

Date March 6, 2023

ABATEMENT OF PUBLIC NUISANCE AT 267 E. 16th ST.

WHEREAS, the property located at 267 E. 16th 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, David C. Wolz, and the Mortgage Holders, Mortgage Electronic Registration Systems, Inc. and ComUnity Lending, Inc., 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 South 44 feet of Lot 20, Block 61, STEWARTS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 267 E. 16th 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
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
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.

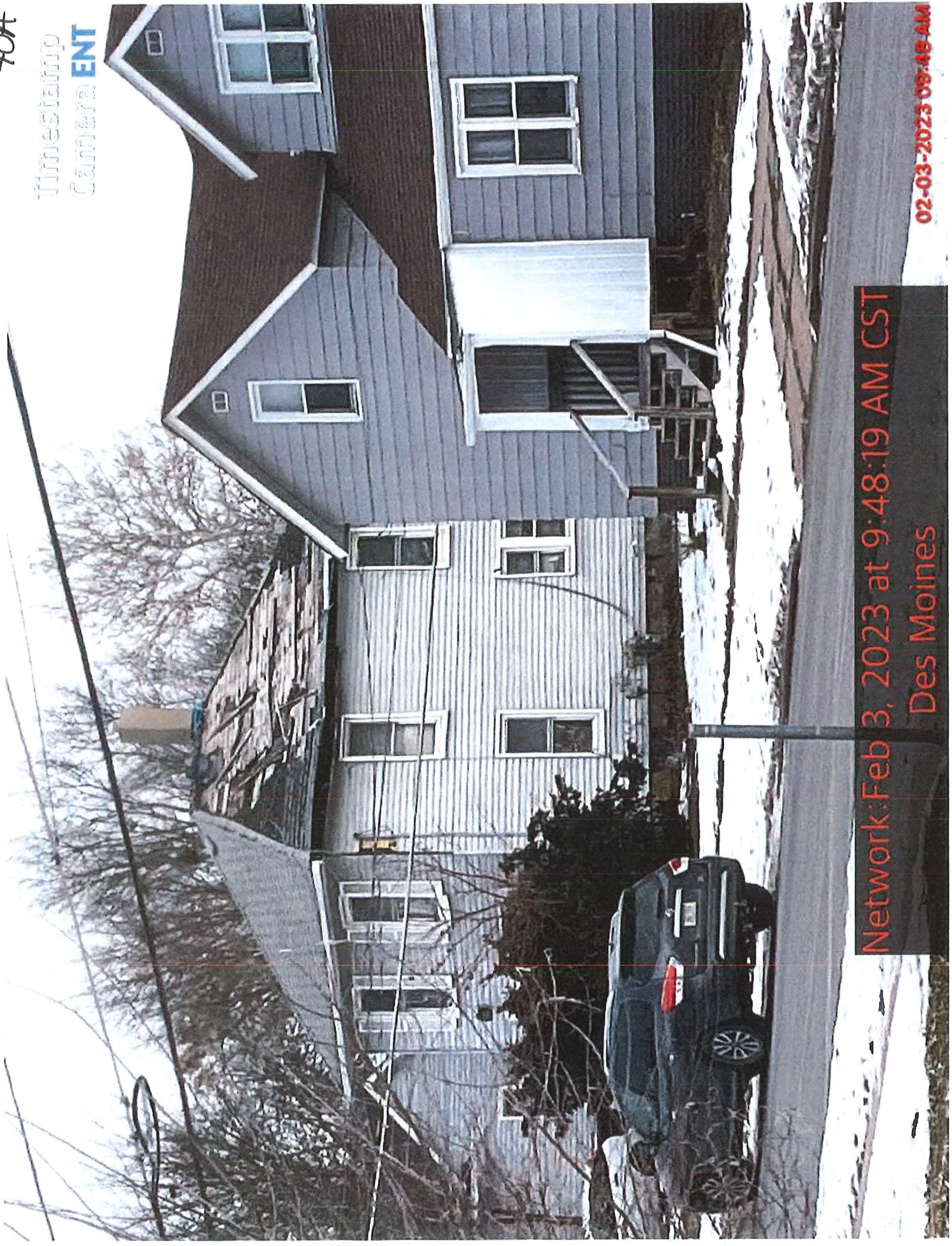
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

