



Roll Call Number

Agenda Item Number
BDH 1-C

Date June 8, 2015

WHEREAS, the property located at 1546 33rd 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, Fritzler Family Enterprises, LLC, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date has failed to abate the nuisance.

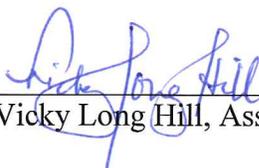
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged main structure on the real estate legally described as Lot 2 in Block 4 in MERRITT AND FISCHER'S PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1546 33rd 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 structures.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

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

Polk County Assessor 

[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/09584-000-000	7924-32-426-014	0200	DM55/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1546 33RD ST			DES MOINES IA 50311-2828		

Click on parcel to get new listing

Get Bigger Map
Google Map



Approximate date of photo 03/07/2012

Mailing Address
FRITZLER FAMILY ENTERPRISES LLC 5737 17TH ST DES MOINES, IA 50313-1617

Legal Description
LOT 2 BLK 4 MERRITT & FISCHERS PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FRITZLER FAMILY ENTERPRISES LLC	2015-02-19	15473/196	28.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	14,700	24,000	0	38,700
Current	Residential	Full	14,500	93,100	0	107,600
		Adj	14,500	70,100	0	84,600
Abatement	J/Urban Revitalization	added value 34,900 Plan 1	0	0		2009-2018

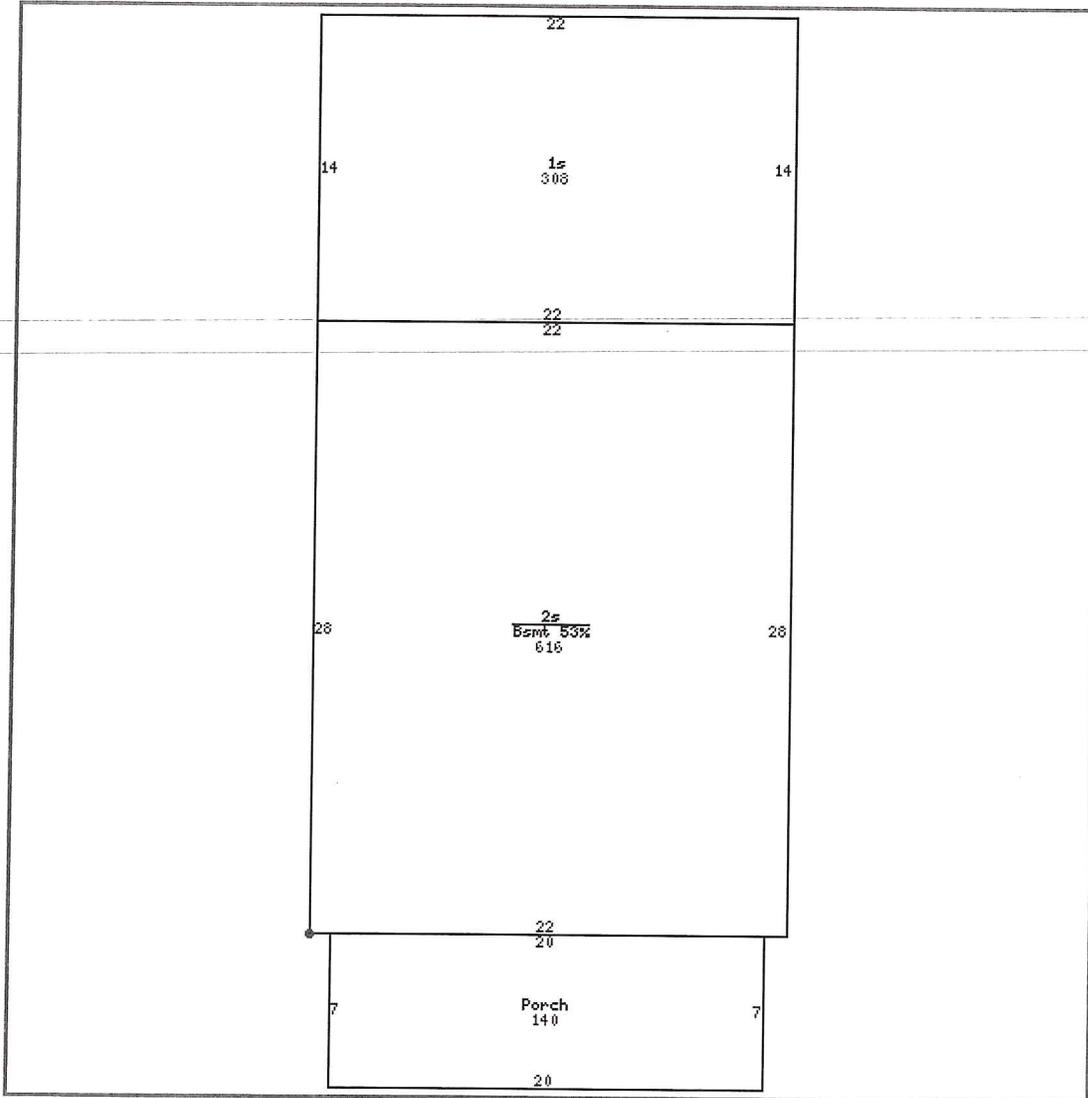
[Market Adjusted Cost Report](#)
 [Assessment Roll Notice](#)
 [Estimate Taxes](#)
 [Polk County Treasurer](#)
[Tax Information](#)
[Pay Taxes](#)

