



Roll Call Number

Agenda Item Number

37

Date February 7, 2022

COMMUNICATION OF FIRE ESCROW AT 1409 SAMPSON STREET

Communication from Neighborhood Inspection Division regarding demolition cost reserve escrowed for main structure located at 1409 Sampson Street, Des Moines, Iowa.

(Communication and documentation attached)

Moved by \_\_\_\_\_

to receive and file and to direct the City Attorney to bring legal action within one hundred eighty (180) days of certified mail notice dated January 6, 2022, if owner(s) has not demolished or renovated the structure.

| COUNCIL ACTION | YEAS | NAYS | PASS     | ABSENT |
|----------------|------|------|----------|--------|
| COWNIE         |      |      |          |        |
| BOESEN         |      |      |          |        |
| GATTO          |      |      |          |        |
| SHEUMAKER      |      |      |          |        |
| 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

December 27, 2021

City of Des Moines  
400 Robert D Ray Drive  
Des Moines, IA 50309

State Farm Claims  
PO Box 106169  
Atlanta, GA 30348-6169

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

RE: Claim Number: 1528S455S  
Date of Loss: December 25, 2021  
Policy Number: 15C947874

To whom it may concern:

The property located at 1409 Sampson Street Des Moines, IA 50316 sustained fire damage on the above-referenced date of loss. Iowa law requires fire and casualty companies to hold a demolition cost reserve under such circumstances. In general, insurers must reserve \$10,000.00 or 10% of the payment, whichever is greater, to cover demolition costs under the circumstances if:

- A. The property without repairs is uninhabitable or unfit for its purpose.
- B. The property owner has submitted a proof of loss for a sum exceeding 75% of the face value of the policy.

Therefore, to be in compliance with Iowa Statute Section 515.139, I am notifying you that a reserve for demolition costs will be withheld.

It is my understanding that the City shall release all interest in the demolition cost reserve within 180 days after receiving notice of the existence of the demolition cost reserve unless the City has instituted legal proceedings for the demolition of said building and has notified the insured in writing of the institution of such legal proceedings. Failure of the City to notify the insured of such legal proceedings shall terminate the City's claim to any proceeds from the reserve.

A reserve for demolition cost shall no longer be required if:

- A. The insurer has received notice from the insured and the City Council that the insured has commenced repairs to the properties or has commenced demolition of the property.
- B. The City has failed to notify the insurer as provided above.

1528S455S  
December 27, 2021  
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If the City is required to demolish the damaged property at City expense after instituting legal proceedings, emergency actions, or obtaining waivers for the demolition of the building or other insured structure, the City shall present to the insurer the actual costs of the demolition of the property, including engineering, legal and other demolition project costs, and the insurers shall compensate the City for the actual cost of the demolition project up to the amount in a demolition cost reserve. Any amount left from the demolition cost reserve after the cost of demolition of the property is paid to the City, shall be to the insured if the insured is entitled to the remaining proceeds under the policy. The insurer is not liable for any amount in excess of the limits of the liability set out by the policy.

This letter is notice of our compliance with Iowa law.

If you have any questions or need further assistance, please call us at (844) 458-4300 Ext. 3099945652.

Sincerely,

Marshall Little  
Claim Specialist  
(844) 458-4300 Ext. 3099945652  
Fax: (844) 236-3646

State Farm Fire and Casualty Company

Number: 70192970000163415391

Remove X

37

Status

 **Delivered**

January 6, 2022 at 10:30 am  
DES MOINES, IA 50315

Delivered at 10:30 am on January 6, 2022 in  
A 50315.

Plus™ Available 



Delivered

Updates 

History 

Jan 6, 10:30 am

A 50315  
Delivered at 10:30 am on January 6, 2022 in DES MOINES, IA 50315.

Jan 6, 9:34 am  
Office  
A 50315

# 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>         | 1409 SAMPSON ST      |                    |                              |                            |                 |
| <b>City</b>            | DES MOINES           | <b>Zip</b>         | 50316                        | <b>Jurisdiction</b>        | Des Moines      |
| <b>District/Parcel</b> | 110/02154-001-000    | <b>Geoparcels</b>  | 7924-36-328-015              | <b>Status</b>              | Active          |
| <b>School</b>          | Des Moines           | <b>Nbhd/Pocket</b> | DM08/Z                       | <b>Tax Authority Group</b> | DEM-C-DEM-77131 |
| <b>Submarket</b>       | Northeast Des Moines | <b>Appraiser</b>   | Joseph Peterson 515-286-3011 |                            |                 |

