



Date October 22, 2018

ABATEMENT OF PUBLIC NUISANCE AT 2202 E WALNUT STREET

WHEREAS, the property located at 2202 E Walnut Street, 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, Lei A. Freed, and the Mortgage Holder, City State Bank, 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 main structure on the real estate legally described as Lot 50 in TIMMONS PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2202 E Walnut 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(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.

FORM APPROVED:


Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

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	2202 E WALNUT ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03268-000-000	Geoparcels	7824-01-152-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joe Tursi 515-286-3151		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2018-02-02 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FREED, LEI A	2016-07-26	16107/140

Legal Description and Mailing Address

LOT 50 TIMMONS PLACE	LEI ANN FREED 2202 E WALNUT ST DES MOINES, IA 50317-2263
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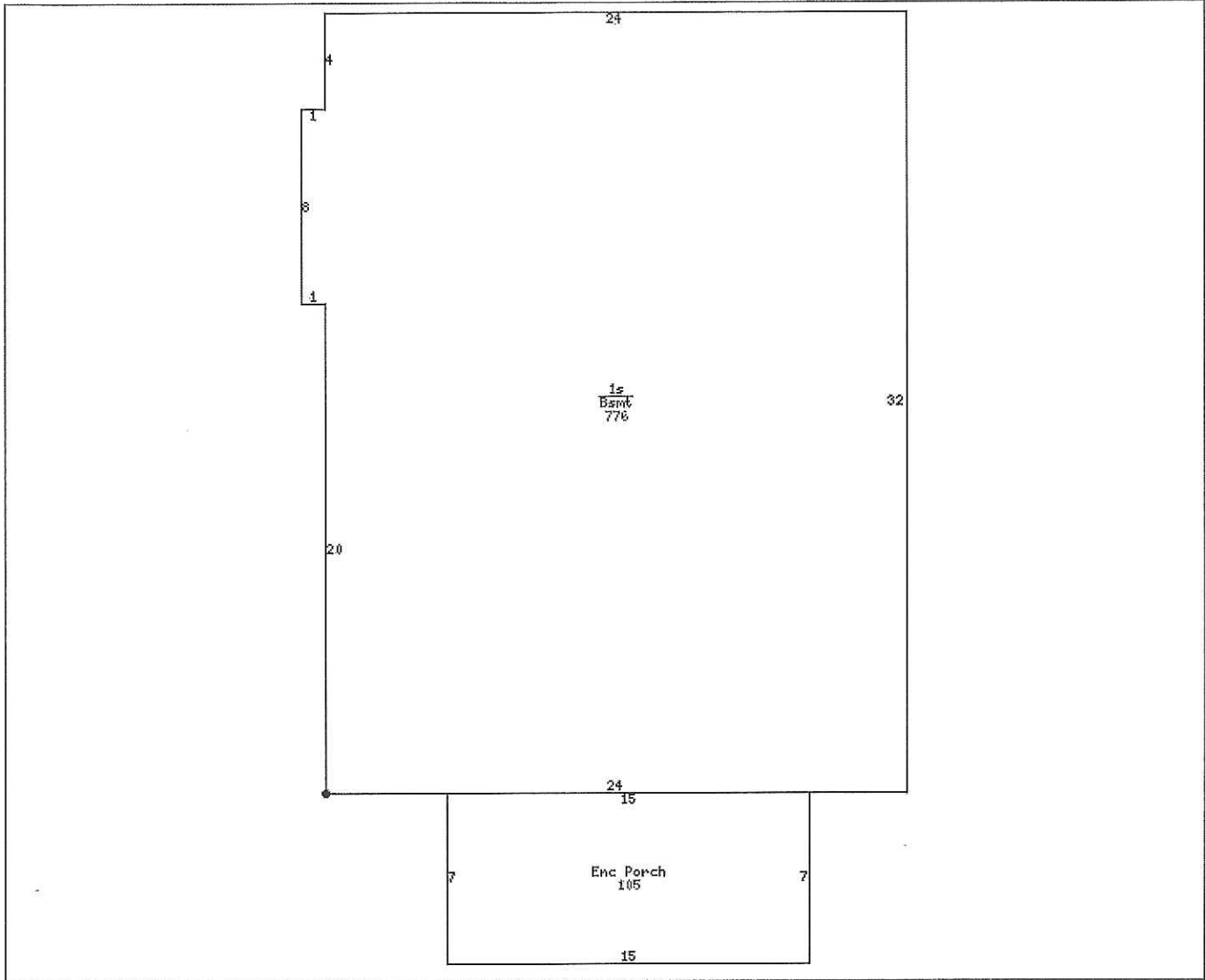
Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$12,700	\$55,500	\$68,200

