



Roll Call Number

Agenda Item Number

45B

Date December 18, 2023

ABATEMENT OF PUBLIC NUISANCE AT 511 E 27TH STREET

WHEREAS, the property located at 511 E 27th 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 Titleholder, Jeremy King, and Mortgage Holder, Kenny's Bail Bonds, 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 60 feet of Lot 24 in Block 17, FARWELL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 511 E 27th 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.
Second by _____

FORM APPROVED:

/s/Molly E. Tracy`
Molly E. Tracy, Assistant City Attorney

CERTIFICATE

I, Laura Baumgartner, 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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
COLEMAN				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

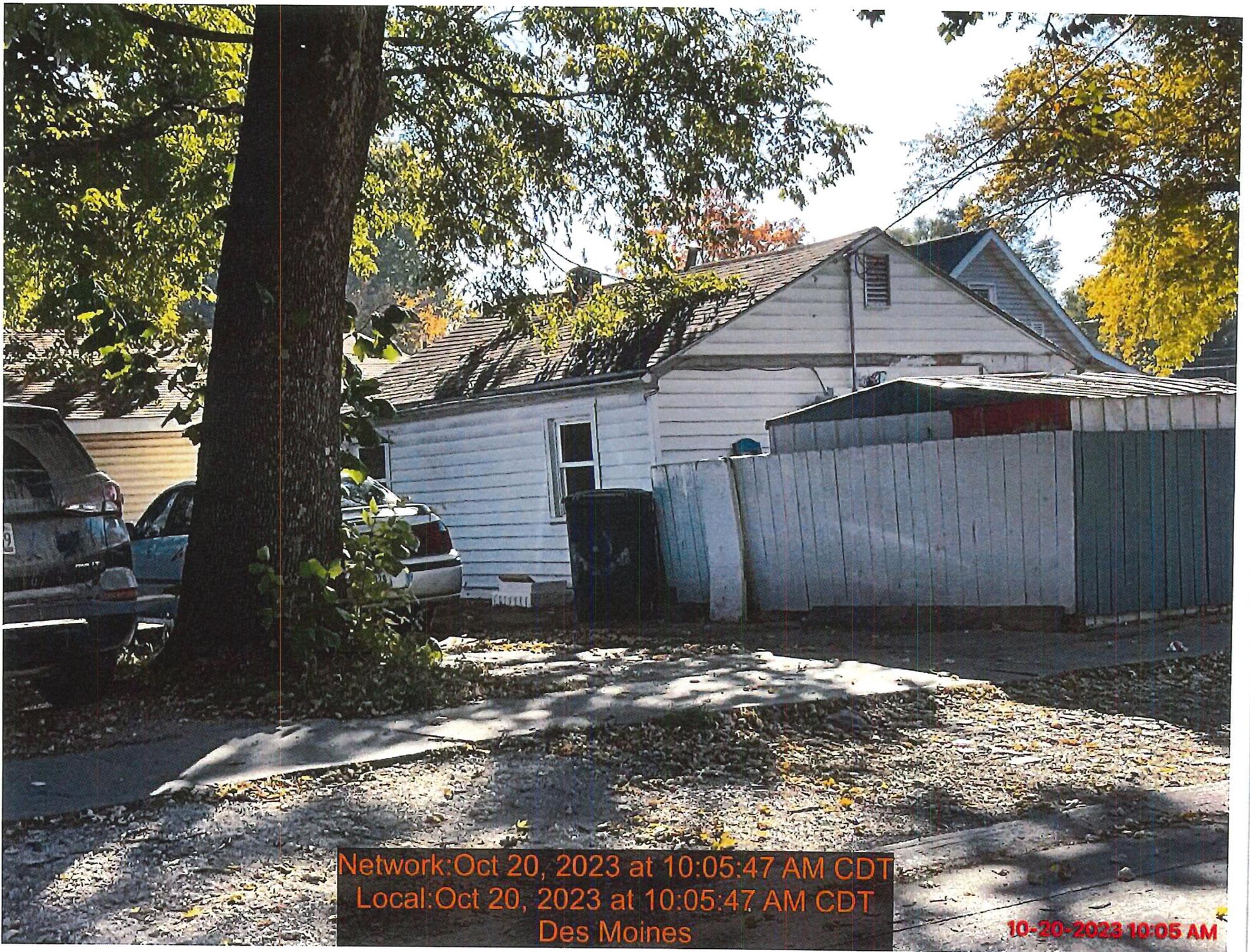
Mayor

City Clerk



Network: Oct 20, 2023 at 10:05:55 AM CDT
Local: Oct 20, 2023 at 10:05:55 AM CDT
Des Moines

