



Roll Call Number

Agenda Item Number

27A

Date November 15, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1196 9th St.

WHEREAS, the property located at 1196 9th St., 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, JRTT LLC and CDS Properties LLC, 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 North 98 feet of the East 93.5 feet of Lot 11 (except the East 11 feet thereof) of the Official Plat of the NE Fractional ¼ of the NW Fractional ¼ of Section 4, Township 78 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, an Official Plat, and locally known as 1196 9th St., 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 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

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	1196 9TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/05854-003-000	Geoparcel	7824-04-126-042	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Jennifer Vermillion 515-286-3148		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2018-06-26 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JRTT LLC	2016-10-24	<u>16237/791</u>
Title Holder	2	CDS PROPERTIES LLC	2020-04-24	<u>17796/758</u>

Legal Description and Mailing Address

-EX E 11F- N 98F E 93.5F LT 11 OP NE FRL 1/4 NW FRL 1/4 SEC 4-78-24	CDS PROPERTIES LLC 15206 WINSTON AVE URBANDALE, IA 50323-2439
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Multi-Residential	Full	\$17,900	\$348,100	\$366,000

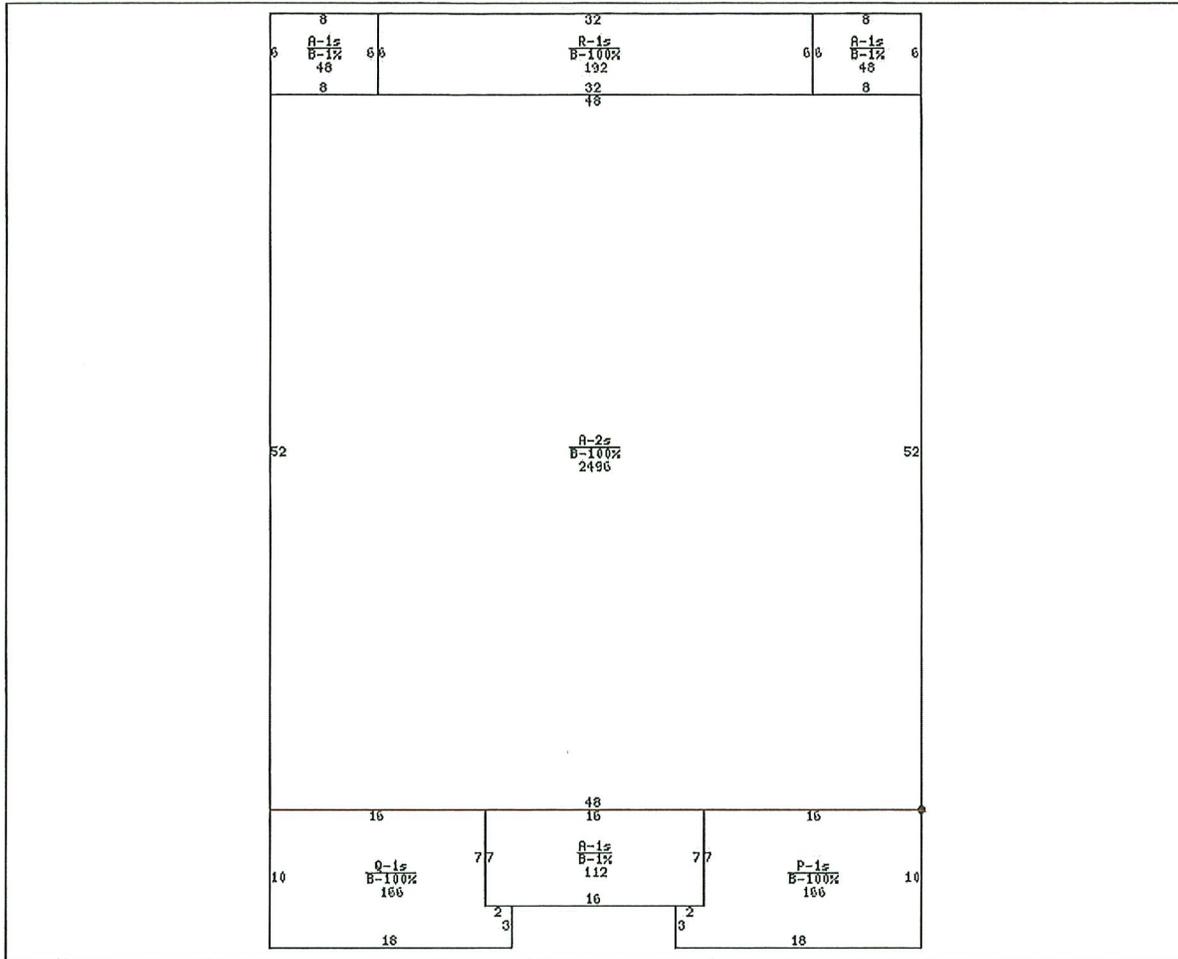
Assessment Roll Notice Unadjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3A-4	N3a-4 Neighborhood District		Residential

