



**Roll Call Number**

**Agenda Item Number**

41C

**Date** February 24, 2025

**ABATEMENT OF PUBLIC NUISANCES AT 4125 KNOB HILL DRIVE**

WHEREAS, the property located at 4125 Knob Hill Drive, 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 Titleholders, All Known and Unknown Heirs of Blanche E Armstrong and All Known and Unknown Heirs of Todd C Armstrong, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have 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 16 in VALLEY HIGH MANOR, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4125 Knob Hill Drive, have previously been declared public nuisances;

The City Legal Department 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.  
Second by \_\_\_\_\_

FORM APPROVED:

*Reagan Peterson*

Reagan E. Peterson, Assistant City Attorney

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

MOTION CARRIED APPROVED  
\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk





Network: Dec 17, 2024 at 9:41:09 AM CST  
Local: Dec 17, 2024 at 9:41:09 AM CST  
Des Moines

12-17-2024 09:41 AM





Network: Dec 17, 2024 at 9:41:40 AM CST  
Local: Dec 17, 2024 at 9:41:40 AM CST  
Des Moines

12-17-2024 09:41 AM





Network: Dec 17, 2024 at 9:42:11 AM CST  
Local: Dec 17, 2024 at 9:42:11 AM CST  
Des Moines

12-17-2024 09:42 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	4125 KNOB HILL DR				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	050/03304-016-000	<b>Geoparcels</b>	7823-05-130-008	<b>Status</b>	<u>Active</u>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM18/Z	<b>Tax Authority Group</b>	DEM-C-DEM-770131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Brett Tierney, 515-286-3019		

**Map and Current Photos - 1 Record**

Use Cyclomedia Panorama -

<p align="center">Click on parcel to get a new listing</p>  <p align="center"> <a href="#">Bigger Map</a> <a href="#">County GIS</a> <a href="#">Auditor</a>  <a href="#">Google Map</a> <a href="#">Pictometry</a> </p>	<p align="center">Photo Processed on photodate=2024-04-01 label=a</p>  <p align="center">782305130008 4/5/2024</p>
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[Historical Photos](#)

**Ownership - 2 Records**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ARMSTRONG, BLANCHE E	2018-07-25	<a href="#">17012/416</a>
Title Holder	2	ARMSTRONG, TODD C	2018-07-25	<a href="#">17012/416</a>

**Legal Links For Subdivisions, Condominiums, and Plats of Survey**

[VALLEY HIGH MANOR](#)

**Legal Description and Mailing Address**

LOT 16 VALLEY HIGH MANOR	BLANCHE E ARMSTRONG 4125 KNOB HILL DR DES MOINES, IA 50317-7815
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$30,000	\$132,200	\$162,200

[Market Adjusted Cost Report](#)

**Auditor Adjustments to Value**

Category	Name	Information
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Category	Name	Information
<a href="#">2024 Homestead Credit</a>	ARMSTRONG, BLANCHE	Application #8998
<a href="#">2024 Homestead Tax Exemption</a>	ARMSTRONG, BLANCHE E	
<a href="#">2024 Military Exemption</a>	ARMSTRONG, CARL	World War II Application #3500

