

Date October 19, 2020

ABATEMENT OF PUBLIC NUISANCES AT 2305 SAYLOR ROAD

WHEREAS, the property located at 2305 Saylor Road, 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 Titleholder, RVFM 4 SERIES, LLC, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has 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 4 (except the East 41.79 feet) in AFTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2305 Saylor Road, 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.

FORM APPROVED:



Luke DeSmet, Assistant City Attorney

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

top

230 S Saylor Road



10/08/2020 13:09

top

2305 Saylor Road



10/08/2020 13:09

top

2305 Saylor Road



10/08/2020 13:11

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	2305 SAYLOR RD				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/00041-000-000	Geoparcels	7924-26-380-017	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

Photo Processed on 2013-10-21 a



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

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RVFM 4 SERIES LLC	2018-02-22	16825/54

Legal Description and Mailing Address

-EX E 41.79 F- LOT 4 AFTON PLACE	RVFM 4 SERIES LLC POB 488 COLUMBIA, SC 29202
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$17,200	\$21,800	\$39,000

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Conditional Zoning

Conditional Zoning

Docket_no 14361

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

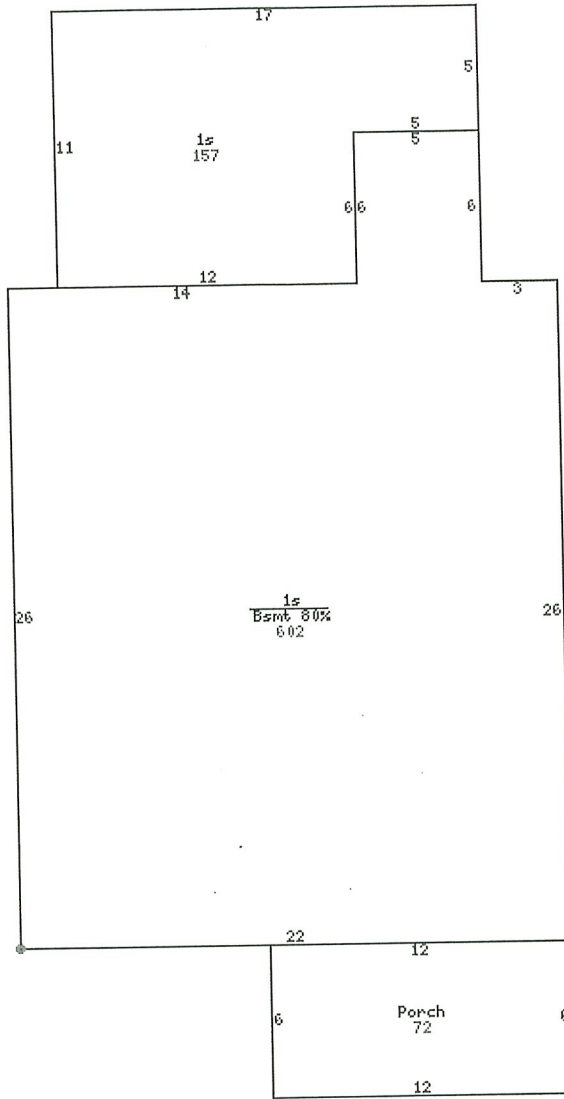
Land

Square Feet	6,320	Acres	0.145	Frontage	40.0
Depth	158.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Unfinished Attic	Building Style	Bungalow
Year Built	1923	Number Families	1	Grade	5+00
Condition	Poor	Total Square Foot Living Area	759	Main Living Area	759
Attic Floor and Stairs Area	210	Basement Area	482	Open Porch Area	72
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	4



Sales - 6 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RVFM 4 SERIES LLC	AVANT, JESSICA	<u>2018-04-12</u>	\$38,900	Contract	<u>16911/834</u>
FEDERAL NATIONAL MORTGAGE ASSOC	PFI, LLC	<u>2011-10-10</u>	\$8,500	Deed	<u>14013/101</u>
BELLOMA, SCOTT R	MUSGROVE, LISA A	<u>2006-07-14</u>	\$85,000	Deed	<u>11758/803</u>
ROWAT, JEFFREY A	BELLOMA, SCOTT R	<u>2005-12-20</u>	\$37,000	Deed	<u>11470/982</u>
LINDERKAMP, JULIE	ROWAT, JEFFREY, ET AL	<u>1995-02-01</u>	\$25,000	Contract	<u>7150/472</u>
UNKNOWN	SEREG, CHARLES E.	<u>1987-10-22</u>	\$23,000	Contract	<u>5787/137</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
AVANT, JESSICA MALEAHA	RVFM 4 SERIES LLC	2019-09-26	2019-09- 27	Forfeiture of Contract	<u>17515/402</u>
RVFM 4 SERIES LLC	AVANT, JESSICA	2018-04-12	2018-05- 08	Contract	<u>16911/834</u>
PF 1 LLC	RVFM 4 SERIES LLC	2018-01-25	2018-02- 22	Quit Claim Deed	<u>16825/54</u>
MCCARTHY, BILL (Sheriff) SIEGEL, DEBRA ANN (Defendant) SIEGEL, ROBERT AUGUST (Defendant)	PF 1 LLC	2016-05-05	2016-08- 08	Sheriffs Deed	<u>16124/594</u>

