

Date April 8, 2013

WHEREAS, the property located at 1542 30<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Merary Suazo and Mortgage Holder Mortgage Electronic Registration Systems, 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LOT 3 BLK 1 MERRITT & FISCHERS PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1542 30<sup>th</sup> 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 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.

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
<b>TOTAL</b>				
<b>MOTION CARRIED</b>			<b>APPROVED</b>	
_____ Mayor				

**CERTIFICATE**

I, DIANE RAUH, 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



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

**BDH** 1-c

**DATE OF NOTICE:** January 23, 2013

**DATE OF INSPECTION:** September 04, 2012

**CASE NUMBER:** COD2012-05230

**PROPERTY ADDRESS:** 1542 30TH ST

**LEGAL DESCRIPTION:** LOT 3 BLK 1 MERRITT & FISCHERS PARK

MERARY SUAZO  
Title Holder  
5036 ECHO ST  
APT 28  
LOS ANGELES CA 90042-3966

~~BANK OF AMERICA, NATIONAL ASSOCIATION  
Mortgage Holder  
CT CORP. SYS. REG. AGENT  
500 EAST COURT AVENUE  
DES MOINES IA 50309~~

MORTGAGE ELECTRONIC REGISTRATIONS SYS. INC.  
Mortgage Holder  
ATTN: CAMELIA MORTIN REG.AGENT  
1818 LIBRARY ST STE 300  
RESTON VA 20190

~~IBM  
Mortgage Holder  
IA BANKER MORG.CORP. REG.AGENT  
418 SIXTH AVE  
DES MOINES IA 50309~~

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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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.

Robert Reynolds  
(515) 283-4128



Nid Inspector

DATE MAILED: 1/23/2013

MAILED BY: TSY

**Areas that need attention:** 1542 30TH ST

<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Building Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Floor Joists/Beams  <b>Requirement:</b> Building Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Ductwork  <b>Requirement:</b> Mechanical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Smoke Damage  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Incompatible Breaker Panel  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Electrical Lighting Fixtures  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Electrical Receptacles  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Electrical Receptacles  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Smoke Damage  <b>Location:</b> Throughout</p>
<p><b>Component:</b> Electrical Service  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Fire damaged  <b>Location:</b> Throughout</p>

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Exterior Stairs	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Flooring	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Flooring	<b>Defect:</b> Water Damage
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Furnace	<b>Defect:</b> Smoke Damage
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Landings	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Mechanical System	<b>Defect:</b> Smoke Damage
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Plumbing System	<b>Defect:</b> Smoke Damage
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** Smoke Damage  
**Location:**  
**Comments:**

**Component:** Soffit/Facia/Trim  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Throughout  
**Comments:**

**Component:** Smoke Detectors  
**Requirement:**  
**Defect:** Missing Where Required  
**Location:** Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** Fire damaged  
**Location:** Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** Smoke Damage  
**Location:** Throughout  
**Comments:**

**Component:** Waste Lines  
**Requirement:** Electrical Permit  
**Defect:** Fire damaged  
**Location:** Throughout  
**Comments:**

**BDH** 1-C

*Polk County Assessor*   
IOWA

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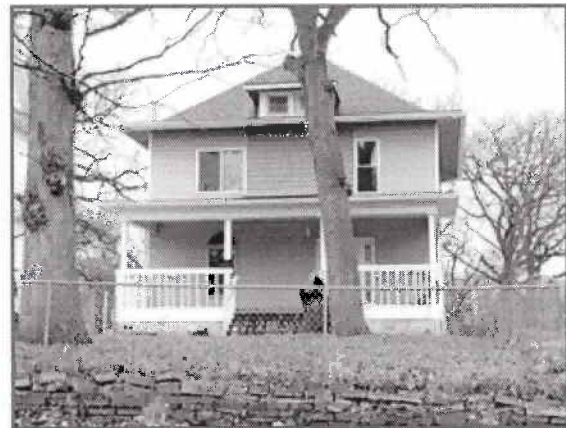
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/09504-000-000	7924-32-429-015	0199	DM55/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1542 30TH ST			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map