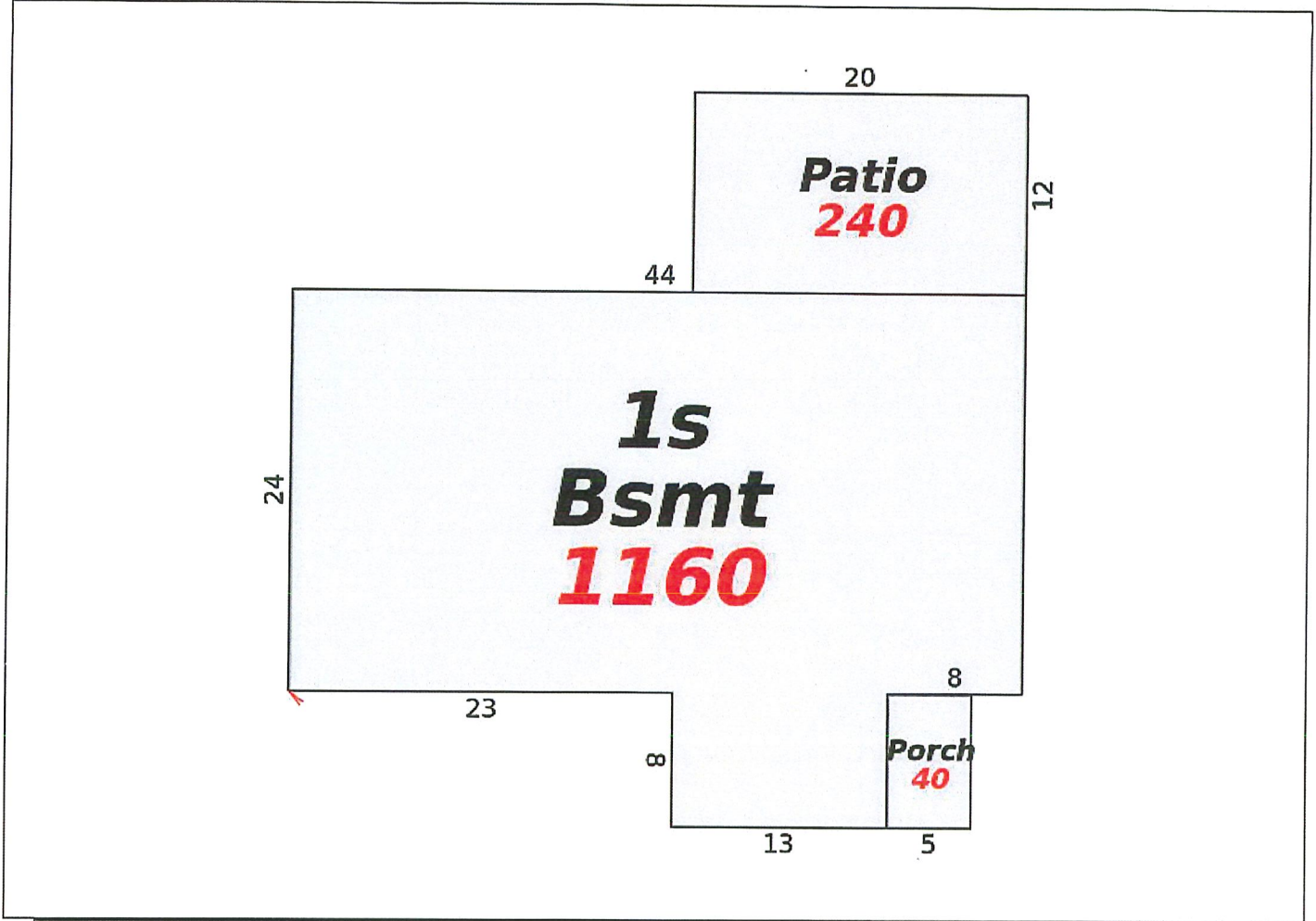
Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

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

Land					
Square Feet	9,051	Acres	0.208	Frontage	67
Depth	139	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record					
Residence #id=1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1959	Number Families	1	Grade	4+05
Condition	Normal	Total Square Foot Living Area	1160	Main Living Area	1160
Basement Area	1160	Open Porch Area	40	Patio Area	240
Veneer Area	148	Foundation	Concrete Block	Exterior Wall Type	Vinyl Siding
Roof Type	Hip	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Number Toilet Rooms	1
Bedrooms	4	Rooms	6		





**Detached Structures - 1 Record**

**Detached Structure #id=101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Story Height	1
Grade	4	Year Built	1968	Condition	Below Normal