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2018	Pickup	Complete	2015-07-07	Review Value	REINSPECT
2017	Pickup	Partial	2015-07-07	Review Value	REINSPECT
2016	Pickup	Partial	2015-07-07	Review Value	REINSPECT
2007	Permit	Complete	2006-06-15	Addition	ROOM (180 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$17,200	\$21,800	\$39,000
2018	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$37,100	\$52,300
2017	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$5,900	\$21,100
2016	<u>Assessment Roll</u>	Residential	Full	\$13,900	\$19,700	\$33,600
2015	<u>Assessment Roll</u>	Residential	Full	\$13,900	\$46,200	\$60,100
2013	<u>Board Action</u>	Residential	Full	\$13,300	\$45,300	\$58,600
2013	<u>Assessment Roll</u>	Residential	Full	\$13,300	\$45,300	\$58,600
2011	<u>Assessment Roll</u>	Residential	Full	\$13,800	\$47,500	\$61,300
2009	<u>Assessment Roll</u>	Residential	Full	\$15,800	\$55,000	\$70,800
2007	<u>Assessment Roll</u>	Residential	Full	\$15,000	\$52,200	\$67,200
2005	<u>Assessment Roll</u>	Residential	Full	\$13,400	\$42,700	\$56,100
2003	<u>Assessment Roll</u>	Residential	Full	\$11,770	\$38,070	\$49,840
2001	<u>Assessment Roll</u>	Residential	Full	\$10,810	\$34,200	\$45,010
1999	Assessment Roll	Residential	Full	\$6,880	\$29,010	\$35,890
1997	Assessment Roll	Residential	Full	\$6,180	\$26,040	\$32,220
1995	Assessment Roll	Residential	Full	\$5,480	\$23,100	\$28,580
1993	Assessment Roll	Residential	Full	\$4,650	\$23,930	\$28,580
1990	Assessment Roll	Residential	Full	\$4,650	\$22,750	\$27,400

This template was last modified on Sat Mar 4 12:31:48 2017 .



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

3910

DATE OF NOTICE: May 20, 2020

DATE OF INSPECTION: February 14, 2020

CASE NUMBER: COD2019-08139

PROPERTY ADDRESS: 2305 SAYLOR RD

LEGAL DESCRIPTION: -EX E 41.79 F- LOT 4 AFTON PLACE

RVFM 4 SERIES LLC
Title Holder
STEVEN RANDALL, REG. AGENT
16 BERRYHILL RD STE 200
COLUMBIA SC 29210

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

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

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 5/20/2020

MAILED BY: JDH

Areas that need attention: 2305 SAYLOR RD

Component:	Foundation	Defect:	Holes or major defect
Requirement:	Engineering Report	Location:	Main Structure Throughout
Comments:	Hole in foundation, engineering report required to ensure safety of the structure.		
Component:	Foundation	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Building permit required to perform any foundation repairs.		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have plumbing system checked for any defects. Any repairs to the plumbing system will require a plumbing permit.		
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed mechanical contractor to verify safety of mechanical systems and correct any violations present. Permit required.		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted or broken doors. Any repairs to the structure will require a building permit.		
Component:	Exterior Doors/Jams	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Chipped/peeling paint. Scrape and paint to match.		
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged boards. Any structural repairs will require a permit.		

Component:	Exterior Walls	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Chipped/peeling paint. Scrape and paint to match.		

Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged boards. Any structural repairs will require a permit.		

Component:	See Comments	Defect:	See Comments
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Other violations may exist inside the structure due to inspection being limited to exterior only at this time.		

Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any broken, missing, damaged or rotted siding. Any repairs to the structure will require a building permit.		

Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or broken doors. Any repairs to the structure will require a building permit.		

Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or broken boards. Any repairs to the structure will require a building permit.		

Component:	Accessory Buildings	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Chipped/peeling paint. Scrape and paint to match.		

Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Garage Throughout
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.		

Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Other violations may exist inside the structure due to inspection being limited to exterior only at this time.		