



Roll Call Number

Agenda Item Number

53B

Date July 15, 2024

ABATEMENT OF PUBLIC NUISANCE AT 7204 SW 14th ST.

WHEREAS, the property located at 7204 SW 14th 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 Titleholder, Christal Starr and the Lienholders, Mortgage Electronic Registration Systems, Inc. and HomeServices Lending, 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 Lot 103 (except the West 30 feet thereof) in HIGHLAND HILLS PLAT 4, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 7204 SW 14th 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.

Seconded by _____

FORM APPROVED:



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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED				

APPROVED

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.

Mayor

City Clerk





Network: Jan 19, 2024 at 2:09:42 PM CST
Local: Jan 19, 2024 at 2:09:42 PM CST
Des Moines



Network: Jan 19, 2024 at 2:02:09 PM CST
Local: Jan 19, 2024 at 2:02:09 PM CST
Des Moines



Network: Jan 19, 2024 at 2:02:22 PM CST

Local: Jan 19, 2024 at 2:02:22 PM CST

Des Moines

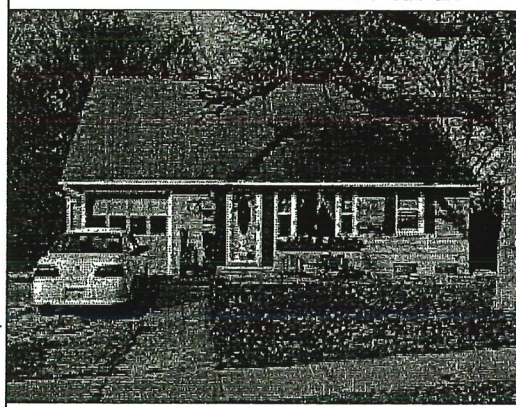
Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	7204 SW 14TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/02245-000-000	Geoparcels	7824-32-430-023	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM44/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record**Click on parcel to get a new listing**

7201	7200	SW 14th St	7203
7203	7202		
7205	7204		7205
7207	7206		7207
7208	7208		7209

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

Photo Processed on 2007-11-15 a**Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	STARR, CHRISTAL	2022-12-20	<u>19356/942</u>

Legal Description and Mailing Address

-EX W 30 F- LT 103 HIGHLAND HILLS PLAT 4	CHRISTAL STARR 7204 SW 14TH ST DES MOINES, IA 50315-6005
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Current Values

Type	Class	Kind	Land	Bldg	Total
<u>Assessment Roll Notice</u> <u>Market Adjusted Cost Report</u>					

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$28,100	\$135,800	\$163,900
<u>Assessment Roll Notice Market Adjusted Cost Report</u>					

Auditor Adjustments to Value

Category	Name	Information
<u>2023 Homestead Credit</u>	STARR, CHRISTAL	Application #458651