Google Map

1612	1607	1606	1609	1604
1605	1600	1601	1602	1603
1547	1546	1545	1544	1543
1544	1544	1541	1539	1542
1540	1541	1542	1535	1540
1538	1537	1536	1531	1536
1534	1535	1534	1525	1534
1530	1531	1530	1519	1522
1526	1525	1526	1517	1516
1518	1521	1522		
1516	1517	1518		



Approximate date of photo 04/08/2008

**Mailing Address**

MERARY SUAZO  
5036 ECHO ST APT 28  
LOS ANGELES, CA 90042-3966

**Legal Description**

LOT 3 BLK 1 MERRITT & FISCHERS PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SUAZO, MERARY	2007-11-19	12451/465	146.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,000	85,300	0	100,300

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
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**BDH** 1-c

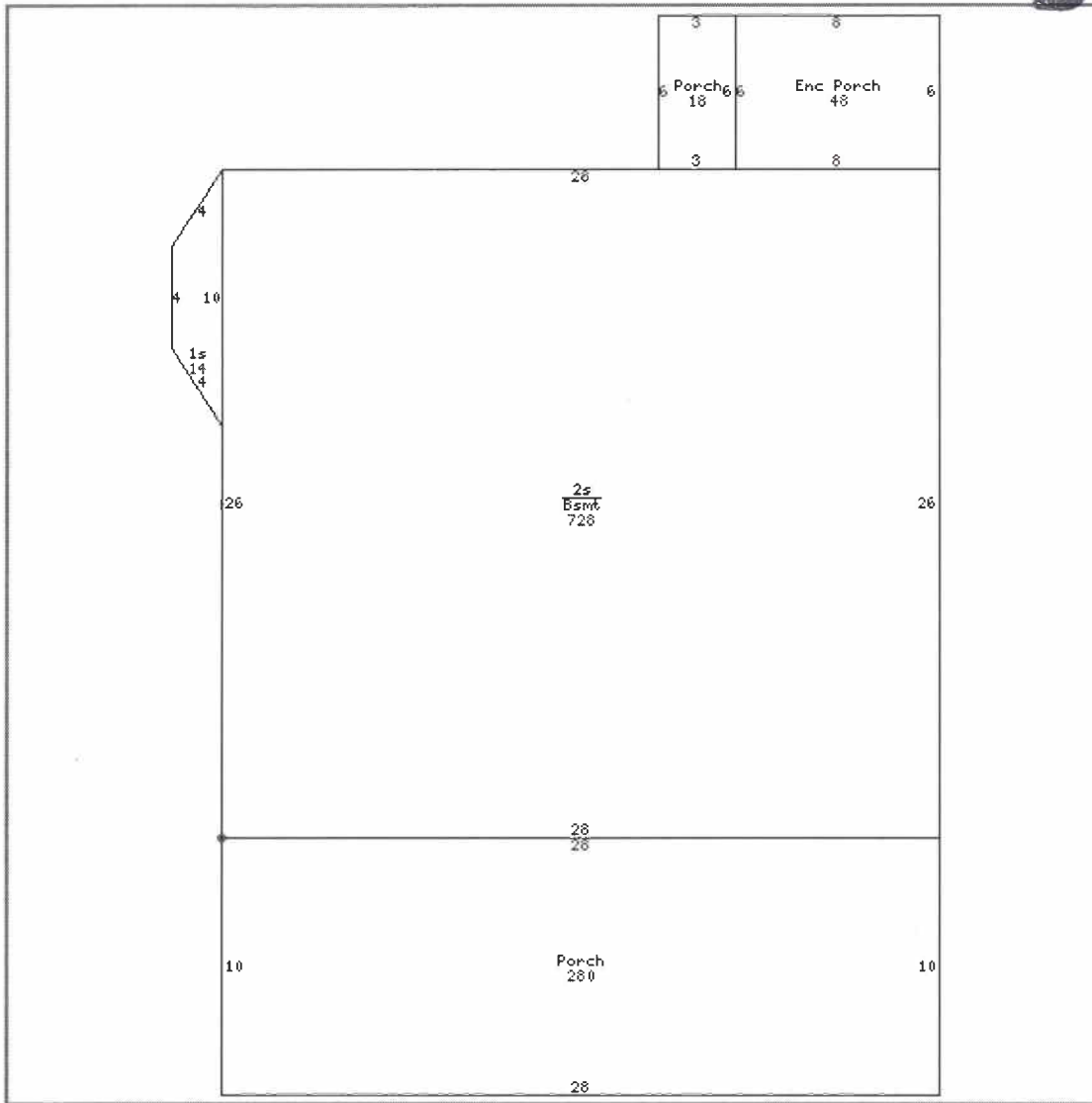
R1-60	One Family, Low Density Residential District	Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182		