10-20-2023 10:05 AM



Network: Oct 20, 2023 at 10:05:47 AM CDT
Local: Oct 20, 2023 at 10:05:47 AM CDT
Des Moines

10-20-2023 10:05 AM

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	511 E 27TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/01599-000-000	Geoparcels	7824-01-210-015	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Brett Tierney 515-286-3019		

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 2010-10-15 a

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KING, JEREMY	2018-03-29	16864/600

Legal Description and Mailing Address

N 60 F LOT 24 BLK 17 FARWELL PLACE	JEREMY KING 2824 GUTHRIE AVE DES MOINES, IA 50317-6162
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Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$9,000	\$23,400	\$32,400

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

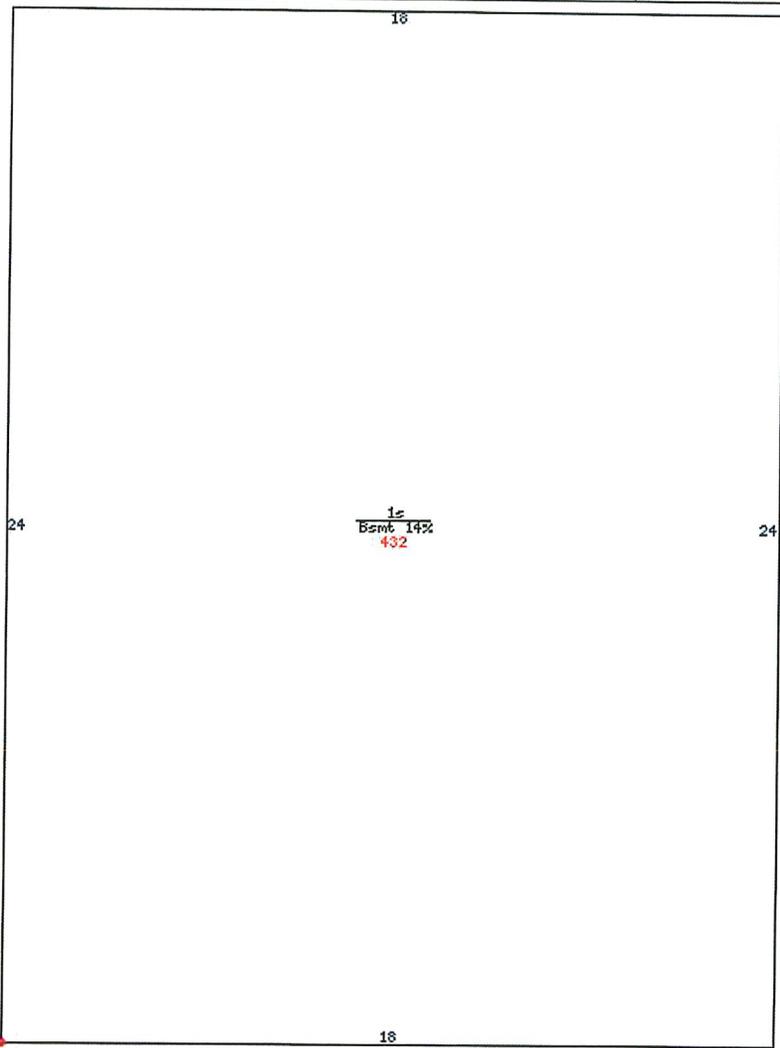
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	2,640	Acres	0.061	Frontage	60.0
Depth	44.0	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	1946	Number Families	1	Grade	5+05
Condition	Poor	Total Square Foot Living Area	432	Main Living Area	432
Basement Area	60	Foundation	Concrete Block	Exterior Wall Type	Vinyl Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Floor Wall
Air Conditioning	0	Number Bathrooms	1	Bedrooms	1



Detached Structures - 1 Record

Detached Structure #101					
Occupancy	Shed	Construction Type	Steel	Measurement Code	Dimensions
Measure 1	8	Measure 2	8	Story Height	1
Grade	4	Year Built	2000	Condition	Normal
Comment	EST YR				

