

**Date** May 10, 2021

**ABATEMENT OF PUBLIC NUISANCE AT 1548 2<sup>nd</sup> PLACE**

WHEREAS, the property located at 1548 2<sup>nd</sup> Place, 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, Northern Property Group, 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 South 62 feet of Lots 7 and 8 in MARSHALL'S ADDITION TO NORTH 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 1548 2<sup>nd</sup> Place, 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				

MOTION CARRIED APPROVED

**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.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk



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

43C

**DATE OF NOTICE:** February 11, 2021

**DATE OF INSPECTION:** February 05, 2021

**CASE NUMBER:** COD2021-00364

**PROPERTY ADDRESS:** 1548 2ND PL

**LEGAL DESCRIPTION:** S 62 FT LOTS 7 & 8 MARSHALLS ADDITION TO NORTH DES MOINES

NORTHERN PROPERTY GROUP LLC  
Title Holder - RENE C OWCZARSKI, RA  
1815 8TH ST  
DES MOINES IA 50314

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.

Brad Rissman

(515) 283-4754



Nid Inspector

DATE MAILED: 2/11/2021

MAILED BY: BJR

43C

**Areas that need attention:** 1548 2ND PL

<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace all damaged, deteriorated and missing.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace all damaged wall components, Including; framing, sheeting, and coverings.		
<b>Component:</b>	Foundation	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Foundation Needs Engineers Report. Repair per engineer's report.		
<b>Component:</b>	Roof	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Severely damaged and deteriorated, caving in. Needs replaced by licensed contractor.		
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace all damaged, deteriorated and missing.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor check system and repair or replace system and all components to code. Copy of invoice required. Permit MUST be finalized.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor check system and repair or replace system and all components to code. Copy of invoice required. Permit MUST be finalized.		

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Have licensed contractor check system and repair or replace system and all components to code. Copy of invoice required. Permit MUST be finalized.		

<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Excessive rot
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Replace all damaged walls and ceilings. Texture and paint or cover to match.		

<b><u>Component:</u></b>	Trusses	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Have licensed contractor check and replace all damage and deteriorated trusses.		

# 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

43C

Location					
Address	1548 2ND PL				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04411-001-000	Geoparcels	7924-34-428-014	Status	Active
School	Des Moines	Nbhd/Pocket	DM79/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest 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 2013-08-05 a**

### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	NORTHERN PROPERTY GROUP LLC	2021-01-12	18301/547

### Legal Description and Mailing Address

S 62 FT LOTS 7 & 8 MARSHALLS ADDITION TO NORTH DES MOINES	TAX DEPARTMENT NORTHERN PROPERTY GROUP LLC POB 1696 DES MOINES, IA 50305-1696
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### Current Values