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Timestamp
Camera ENT



Network: Feb 3, 2023 at 9:48:19 AM CST
Des Moines

02-03-2023 09:48 AM

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Timestamp
Camera ENT

Network: Feb 3, 2023 at 9:50:42 AM CST
Des Moines

02-03-2023 09:50 AM

760



Timestamp
Camera ENT

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Network: Feb 3, 2023 at 9:50:59 AM CST
Des Moines

02-03-2023 09:50 AM

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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	267 E 16TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05600-000-000	Geoparcel	7824-02-180-003	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

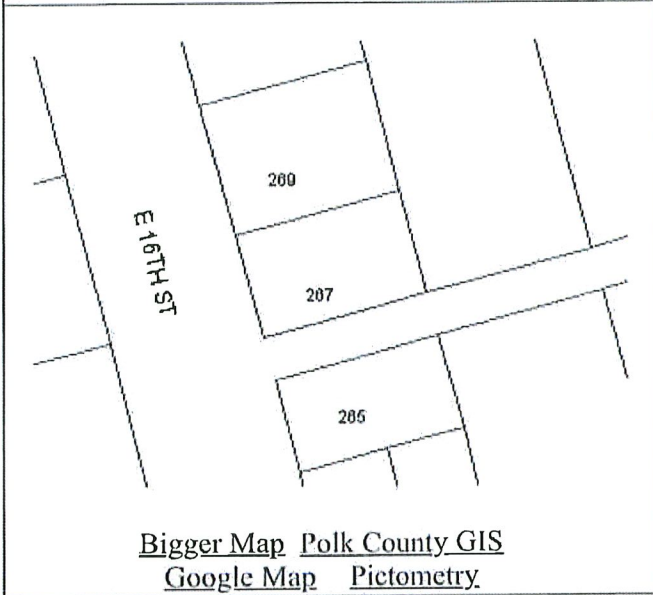


Photo Processed on 2012-06-10 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WOLZ, DAVID C	1997-05-15	7634/350