Sales - 6 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ALLEN, DAVID L	KING, JEREMY	2018-03-28	\$22,000	Deed	16864/600
BLOBAUM, REDGE	ALLEN, DAVID L	2017-04-05	\$18,000	Deed	16431/527
COLE, RAY F	BLOBAUM, REDGE	2010-07-12	\$10,000	Contract	13562/923
INDAFILM CORP	CHILCOAT, PAUL A	2001-03-29	\$27,900	Contract	8755/895
PARSONS, JESSICA	INDAFILM CORPORATION	1998-09-18	\$23,120	Deed	8017/680
HARVEY, ROBERT C	PARSONS, JESSICA	1997-09-27	\$23,000	Deed	7742/947

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ALLEN, DAVID L	KING, JEREMY	2018-03-28	2018-03-29	Warranty Deed	16864/600
BLOBAUM, REDGE BLOBAUM, ANNE	ALLEN, DAVID L	2017-04-05	2017-04-05	Warranty Deed	16431/527
SAWYER, DEBORAH J COLE, RAY F	SAWYER, DEBORAH J	2012-11-19	2012-11-26	Affidavit of Surviving Tenant	14545/169
COLE, RAY F SAYWER, DEBORAH J SAWYER, ROBERT C	BLOBAUM, REDGE	2010-08-24	2013-07-09	Warranty Deed	14869/26

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2018	Pickup	Complete	2017-08-14	Correct Data	CONDITION
1999	Pickup	Complete	1999-01-13	Correct Data	CONDITION
1989	Permit	Complete	1987-11-20		Repair

Year	Type	Permit Status	Application	Reason	Reason1
1988	Permit	Pass	1987-11-20		Repair

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$9,000	\$23,400	\$32,400
2021	Assessment Roll	Residential	Full	\$7,400	\$19,900	\$27,300
2019	Assessment Roll	Residential	Full	\$6,500	\$17,800	\$24,300
2018	Assessment Roll	Residential	Full	\$5,600	\$24,000	\$29,600
2017	Assessment Roll	Residential	Full	\$5,600	\$28,400	\$34,000
2015	Assessment Roll	Residential	Full	\$5,200	\$26,900	\$32,100
2013	Assessment Roll	Residential	Full	\$5,400	\$28,700	\$34,100
2011	Assessment Roll	Residential	Full	\$6,200	\$33,100	\$39,300
2009	Assessment Roll	Residential	Full	\$6,200	\$33,600	\$39,800
2007	Assessment Roll	Residential	Full	\$6,100	\$33,200	\$39,300
2005	Assessment Roll	Residential	Full	\$4,700	\$23,600	\$28,300
2003	Assessment Roll	Residential	Full	\$3,980	\$20,160	\$24,140
2001	Assessment Roll	Residential	Full	\$3,420	\$16,960	\$20,380
1999	Assessment Roll	Residential	Full	\$4,700	\$17,300	\$22,000
1997	Board Action	Residential	Full	\$4,260	\$11,740	\$16,000
1997	Assessment Roll	Residential	Full	\$4,260	\$16,230	\$20,490
1995	Assessment Roll	Residential	Full	\$3,710	\$14,130	\$17,840
1993	Assessment Roll	Residential	Full	\$3,290	\$12,530	\$15,820
1990	Board Action	Residential	Full	\$3,290	\$10,610	\$13,900
1990	Assessment Roll	Residential	Full	\$3,290	\$11,810	\$15,100
1989	Assessment Roll	Residential	Full	\$3,290	\$5,000	\$8,290

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



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

Case Number: NUIS-2022-000163	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 08/04/2022
	Date of Notice: 05/09/2023
	Date of Inspection: 04/12/2023

JEREMY KING
 2824 GUTHRIE AVE
 DES MOINES IA 50317

Address of Property: **511 E 27TH ST, DES MOINES IA 50317**
 Parcel Number: **782401210015**

Legal Description: **N 60 F LOT 24 BLK 17 FARWELL PLACE**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	Vacate the structure.	06/22/2023
<p>60-192(2) - Unsafe and Dangerous Structure or Premise The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	06/22/2023
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	06/22/2023

Violation	Corrective Action	Compliance Due Date
60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	06/22/2023
60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supporting all nominal loads and resisting all load effects.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	06/22/2023
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	06/22/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', written in a cursive style.

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2022-000163	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 08/04/2022
	Date of Notice: 09/14/2023
	Date of Inspection: 08/29/2023

KENNYS BAIL BONDS
 KENNY NULPH, OWNER
 2051 E EUCLID AVE
 DES MOINES IA 50317

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Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
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(515) 283-4122
KEPyles@dmgov.org