<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	8,085	Acres	0.186	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1910	Total Story Height	2
Land Area	8,085	Gross Area	5,200	Finished Area	5,200
Unfinished Bsmt Area	3,264	Finished Bsmt Area	1,812	Number of Units	8
Primary Group	Apartment	Percent Primary Group	61.44	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	BN/Below Normal
Ground Floor Area	2,664	Perimeter	238		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Apartment	Foundation	Brick Stone
Submerged	No	Exterior Wall	Brick on Masonry	Roof	Flat
Roof Material	Built-up	Covered Area	524	Covered Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Bldg Class	Brick or Masonry	Total Section Area	8,464
Ground Floor Area	2,664	Perimeter	238	Grade	4+00
Year Built	1910	Year Remodel	1998	Condition	Below Normal
Comment	A=1S B=2S/BSMT P+Q+R=OP/BSMT				

Commercial Groups - 3 Records					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	5,200	Base Floor Area	2,704	Number Units	6
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	3,264
Base Floor Area	3,264	Heating	None	Air Conditioning	None
Exhaust System	No				
Commercial Group #101 3					
Use Code	Basement Finished	Number Stories	1	Total Group Area	1,812
Base Floor Area	1,812	Number Units	2	Heating	Central
Air Conditioning	None	Grade Adjust	Minus 10	Exhaust System	No



Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JRTT LLC	CDS PROPERTIES LLC	<u>2020-04-09</u>	\$15,000	Deed	<u>17796/758</u>
POLK COUNTY BANK	JRTT PROPERTIES, LLC	<u>2016-04-08</u>	\$390,000	Deed	<u>15959/528</u> Multiple Parcels
POLK COUNTY BANK	ANDERSON, MICHAEL DEAN & JUDITH TOKARZ-	<u>2001-09-17</u>	\$145,000	Deed	<u>8990/628</u>
ELEVEN NINETY SIX, GROUP	GOURMET FOODS ENTERPRISES INC	<u>1997-10-09</u>	\$70,000	Deed	<u>7758/596</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JRTT LLC	CDS PROPERTIES LLC	2020-04-09	2020-04-24	Warranty Deed Corporate	<u>17796/758</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JRTT PROPERTIES LLC	JRTT LLC	2016-10-01	2016-10-24	Quit Claim Deed	<u>16237/791</u>
GRINNELL STATE BANK Formerly Known As POLK COUNTY BANK ANDERSON, MICHAEL DEAN	JRTT PROPERTIES LLC	2016-04-08	2016-04-13	Court Officer Deed	<u>15959/528</u>

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2019	Permit	No Add	2018-07-11	Alterations	DECK
1999	Permit	Complete	1998-01-28	Alterations	REMODEL (7968 sf) (Cost \$114,261)
1999	Permit	Complete	1997-12-02	Alterations	MISC (Cost \$50,000)
1998	Permit	Pass	1997-12-02	Alterations	MISC (Cost \$50,000)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Multi-Residential	Full	\$17,900	\$348,100	\$366,000
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$16,300	\$283,700	\$300,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$16,300	\$232,700	\$249,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$13,500	\$211,500	\$225,000
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	\$13,500	\$186,500	\$200,000
2012	<u>Assessment Roll</u>	Commercial Multiple	Full	\$13,500	\$186,500	\$200,000
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	\$13,500	\$186,500	\$200,000
			Adj	\$13,500	\$99,900	\$113,400
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	\$13,500	\$186,500	\$200,000
			Adj	\$13,500	\$99,900	\$113,400
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	\$13,500	\$186,500	\$200,000
			Adj	\$13,500	\$99,900	\$113,400
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	\$12,000	\$188,000	\$200,000
			Adj	\$12,000	\$101,400	\$113,400
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	\$12,000	\$162,000	\$174,000
			Adj	\$12,000	\$75,400	\$87,400
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	\$10,500	\$119,500	\$130,000
			Adj	\$10,500	\$32,900	\$43,400
2002	<u>Board Action</u>	Commercial Multiple	Full	\$10,110	\$94,000	\$104,110
			Adj	\$10,110	\$7,400	\$17,510
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	\$10,110	\$94,000	\$104,110
1999	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$94,000	\$103,500