Legal Description and Mailing Address

S 44 F LOT 20 BLK 61 STEWARTS ADDITION

DAVID C WOLZ
267 E 16TH ST
DES MOINES, IA 50316-3960

Current Values

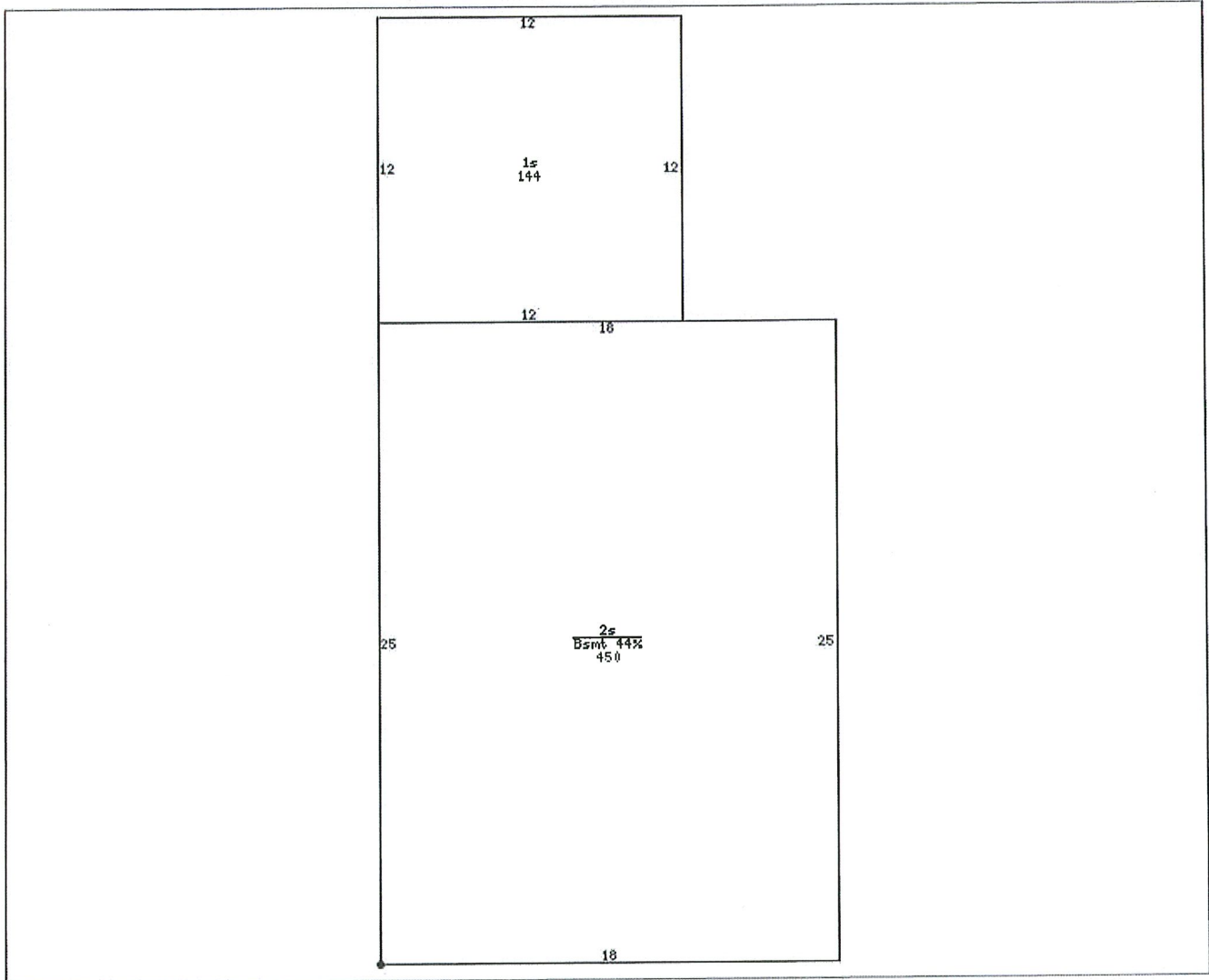
Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$4,200	\$65,800	\$70,000

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	WOLZ, DAVID C	Application #35620

Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
N3C	N3c Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	3,080	Acres	0.071	Frontage	44.0
Depth	70.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1903	Number Families	1	Grade	4-05
Condition	Very Good	Total Square Foot Living Area	1044	Main Living Area	594
Upper Living Area	450	Basement Area	198	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Hip	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	3	Rooms	7		



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DAY, JANET F	WOLZ, DAVE	<u>1997-05-12</u>	\$39,900	Deed	<u>7634/350</u>
UNKNOWN	DAVIS, DAVID L.	<u>1987-05-05</u>	\$11,500	Deed	<u>5719/93</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1997	Pickup	Complete		Review Value	ABATEMENT FILED

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$4,200	\$65,800	\$70,000
2019	<u>Assessment Roll</u>	Residential	Full	\$3,700	\$57,700	\$61,400
2017	<u>Assessment Roll</u>	Residential	Full	\$3,000	\$48,300	\$51,300
2015	<u>Assessment Roll</u>	Residential	Full	\$2,800	\$45,000	\$47,800
2013	<u>Assessment Roll</u>	Residential	Full	\$2,800	\$43,500	\$46,300
2011	<u>Assessment Roll</u>	Residential	Full	\$3,200	\$51,200	\$54,400
2009	<u>Assessment Roll</u>	Residential	Full	\$3,300	\$49,700	\$53,000
2007	<u>Assessment Roll</u>	Residential	Full	\$3,300	\$50,200	\$53,500
2005	<u>Assessment Roll</u>	Residential	Full	\$3,200	\$45,500	\$48,700