## Map and Current Photos - 1 Record

| Click on parcel to get a new listing |            |      |      |
|--------------------------------------|------------|------|------|
| 1420                                 | SAMPSON ST | 1421 | 1422 |
| 1418                                 |            | 1417 | 1418 |
| 1412                                 |            | 1413 | 1414 |
| 1408                                 |            | 1409 | 1410 |
| 1404                                 |            | 1405 | 1406 |
| 1640                                 |            | 1650 | 1660 |
| CLEVELAND AVE                        |            |      |      |

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

**Photo Processed on 2016-02-10 a**

## Historical Photos

## Ownership - 2 Records

| Ownership    | Num | Name                    | Recorded   | Book/Page |
|--------------|-----|-------------------------|------------|-----------|
| Title Holder | 1   | CARTER (TRUSTEE), TINA  | 2004-07-19 | 10646/792 |
| Title Holder | 2   | PATRICIA A WILSON TRUST |            |           |

## Legal Description and Mailing Address

|   |  |
|---|--|
| 7F ALLEY E OF & ADJ & ALL LT 55 EAST CAPITAL PARK | TINA CARTER (TRUSTEE)<br>3211 JEFFERSON AVE<br>DES MOINES, IA 50310-5143 |
|---|--|

## Current Values

| Type       | Class       | Kind | Land     | Bldg     | Total    |
|------------|-------------|------|----------|----------|----------|
| 2021 Value | Residential | Full | \$11,400 | \$85,000 | \$96,400 |

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

## Zoning - 1 Record

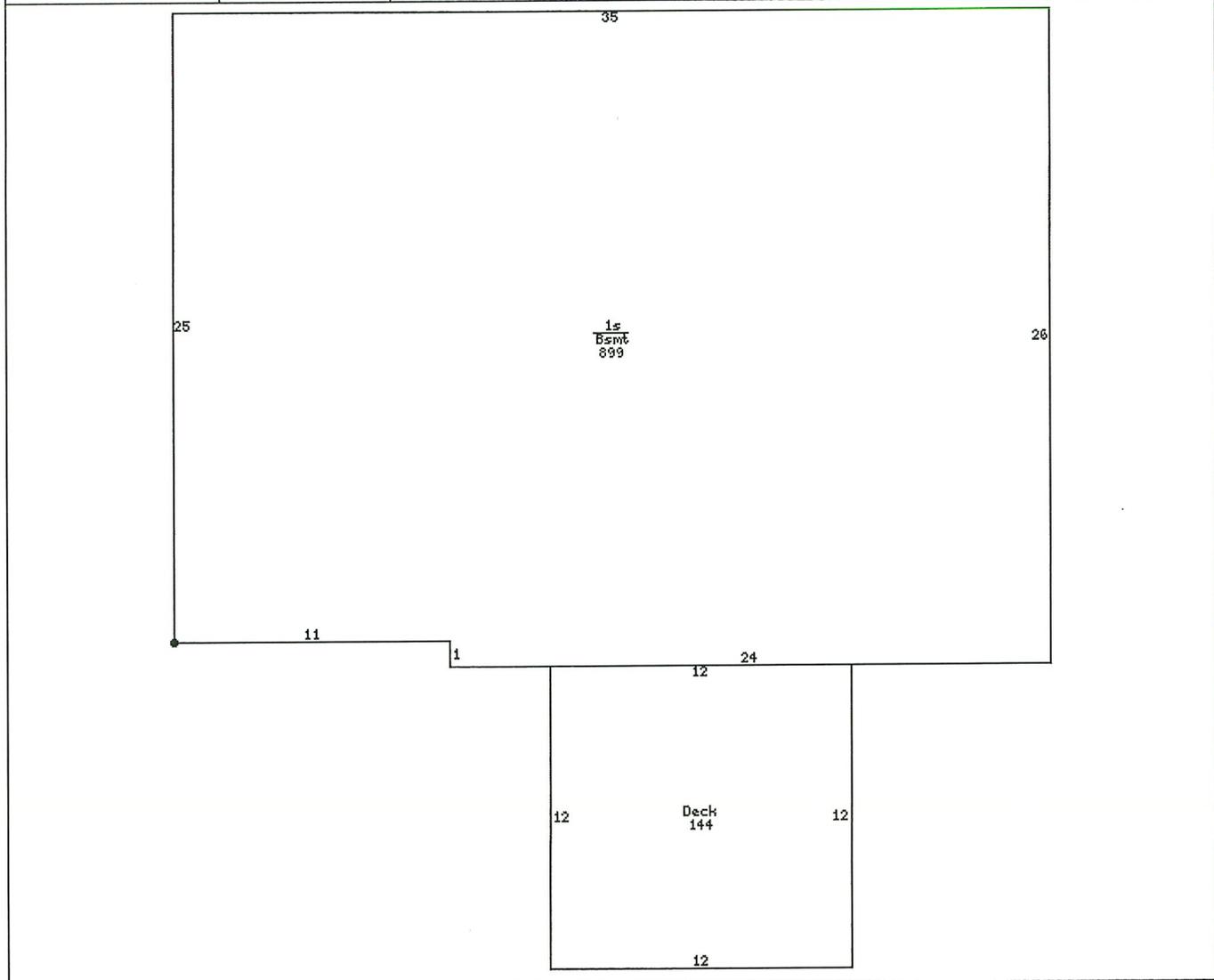
| Zoning | Description               | SF | Assessor Zoning |
|--------|---------------------------|----|-----------------|
| N3A    | N3a Neighborhood District |    | Residential     |