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

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1905	YEAR REMODEL	2008	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	VP/Very Poor
TSFLA	1,540	MAIN LV AREA	924	UPPR LV AREA	616
BSMT AREA	326	OPEN PORCH	140	FOUNDATION	M/Masonry
EXT WALL TYP	CO/Composition	ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	2
BEDROOMS	4	ROOMS	6		



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
PEREZ, JAMIE F	FRITZLER FAMILY ENTERPRISES LLC	2015-02-19	18,000	D/Deed	15473/196
S&G REAL ESTATE INVESTMENTS, INC	PEREZ, JAMIE F	2009-09-30	89,540	D/Deed	13226/698
GLAUBERG, JOSEPH O	S & G REAL ESTATE INVESTMENTS, INC.	2003-12-23	180,000	D/Deed	10329/187 Multiple Parcels
PRITCHARD, ROBERT A	GLAUBERG, JOSEPH O.	1999-04-16	30,000	D/Deed	8191/587
MARSHALL (REV TRST), CHARLES E	PRITCHARD, ROBERT	1997-12-18	13,500	D/Deed	7801/16

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
Current	U/Pickup	PA/Pass	2014-11-26	RV/Review Value FIRE

2009	U/Pickup	CP/Complete	2009-02-20	RV/ABATEMENT FILED
1990	U/Pickup	CP/Complete	1989-09-06	Remodel - Reval
1989	U/Pickup	CA/Cancel	1988-09-30	Reinspection

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	14,500	93,100	0	107,600
			Adj	14,500	70,100	0	84,600
2011	Assessment Roll	Residential	Full	14,500	94,400	0	108,900
			Adj	14,500	71,400	0	85,900
2009	Assessment Roll	Residential	Full	13,400	85,200	0	98,600
			Adj	13,400	62,200	0	75,600
2007	Assessment Roll	Residential	Full	13,400	50,300	0	63,700
2005	Assessment Roll	Residential	Full	12,300	47,700	0	60,000
2003	Board Action	Residential	Full	11,100	42,620	0	53,720
2003	Assessment Roll	Residential	Full	11,100	50,480	0	61,580
2001	Assessment Roll	Residential	Full	9,510	39,650	0	49,160
1999	Assessment Roll	Residential	Full	8,990	31,680	0	40,670
1997	Assessment Roll	Residential	Full	7,800	27,480	0	35,280
1995	Assessment Roll	Residential	Full	6,880	24,250	0	31,130
1993	Assessment Roll	Residential	Full	6,020	21,210	0	27,230
1991	Assessment Roll	Residential	Full	6,020	11,970	0	17,990
1990	Assessment Roll	Residential	Full	6,020	27,710	0	33,730

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



BDH 1-c

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

DATE OF NOTICE: March 9, 2015

DATE OF INSPECTION: July 10, 2014

CASE NUMBER: COD2014-04592

PROPERTY ADDRESS: 1546 33RD ST

LEGAL DESCRIPTION: LOT 2 BLK 4 MERRITT & FISCHERS PARK

FRITZLER FAMILY ENTERPRISES LLC

Title Holder

DAVID A GROOTERS, REG. AGENT

103 E STATE ST STE 800

MASON CITY IA 50401

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. The violations noted must be corrected within 30 days from data of 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 COMPONETS 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.

