

Date May 10, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1600 DEAN AVENUE

WHEREAS, the property located at 1600 Dean Avenue, 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, MMB Investments, LLC, was notified more than thirty days ago to repair or demolish the 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:

The main structure on the real estate legally described as The West 37 feet of Lot 1, except the North 39.2 feet in Block 61 in STEWART’S ADDITION TO CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1600 Dean 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 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				

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.

MOTION CARRIED APPROVED
 _____ Mayor

_____ City Clerk



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

43B

DATE OF NOTICE: January 4, 2021

DATE OF INSPECTION: September 16, 2020

CASE NUMBER: COD2020-04860

PROPERTY ADDRESS: 1600 DEAN AVE

LEGAL DESCRIPTION: -EX N 39.2 F- W 37 F LOT 1 BLK 61 STEWARTS ADDITION

MMB INVESTMENTS LLC
Title Holder
BASIM AL BAKRI, REG. AGENT
230 7TH ST
WEST DES MOINES IA 50265

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.

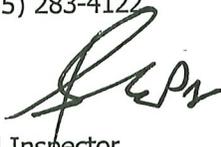
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 1/4/2021

MAILED BY: JDH

Areas that need attention: 1600 DEAN AVE

<p>Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Plumbing Permit Comments: Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Foundation Requirement: Engineering Report Comments: Hole in foundation, engineering report required to ensure safety of the structure.</p>	<p>Defect: Holes or major defect Location: Main Structure Throughout</p>
<p>Component: Soffit/Facia/Trim Requirement: Building Permit Comments: Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Windows/Window Frames Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any broken, missing , damaged or rotted drywall/paleling/wall covering . Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>

Component: Flooring
Requirement: Compliance, International Property Maintenance Code
Comments: Replace any damaged flooring material. Any structural repairs will require a permit.

Defect: In poor repair
Location: Main Structure Throughout

Component: Roof
Requirement: Compliance, International Property Maintenance Code
Comments: Replace roof one layer only

Defect: In poor repair
Location: Main Structure

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Polk County Assessor

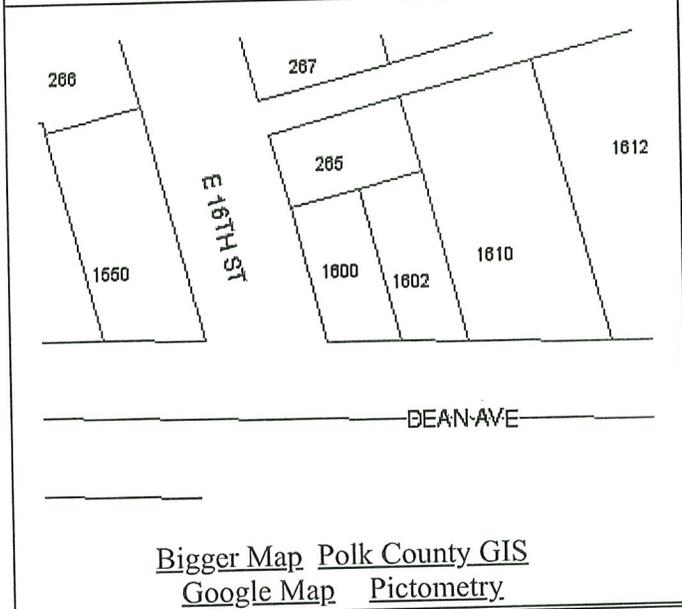
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1600 DEAN AVE				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05573-000-000	Geoparcel	7824-02-180-024	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2012-06-10 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MMB INVESTMENTS LLC	2012-11-01	14512/314

