

Date January 13, 2020

**ABATEMENT OF PUBLIC NUISANCES AT 1727 MONDAMIN AVENUE**

WHEREAS, the property located at 1727 Mondamin Avenue, 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, Huynh Nhu Do, 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 The East 1/3 of Lot 19 in NORTH WASHINGTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1727 Mondamin Avenue, 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:

  
 \_\_\_\_\_  
 Megan Norberg, 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

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1727 MONDAMIN AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50314	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/04913-000-000	<b>Geoparcel</b>	7924-33-278-041	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM76/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

## Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

WASHINGTON AVE

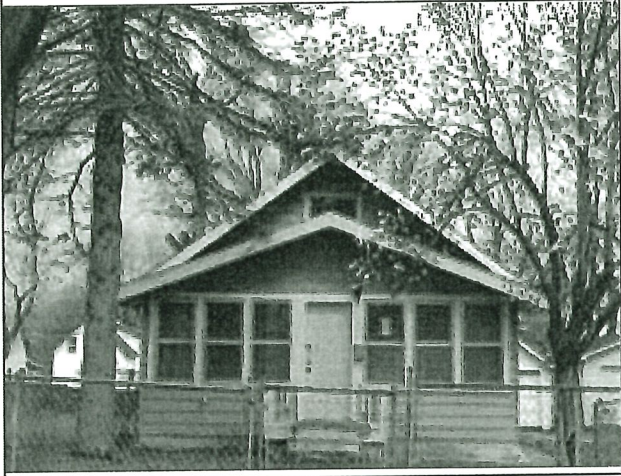
1824	1818	1816	1810	1806	1804	1722	1718	1714	1704	1692
								1712	1700	
1835	1831	1829	1807	1727	1725	1721	1717	1707	1703	

MONDAMIN AVE

1834	1832	1822	1820	1814	1810	1806	1802	1800	1722	1716	1712	1710	1704
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[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

**Photo Processed on 2012-03-28 a**



## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	NHU DO, HUYNH	2018-08-21	17048/237

## Legal Description and Mailing Address

E 1/3 LOT 19 NORTH WASHINGTON PLACE	HUYNH NHU DO 1727 MONDAMIN AVE DES MOINES, IA 50314
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value <i>Partial Value</i>	Residential	Full	\$8,100	\$36,800	\$44,900

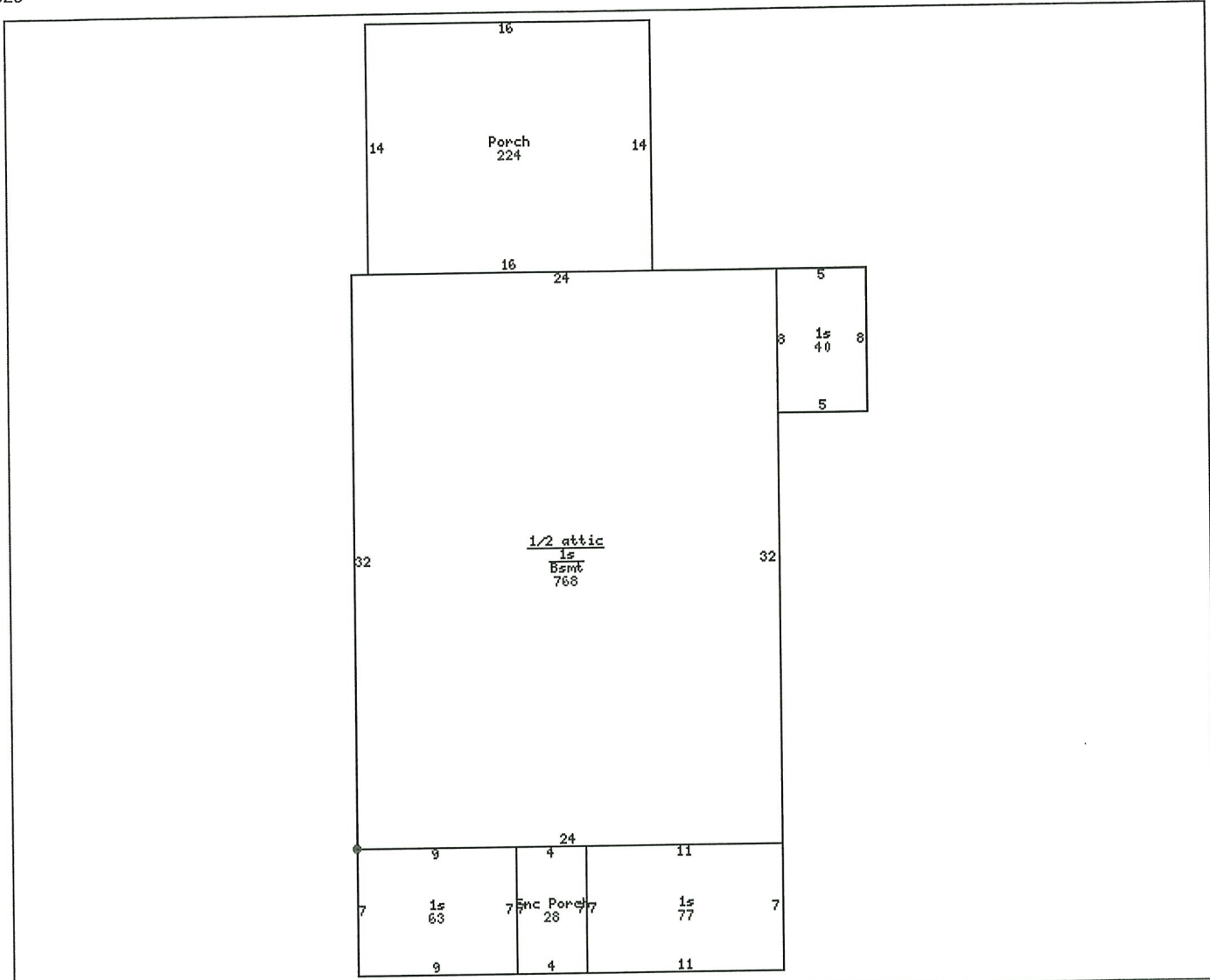
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

