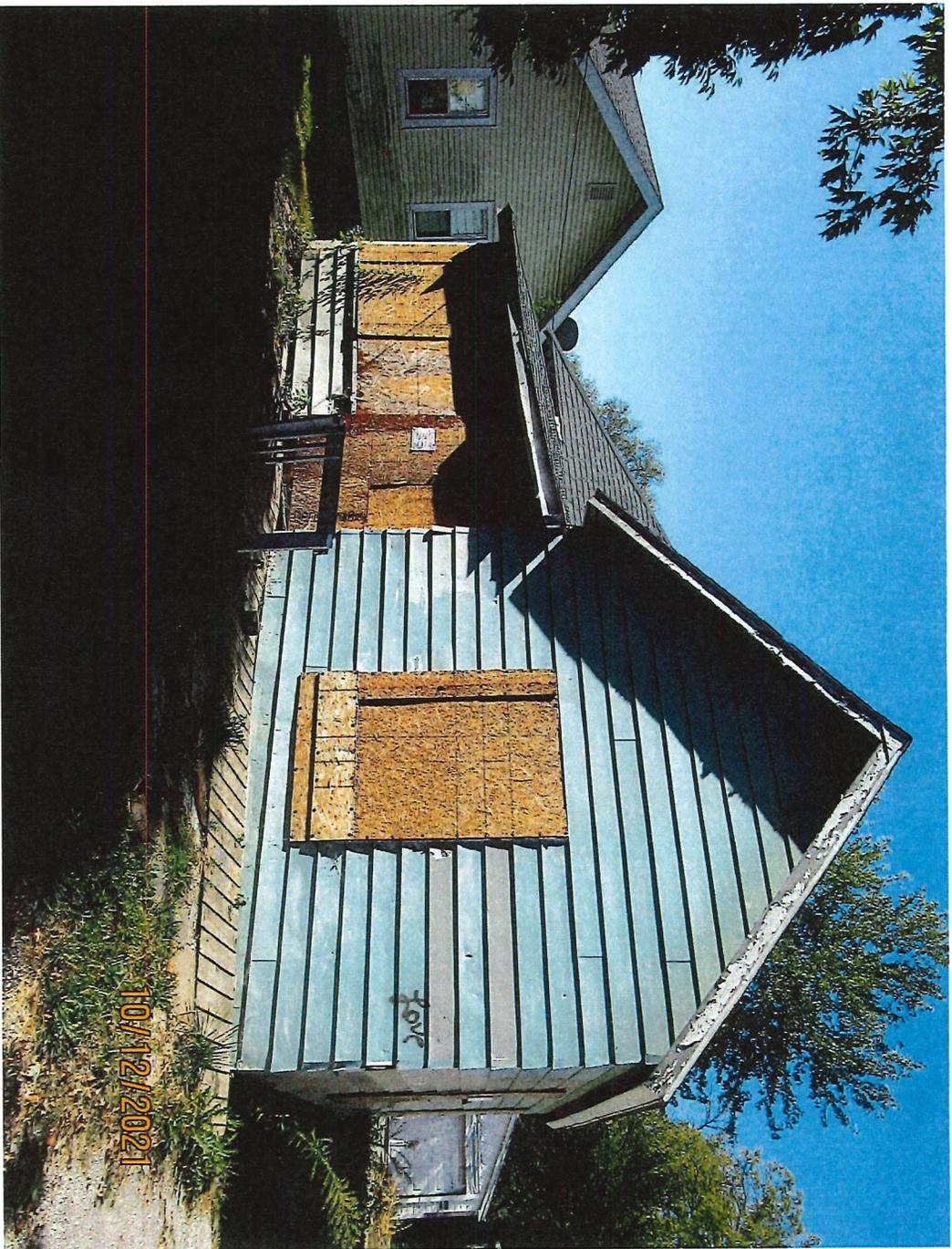
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Other violations may exist inside the structure due to inspection being limited to first floor only at this time.		
<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Replace any damaged roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Improperly Installed
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Wood burning stove not properly installed, hire licensed mechanical contractor to install properly or remove stove.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Improperly Installed
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	If you intend to tear the structure down a Demo permit is required.		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		