Legal Description and Mailing Address

-EX N 39.2 F- W 37 F LOT 1 BLK 61 STEWARTS ADDITION

BASIM AL BAKRI
MMB INVESTMENTS LLC
230 7TH ST
WEST DES MOINES, IA 50265

Current Values

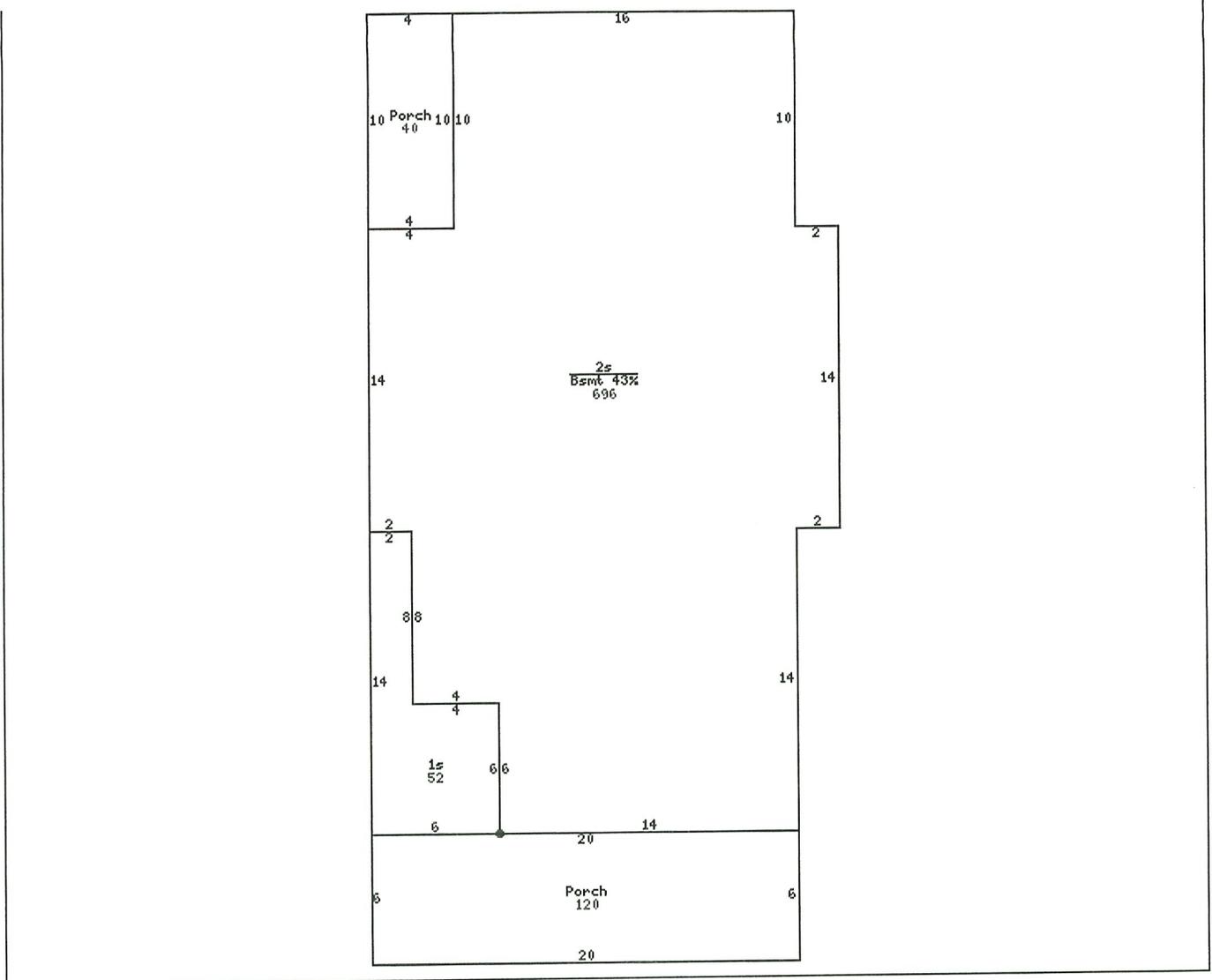
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$3,800	\$6,900	\$10,700
2020 Value	Residential	Full	\$3,300	\$6,100	\$9,400

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description			SF	Assessor Zoning	
N3C	N3c Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	2,790	Acres	0.064	Frontage	37.0	
Depth	83.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s	
Year Built	1910	Number Families	1	Grade	4+00	
Condition	Very Poor	Total Square Foot Living Area	1444	Main Living Area	748	
Upper Living Area	696	Basement Area	299	Open Porch Area	160	
Foundation	Brick	Exterior Wall Type	Vinyl Siding	Roof Type	Gable	
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0	
Number Bathrooms	1	Number Extra Fixtures	1	Bedrooms	3	
Rooms	5					