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

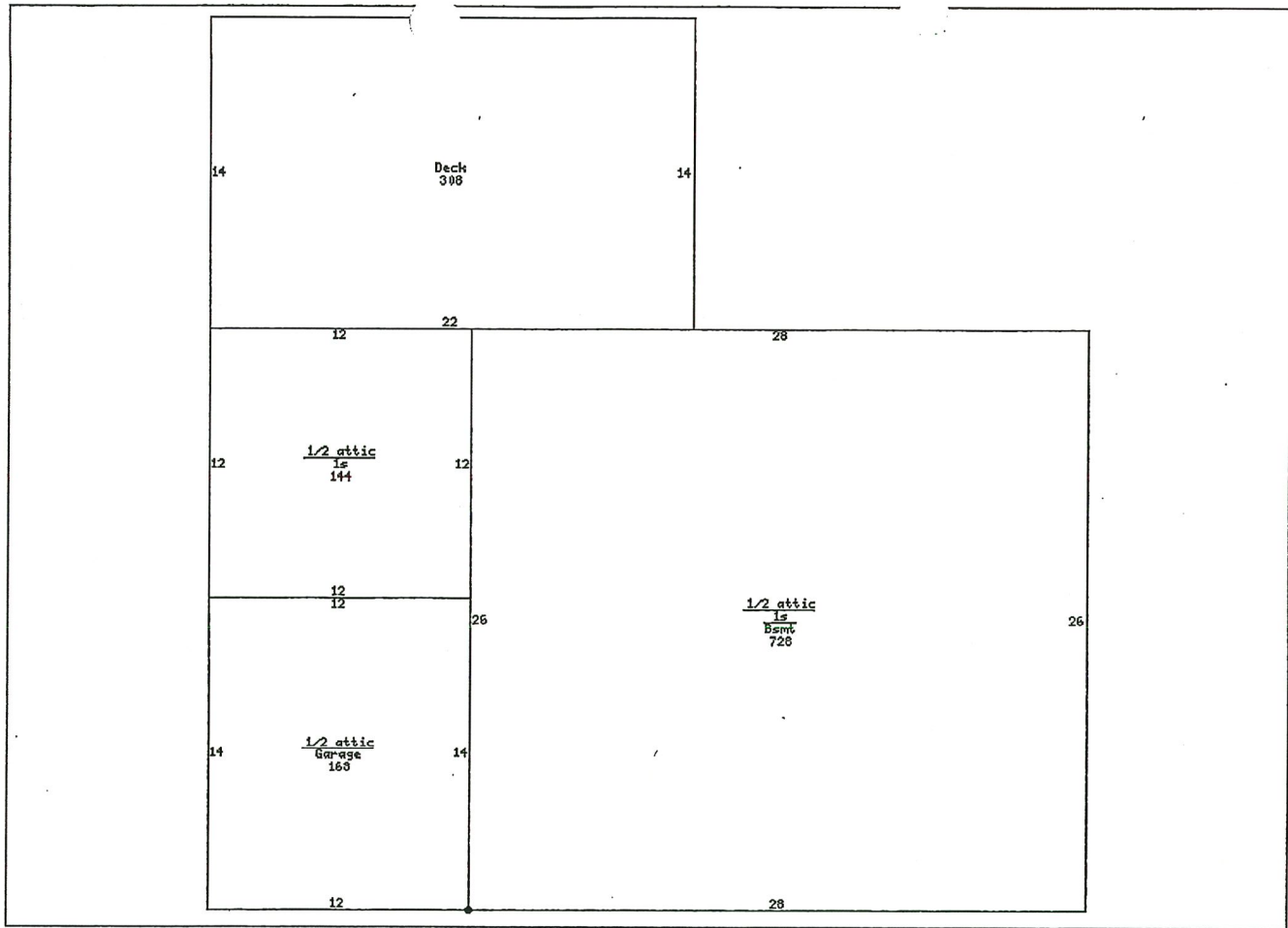
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

Square Feet	8,370	Acres	0.192	Frontage	62.0
Depth	135.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record**Residence #1**

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1954	Year Remodel	1991	Number Families	1
Grade	4-05	Condition	Normal	Total Square Foot Living Area	1236
Main Living Area	872	Attic Finished Area	364	Attached Garage Square Foot	168
Basement Area	728	Deck Area	308	Foundation	Concrete Block
Exterior Wall Type	Hardboard	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	4	Rooms	6		



Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DOOLEY, AARON M	STARR, CHRISTAL	<u>2022-12-15</u>	\$179,900	Deed	<u>19356/942</u>
LEWIS, SHIRLEY	DOOLEY, AARON M.	<u>2016-02-16</u>	\$109,900	Deed	<u>15901/896</u>
PEACOCK, DEBRA S., ESTATE	LEWIS, SHIRLEY	<u>2015-06-16</u>	\$61,500	Deed	<u>15635/242</u>
BARNES, MICHAEL D	PEACOCK, BOB W	<u>1991-05-22</u>	\$42,000	Deed	<u>6380/40</u>
UNITED FED SAVINGS, BANK	BARNES, MICHAEL D	<u>1991-01-09</u>	\$18,750	Deed	<u>6327/812</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DOOLEY, CHRISTA A DOOLEY, AARON M	STARR, CHRISTAL	2022-12-15	2022-12-20	Warranty Deed	<u>19356/942</u>
LEWIS, SHIRLEY	DOOLEY, AARON M DOOLEY, CHRISTA A	2016-02-16	2016-02-19	Warranty Deed Joint Tenancy	<u>15901/896</u>
PEACOCK, DEBRA S ROBISON, CATHLEEN ANN (Executor)	LEWIS, SHIRLEY	2015-06-16	2015-06-29	Court Officer Deed	<u>15635/242</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1992	Pickup	Complete	1991-02-20		Remodel