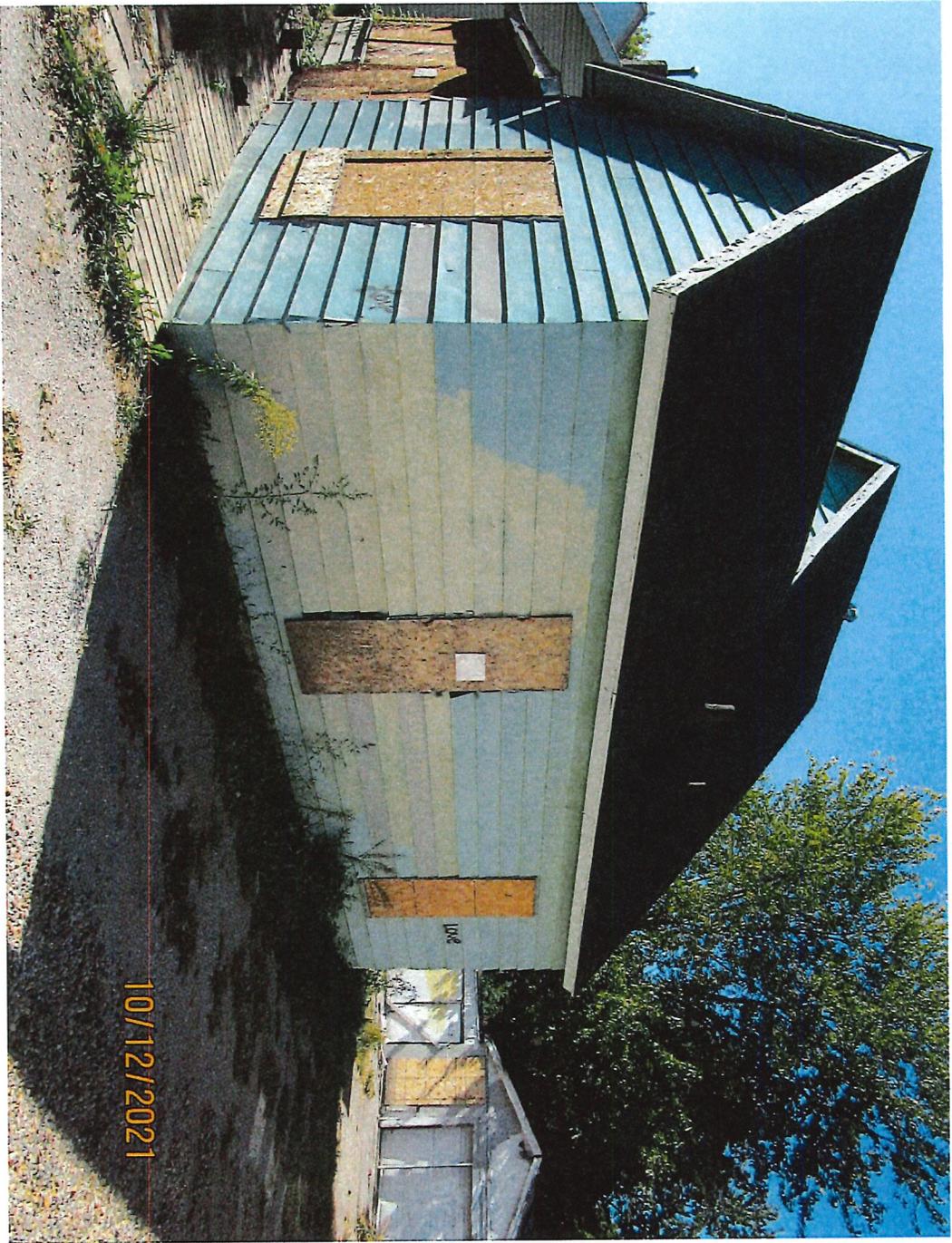


10/12/2021



35







10/12/2021





95