Sales - 8 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CLARKE COUNTY STATE BANK	MMB INVESTMENTS, LLC	<u>2012-10-29</u>	\$8,500	Deed	<u>14512/314</u>
AASMUNDSTAD, PAUL/ EXTREMA HOLDINGS	AA FINANCE, LLC	<u>2004-03-03</u>	\$37,000	Deed	<u>10419/183</u>
AASMUNDSTAD, PAUL	JOHNSTON, DENNIS	<u>2003-11-18</u>	\$44,650	Contract	<u>10374/418</u>
OTTACO ACCEPTANCE, INC.	AASMUNDSTAD, PAUL	<u>2003-11-13</u>	\$37,000	Deed	<u>10273/801</u>
FIRST NATIONAL, ACCEPTANCE CO	THAYER, DOUGLAS D	<u>2000-07-26</u>	\$39,500	Contract	<u>8551/99</u>
KAYKEL INVESTMENTS	RANEY, BARBARA JEAN	<u>1998-07-11</u>	\$57,900	Contract	<u>7975/653</u>

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CROWDER, ROBERT	KAYKEL INVESTMENTS	<u>1998-05-22</u>	\$16,000	Deed	<u>7916/75</u>
DOWNARD, CHARLES W	CROWDER, ROBERT	<u>1988-11-01</u>	\$27,500	Contract	<u>7782/765</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CLARKE COUNTY STATE BANK	MMB INVESTMENTS, LLC	2012-10-29	2012-11-01	Warranty Deed Corporate	<u>14512/314</u>
JOHNSTON, DENNIS R _____ PILCHER, DONITA	CLARKE COUNTY STATE BANK	2012-10-09	2012-10-09	Forfeiture of Contract	<u>14477/690</u>
JOHNSTON, DONITA _____ Formerly Known As PILCHER, DONITA _____ JOHNSTON, DENNIS R	CLARKE COUNTY STATE BANK	2012-10-08	2012-10-09	Forfeiture of Contract	<u>14477/703</u>
MCCARTHY, BILL (Sheriff) _____ AASMUNDSTAD, MIKELL (Defendant) _____ AASMUNDSTAD, PAUL (Defendant) _____ JOHNSTON JR, DENNIS R (Defendant) _____ JOHNSTON, DONITA M (Defendant) _____ AA FINANCE, LLC	CLARKE COUNTY STATE BANK	2012-05-15	2012-05-23	Sheriffs Deed	<u>14280/954</u>

Permits - 5 Records

Year	Type	Permit Status	Application	Reason	Reason1
2016	Pickup	Cancel	2013-07-02	Review Value	BOARD OF REVIEW
2015	Pickup	Pass	2013-07-02	Review Value	BOARD OF REVIEW
2014	Pickup	Pass	2013-07-02	Review Value	BOARD OF REVIEW

Year	Type	Permit Status	Application	Reason	Reason1
1999	Pickup	Complete	1999-02-10	Correct Data	CONDITION
1990	Permit	No Add	1989-12-30		Fire Damage Repair

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$3,300	\$6,100	\$9,400
2017	<u>Assessment Roll</u>	Residential	Full	\$2,700	\$24,500	\$27,200
2015	<u>Assessment Roll</u>	Residential	Full	\$2,500	\$22,700	\$25,200
2013	<u>Board Action</u>	Residential	Full	\$2,500	\$22,000	\$24,500
2013	<u>Assessment Roll</u>	Residential	Full	\$2,500	\$39,500	\$42,000
2011	<u>Assessment Roll</u>	Residential	Full	\$2,900	\$46,400	\$49,300
2009	<u>Assessment Roll</u>	Residential	Full	\$2,900	\$45,300	\$48,200
2007	<u>Assessment Roll</u>	Residential	Full	\$3,000	\$45,800	\$48,800
2005	<u>Assessment Roll</u>	Residential	Full	\$2,900	\$44,900	\$47,800
2003	<u>Assessment Roll</u>	Residential	Full	\$2,560	\$39,290	\$41,850
2001	<u>Assessment Roll</u>	Residential	Full	\$2,370	\$29,210	\$31,580
1999	Assessment Roll	Residential	Full	\$4,450	\$41,550	\$46,000
1997	Assessment Roll	Residential	Full	\$3,840	\$18,390	\$22,230
1995	Assessment Roll	Residential	Full	\$3,490	\$16,700	\$20,190
1993	Assessment Roll	Residential	Full	\$3,080	\$14,720	\$17,800
1989	Assessment Roll	Residential	Full	\$3,080	\$12,620	\$15,700

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