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$28,100	\$135,800	\$163,900
2021	<u>Assessment Roll</u>	Residential	Full	\$24,200	\$111,600	\$135,800
2019	<u>Assessment Roll</u>	Residential	Full	\$21,200	\$98,700	\$119,900
2017	<u>Assessment Roll</u>	Residential	Full	\$18,300	\$87,300	\$105,600
2015	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$83,500	\$100,600
2013	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$82,800	\$99,300
2011	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$82,800	\$99,300
2009	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$86,300	\$103,300
2007	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$87,400	\$103,300
2005	<u>Assessment Roll</u>	Residential	Full	\$13,500	\$76,800	\$90,300
2003	<u>Assessment Roll</u>	Residential	Full	\$12,770	\$72,100	\$84,870
2001	<u>Assessment Roll</u>	Residential	Full	\$11,130	\$57,290	\$68,420
1999	Assessment Roll	Residential	Full	\$10,170	\$51,560	\$61,730
1997	Assessment Roll	Residential	Full	\$9,650	\$48,920	\$58,570
1995	Assessment Roll	Residential	Full	\$8,510	\$43,160	\$51,670
1993	Assessment Roll	Residential	Full	\$7,340	\$37,210	\$44,550
1992	Assessment Roll	Residential	Full	\$7,340	\$34,100	\$41,440

Yr	Type	Class	Kind	Land	Bldg	Total
1992	Was Prior Year	Residential	Full	\$7,340	\$31,900	\$39,240

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

53B



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

Case Number: NUIS-2024-000014

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 01/19/2024
Date of Notice: 02/26/2024
Date of Inspection: 02/22/2024

CHRISTAL STARR
7204 SW 14TH ST
DES MOINES IA 50315

Address of Property: 7204 SW 14TH ST, DES MOINES IA 50315
Parcel Number: 782432430023

Legal Description: -EX W 30 F- LT 103 HIGHLAND HILLS PLAT 4

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
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.	Vacate the structure.	03/01/2024
60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	03/01/2024
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.	03/01/2024

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.

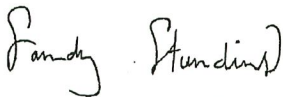
If you no longer own this property, please let us know.

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,



Sandy Stundins
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4135 / Mobile 515-210-9344
sestundins@dmgov.org



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

Case Number: NUIS-2024-000014

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 01/19/2024
Date of Notice: 03/29/2024
Date of Inspection: 03/19/2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
11819 MIAMI ST STE. 100
OMAHA NE 68164

Address of Property: 7204 SW 14TH ST, DES MOINES IA 50315
Parcel Number: 782432430023

Legal Description: -EX W 30 F- LT 103 HIGHLAND HILLS PLAT 4

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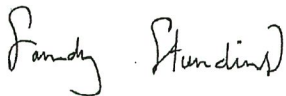
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Case Opened: 01/19/2024
Date of Notice: 03/29/2024
Date of Inspection: 03/19/2024

HOMESERVICES LENDING LLC
C T CORPORATION SYSTEM, REG. AGENT
400 E COURT AVE
DES MOINES IA 50309

Address of Property: 7204 SW 14TH ST, DES MOINES IA 50315
Parcel Number: 782432430023

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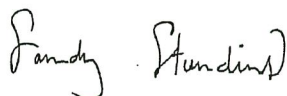
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