## Zoning - 1 Record

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

## Conditional Zoning

<b>Conditional Zoning</b>					
Docket no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	6,996	<b>Acres</b>	0.161	<b>Frontage</b>	44.0
<b>Depth</b>	159.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	Partial Construction	<b>Building Style</b>	Conventional
<b>Year Built</b>	1912	<b>Number Families</b>	1	<b>Grade</b>	4-10
<b>Condition</b>	Normal	<b>% Complete Improvement</b>	60	<b>Total Square Foot Living Area</b>	1217
<b>Main Living Area</b>	948	<b>Attic Finished Area</b>	269	<b>Basement Area</b>	768
<b>Finished Basement Area 1</b>	300	<b>Finished Basement Quality 1</b>	Low	<b>Total Basement Finish</b>	300
<b>Open Porch Area</b>	224	<b>Enclosed Porch Area</b>	.28	<b>Veneer Area</b>	80
<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Wood Siding	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	6



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Grade	5
Year Built	1940	Condition	Very Poor		
Comment	MSMTS FROM AERIAL PHOTO YR BUILT ESTIMATED				

**Sales - 6 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ACM VISION V LLC	DO NHU, HUYNH	<u>2018-08-14</u>	\$37,900	Deed	<u>17048/237</u>
RV HOLDINGS ELEVEN, LLC	MORGAN, TERRY LEE	<u>2012-05-07</u>	\$35,000	Contract	<u>14292/240</u>
FEDERAL NATIONAL MORTGAGE ASSOC	RV HOLDINGS ELEVEN LLC	<u>2011-12-20</u>	\$9,240	Deed	<u>14118/150</u>
CORTA, JOSE V	OLSEN, JOSEPH	<u>2007-06-15</u>	\$77,500	Deed	<u>12259/620</u>

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DAVIS, CHRISTINE E	CORTA JOSE VILLA	<u>2006-07-20</u>	\$32,000	Deed	<u>11773/157</u>
FROST, JOHN J	DAMESON, CHRISTINE E	<u>1998-02-01</u>	\$20,000	Contract	<u>7828/139</u>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ACM VISION V LLC	NHU DO, HUYNH	2018-08-14	2018-08-21	Warranty Deed Corporate	<u>17048/237</u>
MORGAN, TERRY L _____ Also Known As MORGAN, TERRY LEE _____ Also Known As MORGAN, TERRY _____ MORGAN, DEANNA L	ACM VISION V LLC	2018-08-10	2018-08-21	Quit Claim Deed	<u>17048/241</u>
RV HOLDINGS ELEVEN LLC	ACM VISION V LLC	2013-11-25	2014-05-05	Special Warranty Deed	<u>15174/799</u>
MORGAN, TERRY L	RV HOLDINGS ELEVEN LLC	2013-05-06	2013-05-15	Affidavit	<u>14786/87</u>
RV HOLDINGS ELEVEN, LLC	MORGAN, TERRY LEE	2012-04-19	2012-06-01	Contract	<u>14292/240</u>