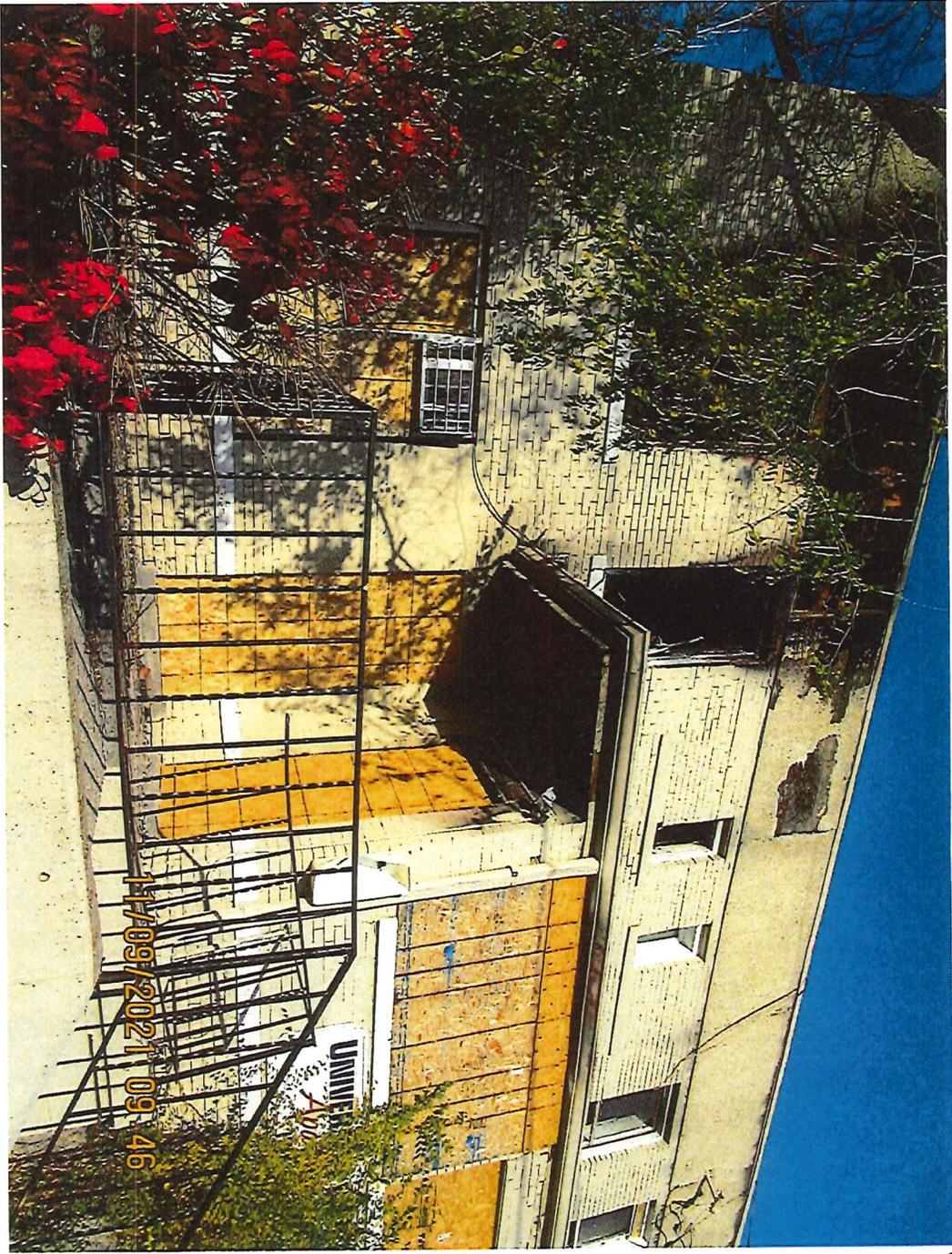
Yr	Type	Class	Kind	Land	Bldg	Total
1998	Assessment Roll	Commercial Multiple	Full	\$9,330	\$7,400	\$16,730
1998	Was Prior Year	Commercial Multiple	Full	\$9,330	\$7,400	\$16,730