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

| Land        |       |             |        |          |           |
|-------------|-------|-------------|--------|----------|-----------|
| Square Feet | 7,000 | Acres       | 0.161  | Frontage | 50.0      |
| Depth       | 140.0 | Topography  | Normal | Shape    | Rectangle |
| Vacancy     | No    | Unbuildable | No     |          |           |

Residences - 1 Record

| Residence #1       |                |                               |         |                  |                 |
|--------------------|----------------|-------------------------------|---------|------------------|-----------------|
| Occupancy          | Single Family  | Residence Type                | 1 Story | Building Style   | Ranch           |
| Year Built         | 1969           | Number Families               | 1       | Grade            | 4+00            |
| Condition          | Above Normal   | Total Square Foot Living Area | 899     | Main Living Area | 899             |
| Basement Area      | 899            | Deck Area                     | 144     | Foundation       | Poured Concrete |
| Exterior Wall Type | Metal Siding   | Roof Type                     | Gable   | Roof Material    | Asphalt Shingle |
| Heating            | Gas Forced Air | Air Conditioning              | 100     | Number Bathrooms | 1               |
| Bedrooms           | 3              | Rooms                         | 5       |                  |                 |



**Historical Values**

| <b>Yr</b> | <b>Type</b>            | <b>Class</b> | <b>Kind</b> | <b>Land</b> | <b>Bldg</b> | <b>Total</b> |
|-----------|------------------------|--------------|-------------|-------------|-------------|--------------|
| 2021      | <u>Assessment Roll</u> | Residential  | Full        | \$11,400    | \$85,000    | \$96,400     |
| 2019      | <u>Assessment Roll</u> | Residential  | Full        | \$10,400    | \$77,900    | \$88,300     |
| 2017      | <u>Assessment Roll</u> | Residential  | Full        | \$9,500     | \$73,100    | \$82,600     |
| 2015      | <u>Assessment Roll</u> | Residential  | Full        | \$8,600     | \$67,700    | \$76,300     |
| 2013      | <u>Assessment Roll</u> | Residential  | Full        | \$7,800     | \$63,200    | \$71,000     |
| 2011      | <u>Assessment Roll</u> | Residential  | Full        | \$8,900     | \$71,100    | \$80,000     |
| 2009      | <u>Assessment Roll</u> | Residential  | Full        | \$9,600     | \$76,100    | \$85,700     |
| 2007      | <u>Assessment Roll</u> | Residential  | Full        | \$9,600     | \$76,100    | \$85,700     |
| 2005      | <u>Assessment Roll</u> | Residential  | Full        | \$9,400     | \$55,600    | \$65,000     |
| 2003      | <u>Assessment Roll</u> | Residential  | Full        | \$7,960     | \$46,980    | \$54,940     |
| 2001      | <u>Assessment Roll</u> | Residential  | Full        | \$6,900     | \$36,580    | \$43,480     |
| 1999      | Assessment Roll        | Residential  | Full        | \$7,260     | \$30,750    | \$38,010     |
| 1997      | Assessment Roll        | Residential  | Full        | \$6,580     | \$27,850    | \$34,430     |
| 1995      | Assessment Roll        | Residential  | Full        | \$5,910     | \$25,020    | \$30,930     |
| 1993      | Assessment Roll        | Residential  | Full        | \$5,380     | \$22,770    | \$28,150     |
| 1989      | Assessment Roll        | Residential  | Full        | \$5,380     | \$21,820    | \$27,200     |

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2021/12/27  
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