



**Date** February 22, 2021

**ABATEMENT OF PUBLIC NUISANCE AT 3216 E EUCLID AVENUE**

WHEREAS, the property located at 3216 E Euclid Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Cindy R. Lankford Sorrell, and Mortgage Holder, Greater Iowa Credit Union, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 391 (except the south 80 feet thereof) in DOUGLAS ACRES PLAT 4, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3216 E Euclid Avenue, 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 garage structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

/s/ Megan Norberg  
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

Location					
<b>Address</b>	3216 E EUCLID AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	060/01844-000-000	<b>Geoparcels</b>	7923-29-127-006	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM02/B	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Victor Scaglione 515-286-3898		

## Map and Current Photos - 1 Record

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

E CLINTON AVE

E EUCLID AVE

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

**Photo Processed on 2014-03-17 a**

## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LANKFORD SORRELL, CINDY R	2008-06-24	12697/223

## Legal Description and Mailing Address

-EX S 80F- LOT 391 DOUGLAS ACRES PLAT 4	CINDY R LANKFORD SORRELL 3216 E EUCLID AVE DES MOINES, IA 50317-3846
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$20,900	\$99,600	\$120,500

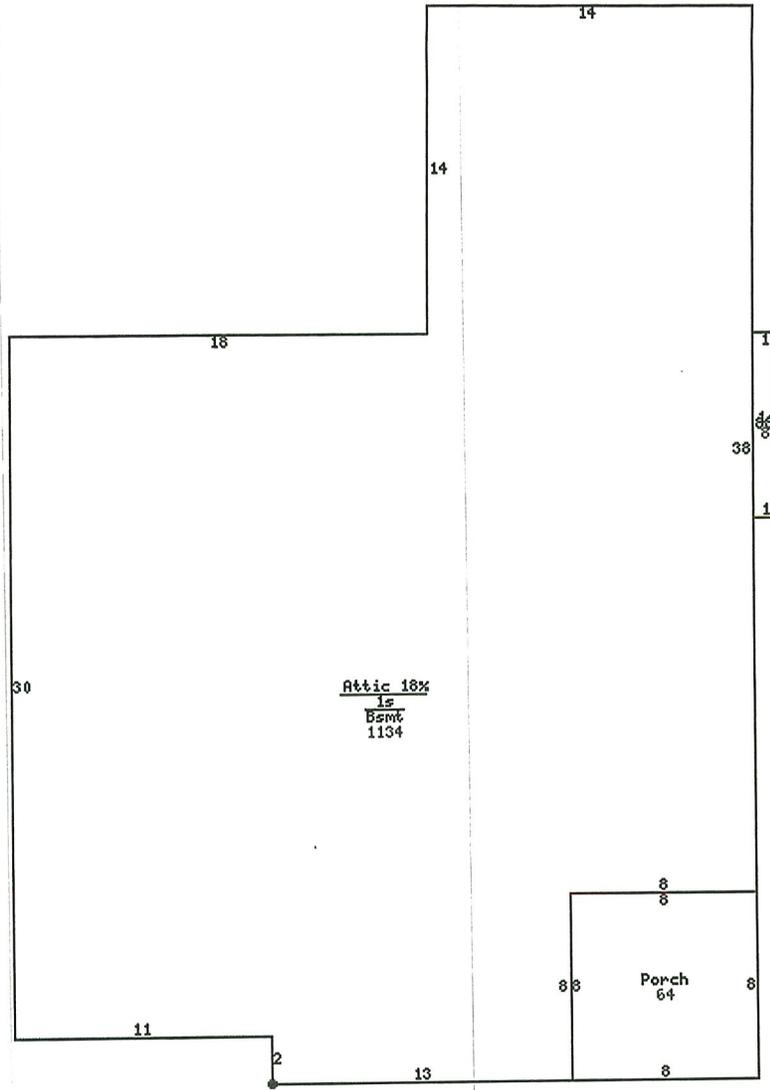
## Market Adjusted Cost Report

## Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	LANKFORD SORRELL, CINDY R	Application #244469

## Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N3B	N3b Neighborhood District				Residential
<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>	11,532	<b>Acres</b>	0.265	<b>Frontage</b>	93.0
<b>Depth</b>	124.0	<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>	1 Story Finished Attic	<b>Building Style</b>	Cape Cod
<b>Year Built</b>	1940	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1346	<b>Main Living Area</b>	1142
<b>Attic Finished Area</b>	204	<b>Basement Area</b>	1134	<b>Open Porch Area</b>	64
<b>Foundation</b>	Concrete Block	<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>	2	<b>Bedrooms</b>	3	<b>Rooms</b>	6



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Story Height	1
Grade	4	Year Built	1940	Condition	Below Normal

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$20,900	\$99,600	\$120,500
2017	<u>Assessment Roll</u>	Residential	Full	\$17,800	\$73,100	\$90,900
2015	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$67,700	\$83,800
2013	<u>Assessment Roll</u>	Residential	Full	\$14,900	\$64,600	\$79,500
2011	<u>Assessment Roll</u>	Residential	Full	\$14,900	\$65,200	\$80,100
2009	<u>Assessment Roll</u>	Residential	Full	\$15,800	\$69,200	\$85,000
2007	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$70,600	\$86,800
2005	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$72,200	\$86,600
2003	<u>Assessment Roll</u>	Residential	Full	\$13,820	\$70,010	\$83,830
2001	<u>Assessment Roll</u>	Residential	Full	\$13,840	\$66,180	\$80,020
1999	Assessment Roll	Residential	Full	\$7,190	\$53,230	\$60,420

Yr	Type	Class	Kind	Land	Bldg	Total
1997	Board Action	Residential	Full	\$6,310	\$46,690	\$53,000
1997	Assessment Roll	Residential	Full	\$6,310	\$46,690	\$53,000
1995	Assessment Roll	Residential	Full	\$5,600	\$41,410	\$47,010
1993	Board Action	Residential	Full	\$5,060	\$37,400	\$42,460
1993	Assessment Roll	Residential	Full	\$5,060	\$37,400	\$42,460
1991	Assessment Roll	Residential	Full	\$5,060	\$33,890	\$38,950
1991	Was Prior Year	Residential	Full	\$5,060	\$30,520	\$35,580

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

**DATE OF NOTICE:** December 2, 2020

**DATE OF INSPECTION:** April 22, 2020

**CASE NUMBER:** COD2020-02410

**PROPERTY ADDRESS:** 3216 E EUCLID AVE

**LEGAL DESCRIPTION:** -EX S 80F- LOT 391 DOUGLAS ACRES PLAT 4

CINDY R LANKFORD SORRELL  
Title Holder  
3216 E EUCLID AVE  
DES MOINES IA 50317-3846

GREATER IOWA CREDIT UNION  
Mortgage Holder  
LIESL FITZPATRICK, BRANCH MGR  
1630 22ND ST  
WEST DES MOINES IA 50266

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 12/2/2020

MAILED BY: JDH

**Areas that need attention:** 3216 E EUCLID AVE

<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p><b>Defect:</b> Cracked/Broken  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Roof  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Replace any damaged roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Windows/Window Frames  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Exterior Doors/Jams  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Accessory Buildings  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Other violations may exist inside the structure due to inspection being limited to exterior only at this time.</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b></p>	<p><b>Defect:</b> Absence of paint  <b>Location:</b> Garage Throughout</p>

top

3214 E Euclid Ave



01/14/2021 10:25

35H

top

3216 E Euclid Ave



01/14/2021 10:24