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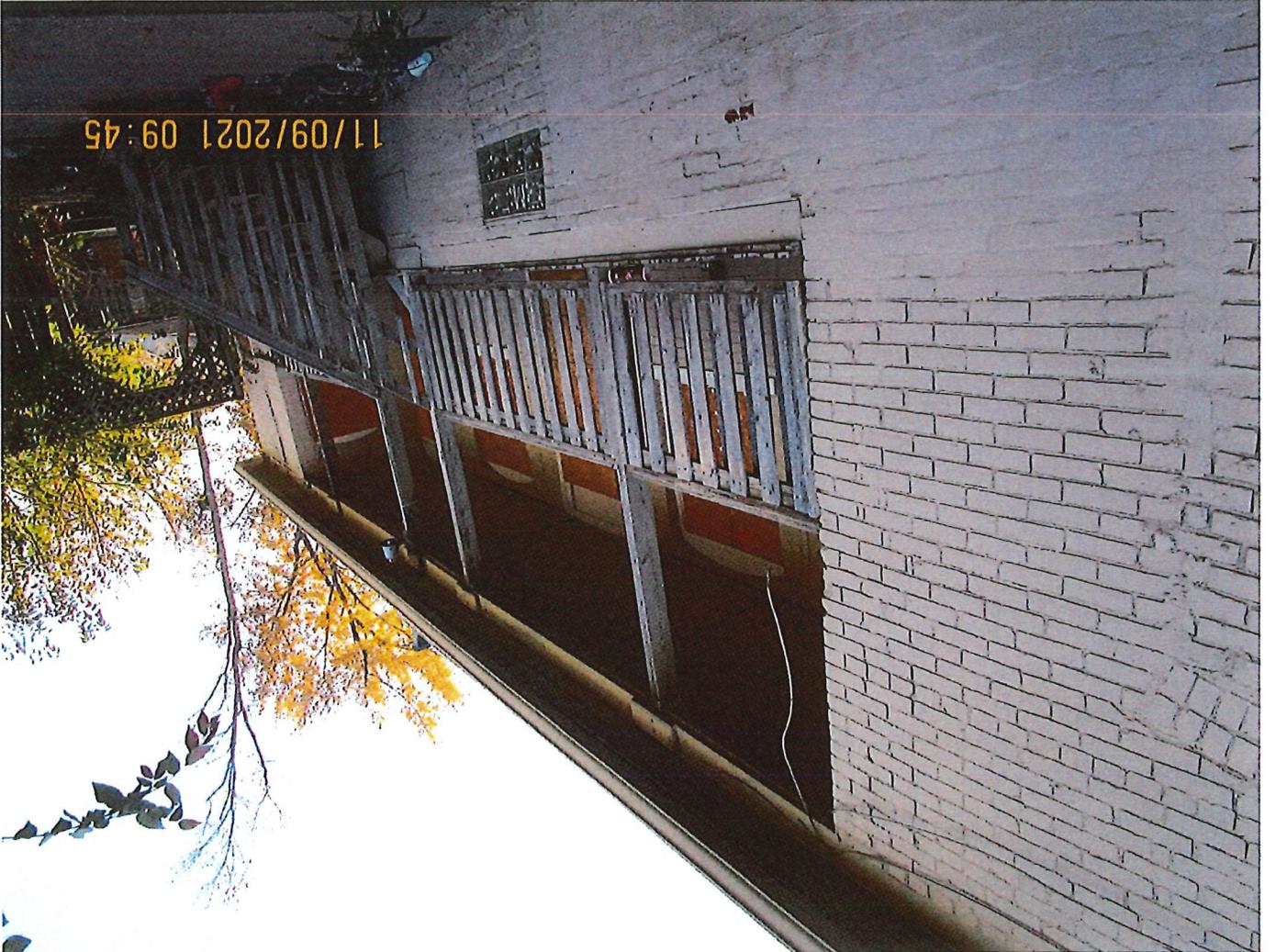


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