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Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$3,200	\$28,250	\$31,450
2003	<u>Board Action</u>	Residential	Full	\$2,820	\$40,000	\$42,820
			Adj	\$2,820	\$22,750	\$25,570
2003	<u>Assessment Roll</u>	Residential	Full	\$2,820	\$40,000	\$42,820
			Adj	\$2,820	\$22,750	\$25,570
2001	<u>Assessment Roll</u>	Residential	Full	\$2,620	\$29,520	\$32,140
			Adj	\$2,620	\$12,270	\$14,890
1999	Assessment Roll	Residential	Full	\$4,790	\$33,490	\$38,280
			Adj	\$4,790	\$16,240	\$21,030
1997	Assessment Roll	Residential	Full	\$4,130	\$28,870	\$33,000
			Adj	\$4,130	\$11,620	\$15,750
1995	Assessment Roll	Residential	Full	\$3,750	\$12,330	\$16,080
1993	Assessment Roll	Residential	Full	\$3,310	\$10,870	\$14,180
1991	Board Action	Residential	Full	\$3,310	\$9,190	\$12,500
1989	Assessment Roll	Residential	Full	\$3,310	\$9,190	\$12,500

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

Case Number: NUIS-2022-000100	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/22/2022
	Date of Notice: 06/14/2022
Date of Inspection: 04/22/2022	

DAVID C WOLZ
267 E 16TH ST
DES MOINES IA 50316

Address of Property: 267 E 16TH ST, DES MOINES IA 50316
Parcel Number: 782402180003
Legal Description: S 44 F LOT 20 BLK 61 STEWARTS ADDITION

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
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	07/28/2022
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure.	07/28/2022

60-192(3) - Dangerous Structure or Premise
- Damaged

MAIN STRUCTURE THROUGHOUT

07/28/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

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60-192(6) - Dangerous Structure or Premise
- Unsafe

MAIN STRUCTURE THROUGHOUT

07/28/2022

Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.

60-192(9) - Dangerous Structure or Premise
- Unsanitary, Unfit for Habitation

MAIN STRUCTURE THROUGHOUT

07/28/2022

Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.

*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY OBTAINING A BUILDING PERMIT.

*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

07/28/2022

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

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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,



Kevin Pyles

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 283-4122

KEPyles@dmgov.org

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

Case Number: NUIS-2022-000100	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/22/2022
	Date of Notice: 07/29/2022
	Date of Inspection: 04/22/2022

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
C/O GENPACT MERS MAILROOM
1901 E VORHEES ST STE C
DANVILLE IL 618344512

Address of Property: 267 E 16TH ST, DES MOINES IA 50316
Parcel Number: 782402180003
Legal Description: S 44 F LOT 20 BLK 61 STEWARTS ADDITION

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60-192(3) - Dangerous Structure or Premise
- Damaged

MAIN STRUCTURE THROUGHOUT

08/30/2022

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60-192(6) - Dangerous Structure or Premise
- Unsafe

MAIN STRUCTURE THROUGHOUT

08/30/2022

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MAIN STRUCTURE THROUGHOUT

08/30/2022

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08/30/2022

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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.

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Thank you for your help,

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

Case Number: NUIS-2022-000100	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/22/2022
	Date of Notice: 07/29/2022
	Date of Inspection: 04/22/2022

COMUNITY LENDING INC
C/O IOWA SECRETARY OF STATE LUCAS STATE OFFICE BUILDING
321 E WALNUT ST
DES MOINES IA 50309

Address of Property: **267 E 16TH ST, DES MOINES IA 50316**
Parcel Number: **782402180003**
Legal Description: **S 44 F LOT 20 BLK 61 STEWARTS ADDITION**

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- Damaged

MAIN STRUCTURE THROUGHOUT

08/30/2022

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60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT	08/30/2022
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60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGHOUT	08/30/2022
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