Market Adjusted Cost Report

Auditor Adjustments to Value

Category		Name		Information	
2018 Homestead Credit		FREED, LEI A		Application #367284	
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,000	Acres	0.138	Frontage	40.0
Depth	150.0	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+05
Condition	Very Good	Total Square Foot Living Area	776	Main Living Area	776
Attic Floor and Stairs Area	272	Basement Area	776	Enclosed Porch Area	105
Foundation	Brick	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	4



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	20	Story Height	1
Grade	4	Year Built	1953	Condition	Above Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WHEELER, BRYAN	FREED, LEI ANN	<u>2016-07-25</u>	\$86,280	Deed	<u>16107/140</u>
SMITH, MATTHEW TRUSTEE	REESE, SANDON B	<u>2008-03-21</u>	\$69,500	Deed	<u>12591/792</u>
HURLEY, MARK W	MARTIN, JAIME	<u>2005-04-05</u>	\$89,000	Deed	<u>11016/289</u>
EVELAND, DONALD B ET AL	EVELAND, SHERYL A	<u>1992-05-23</u>	\$36,700	Deed	<u>6582/320</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WHEELER, BRYAN	FREED, LEI ANN	2016-07-25	2016-07-26	Warranty Deed	<u>16107/140</u>
MCCARTHY, BILL (Sheriff) ----- REESE, SANDON B (Defendant) ----- DAVIS, SHERI A (Defendant)	WHEELER, BRYAN	2016-05-05	2016-05-11	Sheriffs Deed	<u>15997/299</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$12,700	\$55,500	\$68,200
2015	<u>Assessment Roll</u>	Residential	Full	\$11,800	\$51,700	\$63,500
2013	<u>Assessment Roll</u>	Residential	Full	\$12,000	\$52,900	\$64,900
2011	<u>Assessment Roll</u>	Residential	Full	\$13,600	\$60,000	\$73,600
2009	<u>Assessment Roll</u>	Residential	Full	\$14,100	\$62,400	\$76,500
2007	<u>Assessment Roll</u>	Residential	Full	\$13,900	\$61,600	\$75,500
2005	<u>Assessment Roll</u>	Residential	Full	\$11,100	\$55,300	\$66,400
2003	<u>Assessment Roll</u>	Residential	Full	\$9,990	\$50,190	\$60,180
2001	<u>Assessment Roll</u>	Residential	Full	\$8,960	\$44,080	\$53,040
1999	Assessment Roll	Residential	Full	\$6,260	\$45,480	\$51,740
1997	Assessment Roll	Residential	Full	\$5,670	\$41,200	\$46,870
1995	Assessment Roll	Residential	Full	\$4,940	\$35,870	\$40,810
1993	Assessment Roll	Residential	Full	\$4,380	\$31,810	\$36,190
1990	Board Action	Residential	Full	\$4,380	\$27,420	\$31,800
1990	Assessment Roll	Residential	Full	\$4,380	\$28,220	\$32,600

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

33D

DATE OF NOTICE: August 8, 2018

DATE OF INSPECTION: May 31, 2018

CASE NUMBER: COD2018-04282

PROPERTY ADDRESS: 2202 E WALNUT ST

LEGAL DESCRIPTION: LOT 50 TIMMONS PLACE

LEI A FREED
Title Holder
100 SW WATER ST RM 234
DES MOINES IA 50309

CITY STATE BANK
Mortgage Holder
ATTN: STEVE ALBRECHT, PRES.
801 MAIN ST
NORWALK IA 50211

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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 8/8/2018

MAILED BY: JDH

Areas that need attention: 2202 E WALNUT ST

Component: Electrical System	Defect: Fire damaged
Requirement: Electrical Permit	Location: Main Structure
Comments:	
Component: Floor Joists/Beams	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Furnace	Defect: Fire damaged
Requirement: Mechanical Permit	Location: Main Structure
Comments:	
Component: Interior Walls /Ceiling	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Plumbing System	Defect: Fire damaged
Requirement: Plumbing Permit	Location: Main Structure
Comments:	
Component: Exterior Walls	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Accessory Buildings	Defect: See Comments
Requirement:	Location: Garage
Comments:	
The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343	

top

2202 E. Walnut St



32D

top

2202 E. Walnut St



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2202 E. Walnut St



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