**Permits - 7 Records**

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2018-10-31	alterations/remodel
Current	Permit	To Work	2018-10-31	alterations/garage
2019	Permit	Partial	2018-10-31	alterations/remodel
2019	Permit	Pass	2018-10-31	alterations/garage
2014	Permit	Cancel	2012-07-02	construction/paving (480 sf)
2013	Permit	Pass	2012-07-02	construction/paving (480 sf)
1990	Pickup	Complete	1989-07-20	a/c

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$8,100	\$36,800	\$44,900
2017	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$31,700	\$38,900
2016	<u>Board Action</u>	Residential	Full	\$7,200	\$32,200	\$39,400
2015	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$32,200	\$39,400
2013	<u>Assessment Roll</u>	Residential	Full	\$8,000	\$31,600	\$39,600

Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$43,700	\$52,200
2009	<u>Assessment Roll</u>	Residential	Full	\$6,200	\$44,900	\$51,100
2007	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$43,100	\$49,100
2005	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$40,700	\$47,800
2003	<u>Assessment Roll</u>	Residential	Full	\$6,250	\$35,310	\$41,560
2001	<u>Assessment Roll</u>	Residential	Full	\$4,680	\$26,150	\$30,830
1999	Assessment Roll	Residential	Full	\$4,610	\$19,940	\$24,550
1997	Assessment Roll	Residential	Full	\$3,770	\$16,320	\$20,090
1995	Assessment Roll	Residential	Full	\$3,510	\$15,210	\$18,720
1990	Assessment Roll	Residential	Full	\$3,040	\$13,160	\$16,200
1989	Assessment Roll	Residential	Full	\$3,040	\$12,860	\$15,900

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

**DATE OF NOTICE: August 26, 2019**

**DATE OF INSPECTION: November 28, 2018**

**CASE NUMBER: COD2018-08878**

**PROPERTY ADDRESS: 1727 MONDAMIN AVE**

**LEGAL DESCRIPTION: E 1/3 LOT 19 NORTH WASHINGTON PLACE**

HUYNH NHU DO  
Title Holder  
1505 CANNON VALLEY DR  
NORTHFIELD MN 55057

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.



Nid Inspector

DATE MAILED: 8/26/2019

MAILED BY: KMD



**Areas that need attention:** 1727 MONDAMIN AVE

<b>Component:</b> Electrical System <b>Requirement:</b> Compliance with National Electrical Code <b>Comments:</b> Multiple electrical code violations found.	<b>Defect:</b> Inadequate <b>Location:</b> Main Structure Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> Compliance with Uniform Plumbing Code <b>Comments:</b> Multiple Plumbing code violations found.	<b>Defect:</b> Inadequate <b>Location:</b> Main Structure Throughout
<b>Component:</b> Electrical Service <b>Requirement:</b> Compliance with National Electrical Code <b>Comments:</b> Electrical permit required.	<b>Defect:</b> Inadequate <b>Location:</b> Main Structure Throughout
<b>Component:</b> Roof <b>Requirement:</b> Engineering Report <b>Comments:</b> Must be by a liscenced contractor.	<b>Defect:</b> Inadequate <b>Location:</b> Main Structure Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Unknown <b>Comments:</b> Fix and paint to match.	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure Throughout
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> <b>Comments:</b> Check for lead paint. Remove by state guidlines if found.	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure Throughout
<b>Component:</b> Accessory Buildings <b>Requirement:</b> Licensed Contractor Certification <b>Comments:</b> Demo permit required.	<b>Defect:</b> Structurally inadequate <b>Location:</b> Garage
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit <b>Comments:</b> New furnace installed without permit.	<b>Defect:</b> Improperly Installed <b>Location:</b> Main Structure

<b>Component:</b>	Hand Rails	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>	Unknown	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Grippable handrails throughout stairways.		
<b>Component:</b>	Interior Stairway	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Unknown
<b>Comments:</b>	2nd floor needs ballist for fall protection.		
<b>Component:</b>	Flooring	<b>Defect:</b>	Inadequate
<b>Requirement:</b>		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Flooring needs cleaned and replaced where needed.		
<b>Component:</b>	See Comments	<b>Defect:</b>	Inadequate
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	All bedrooms inadequate. Need to meet minimum Residential code.		
<b>Component:</b>	See Comments	<b>Defect:</b>	Inadequate
<b>Requirement:</b>		<b>Location:</b>	Kitchen
<b>Comments:</b>	Repair/ Peplace any missing cabinet faces.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/Replace all broken windows, must provide screens for all. Permit required for change in size.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/ Replace any rotton siding including trim, soffit, fascia. paint to match.		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	All exterior doors are required to have deadbolt locks.		

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1727 Mondamin Ave



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1727 Mondamin Ave



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