Land					
<b>SQUARE FEET</b>	7,150	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	143.0
<b>ACRES</b>	0.164	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	CV/Conversion	<b>RESID TYPE</b>	SP/Over 2 Stories	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1904	<b># FAMILIES</b>	2	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,470
<b>MAIN LV AREA</b>	742	<b>UPPR LV AREA</b>	728	<b>ATTIC UNFIN</b>	262
<b>BSMT AREA</b>	728	<b>OPEN PORCH</b>	298	<b>ENCL PORCH</b>	48
<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	VN/Vinyl Siding	<b>ROOF TYPE</b>	H/Hip
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	100
<b>BATHROOMS</b>	2	<b>XTRA FIXTURE</b>	1	<b>BEDROOMS</b>	2
<b>ROOMS</b>	6				



**BDH** 1-C



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ZAMORA, VERONICA	SUAZO, MERARY	<u>2007-11-09</u>	92,000	D/Deed	12451/465
HASSAN, IBRAHIM O	ZAMORA, VERONICA	<u>2006-03-20</u>	62,000	D/Deed	11574/211
BOWMAN, DENNIS E	HASSAN, IBRAHIM O	<u>2000-03-12</u>	56,900	D/Deed	8455/288
BOWMAN, DENNIS E	DURHAM, LAURIE	<u>1994-01-03</u>	49,500	C/Contract	6941/388
FARRELL, GABBI	BOWMAN, DENNIS	<u>1991-10-05</u>	39,450	C/Contract	6443/65
BEHNKE, PHILIP H	FARRELL, MARILYN K	<u>1990-12-24</u>	33,250	D/Deed	6323/825

**BDH** 1-C

UNKNOWN	FARRELL, M.K. GABBI	1988-12- 15	33,250	C/Contract	6012/192
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Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PR/Partial	2013-01-07	RV/Review Value CHECK CONDITION
2008	U/Pickup	CP/Complete	2007-11-21	AL/REMODEL
2008	P/Permit	CA/Cancel	2006-10-31	NC/GARAGE (576 sf)
2007	P/Permit	PA/Pass	2006-10-31	NC/GARAGE (576 sf)
2004	U/Pickup	NA/No Add	2003-10-01	CL/CHECK OCCUPANCY
2003	P/Permit	NA/No Add	2002-10-29	AL/GARAGE (400 sf)
2002	P/Permit	CP/Complete	2001-05-07	AD/PORCH

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	15,000	85,300	0	100,300
2009	<u>Assessment Roll</u>	Residential	Full	14,500	78,600	0	93,100
2008	<u>Assessment Roll</u>	Residential	Full	14,500	78,600	0	93,100
2007	<u>Assessment Roll</u>	Residential	Full	14,500	68,300	0	82,800
2005	<u>Assessment Roll</u>	Residential	Full	13,900	63,600	0	77,500
2003	<u>Assessment Roll</u>	Residential	Full	11,980	54,630	0	66,610
2002	<u>Assessment Roll</u>	Residential	Full	13,180	49,260	0	62,440
2001	<u>Assessment Roll</u>	Residential	Full	13,180	48,530	0	61,710
1999	Assessment Roll	Residential	Full	6,880	61,320	0	68,200
1997	Assessment Roll	Residential	Full	5,970	53,180	0	59,150
1995	Assessment Roll	Residential	Full	5,270	47,130	0	52,400
1993	Assessment Roll	Residential	Full	4,610	34,930	0	39,540
1993	Was Prior Year	Residential	Full	4,610	31,420	0	36,030

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)



1542 30<sup>TH</sup>

Front view of house.

1C



1542 30<sup>th</sup>

Rear view of house.



1542 30<sup>TH</sup>

FRONT ROOMS OF FIRST FLOOR.