**Associated Recorded Documents**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ARMSTRONG, BLANCHE E	ARMSTRONG, BLANCHE E ARMSTRONG, TODD C	2018-07-19	2018-07-25	Quit Claim Deed	<a href="#">17012/416</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
1991	Permit	No Add	1990-08-14		Fdn Repair

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<a href="#">Assessment Roll</a>	Residential	Full	\$30,000	\$132,200	\$162,200
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$28,200	\$118,700	\$146,900
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$24,800	\$104,700	\$129,500
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$20,800	\$90,400	\$111,200



Yr	Type	Class	Kind	Land	Bldg	Total
2015	<a href="#">Board Action</a>	Residential	Full	\$20,900	\$92,200	\$113,100
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$20,900	\$99,500	\$120,400
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$20,400	\$99,100	\$119,500
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$20,400	\$100,800	\$121,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$20,900	\$102,100	\$123,000
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$20,400	\$99,700	\$120,100
2005	<a href="#">Board Action</a>	Residential	Full	\$21,200	\$88,500	\$109,700
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$21,200	\$88,500	\$109,700
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$18,720	\$79,330	\$98,050
2001	<a href="#">Board Action</a>	Residential	Full	\$18,330	\$72,880	\$91,210
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$18,330	\$72,880	\$91,210
1999	Assessment Roll	Residential	Full	\$12,570	\$59,050	\$71,620
1997	Assessment Roll	Residential	Full	\$11,420	\$53,630	\$65,050
1995	Assessment Roll	Residential	Full	\$10,300	\$48,350	\$58,650
1993	Board Action	Residential	Full	\$9,860	\$46,290	\$56,150
1993	Assessment Roll	Residential	Full	\$9,860	\$51,910	\$61,770
1991	Board Action	Residential	Full	\$9,860	\$46,290	\$56,150
1991	Assessment Roll	Residential	Full	\$9,860	\$50,120	\$59,980
1991	Was Prior Year	Residential	Full	\$9,860	\$45,960	\$55,820





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

Case Number: <b>NUIS-2023-000025</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>02/09/2023</b>
	Date of Notice: <b>10/21/2024</b>
	Date of Inspection: <b>09/16/2024</b>

DECEASED  
 BLANCHE E ARMSTRONG - DECEASED  
 4125 KNOB HILL DR  
 DES MOINES IA 50317

Address of Property: **4125 KNOB HILL DR, DES MOINES IA 50317**  
 Parcel Number: **782305130008**

Legal Description: **LOT 16 VALLEY HIGH MANOR**

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><b>60-191 - Vacation and Abatement</b>            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>	<p>Vacaté the structure. MAIN STRUCTURE THROUGH OUT AND GARAGE THROUGH OUT</p>	12/06/2024
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	12/06/2024
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	12/06/2024



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(2) - Unsafe and Dangerous Structure or Premise</b>  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>	<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.</p>	12/06/2024
<p><b>60-192(22) - Unsafe and Dangerous Structure or Premise</b>  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.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	12/06/2024
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b>  The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	12/06/2024
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>  The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	12/06/2024
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>  Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	12/06/2024



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b>  Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	12/06/2024
<p><b>60-194 - Defacing and Removing Placard</b>  No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	12/06/2024

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.



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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  
Desk 515-283-4122 / Mobile 515-681-3129  
KEPyles@dmgov.org





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

Case Number: NUIS-2023-000025	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/09/2023
	Date of Notice: 10/21/2024
Date of Inspection: 09/16/2024	

TODD C ARMSTRONG  
 4125 KNOB HILL DR  
 DES MOINES IA 50317

Address of Property: 4125 KNOB HILL DR, DES MOINES IA 50317  
 Parcel Number: 782305130008

Legal Description: LOT 16 VALLEY HIGH MANOR

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Thank you for your help,

Respectfully,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
Desk 515-283-4122 / Mobile 515-681-3129  
KEPyles@dmgov.org