Chris Reindl

(515) 283-4797

Nid Inspector

DATE MAILED: 3/9/2015

MAILED BY: JDH

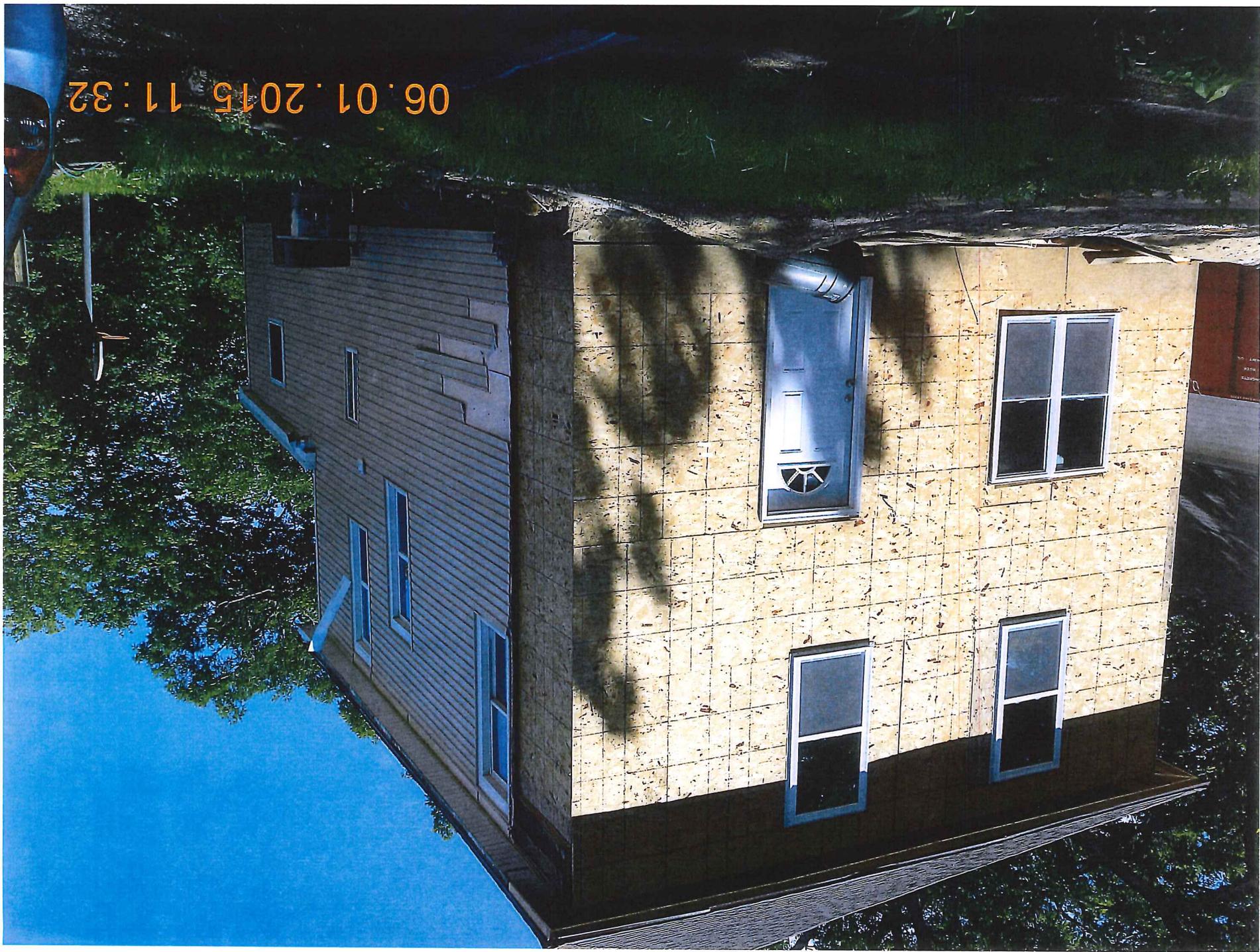
Areas that need attention: 1546 33RD ST

<u>Component:</u>	Electrical Service	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Furnace	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			

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

Component:		Defect:	
Requirement:		Location:	
Comments:			

06.01.2015 11:32



1546 33rd St

top

BDH 1-2



06.01.2015 11:33

1546 33rd St

top

BDH 1-e



06.01.2015 11:32

1546 33rd St

top

BDH 1-C