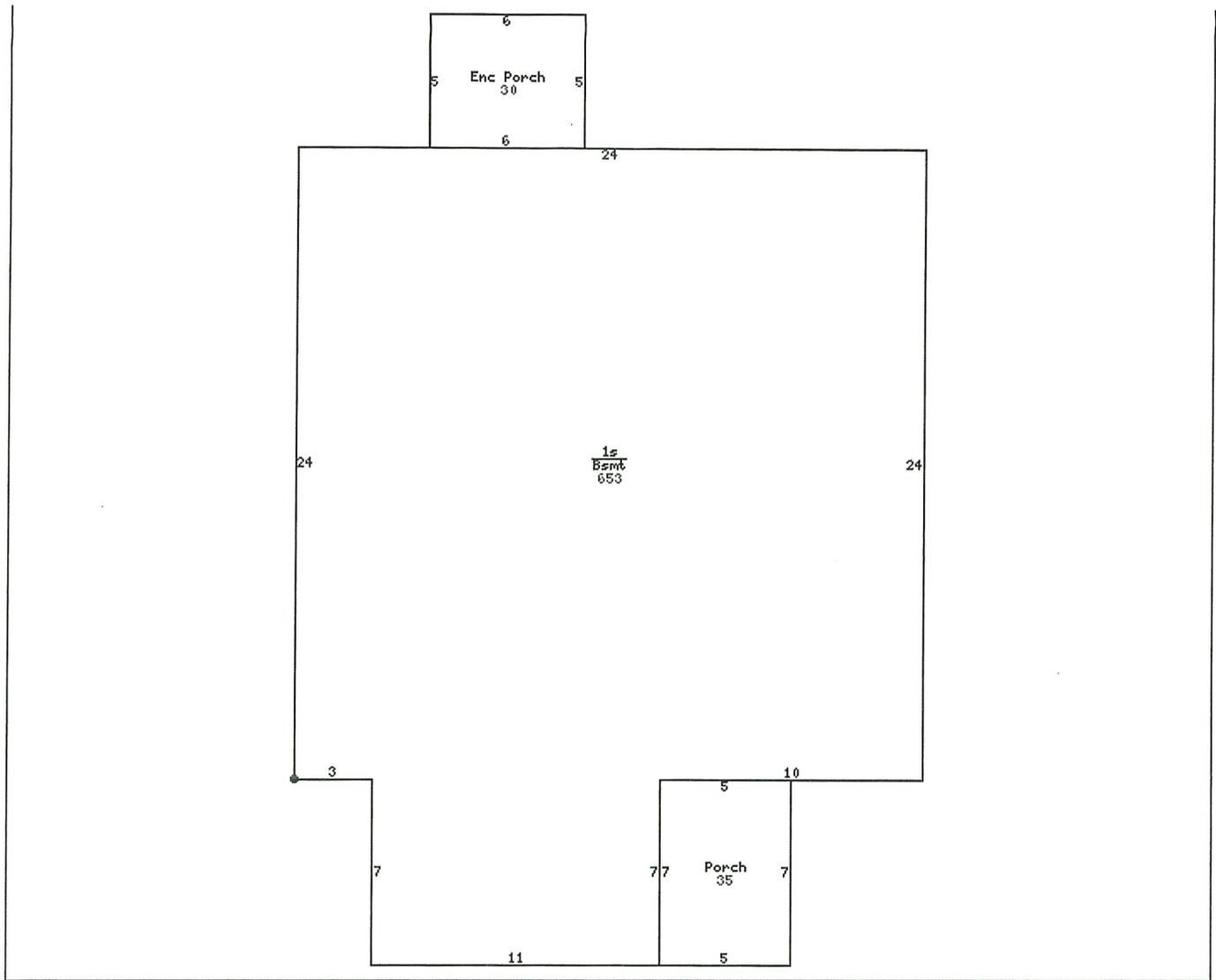
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$5,900	\$16,400	\$22,300
2020 Value	Residential	Full	\$5,200	\$14,400	\$19,600

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

### Auditor Adjustments to Value

Category	Name	Information
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<b>Category</b>		<b>Name</b>		<b>Information</b>	
2020 Homestead Credit		HINDS, CHRISTINE L		Application #41219	
<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>		<b>SF</b>	<b>Assessor Zoning</b>	
N5	N5 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>	5,828	<b>Acres</b>	0.134	<b>Frontage</b>	62.0
<b>Depth</b>	94.0	<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	<b>Building Style</b>	Conventional
<b>Year Built</b>	1925	<b>Year Remodel</b>	1983	<b>Number Families</b>	1
<b>Grade</b>	5+00	<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	653
<b>Main Living Area</b>	653	<b>Basement Area</b>	653	<b>Open Porch Area</b>	35
<b>Enclosed Porch Area</b>	30	<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Metal Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1	<b>Number Toilet Rooms</b>	1
<b>Bedrooms</b>	1	<b>Rooms</b>	3		



**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LACEY, BEN (Agent) <hr/> MALONEY, MARY (Treasurer)	NORTHERN PROPERTY GROUP LLC	2021-01-12	2021-01-12	Tax Sale Deed	<u>18301/547</u>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$14,400	\$19,600
2017	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$13,900	\$18,900
2015	<u>Assessment Roll</u>	Residential	Full	\$4,500	\$12,600	\$17,100
2013	<u>Assessment Roll</u>	Residential	Full	\$4,800	\$12,800	\$17,600
2011	<u>Assessment Roll</u>	Residential	Full	\$4,800	\$13,700	\$18,500
2009	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$13,500	\$17,900
2007	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$14,200	\$18,800
2005	<u>Assessment Roll</u>	Residential	Full	\$4,200	\$13,500	\$17,700
2003	<u>Assessment Roll</u>	Residential	Full	\$4,170	\$14,740	\$18,910
2001	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$15,420	\$19,720

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1999	Board Action	Residential	Full	\$5,120	\$8,140	\$13,260
1999	Assessment Roll	Residential	Full	\$5,120	\$11,080	\$16,200
1997	Assessment Roll	Residential	Full	\$4,190	\$9,070	\$13,260
1997	Was Prior Year	Residential	Full	\$3,760	\$8,150	\$11,910

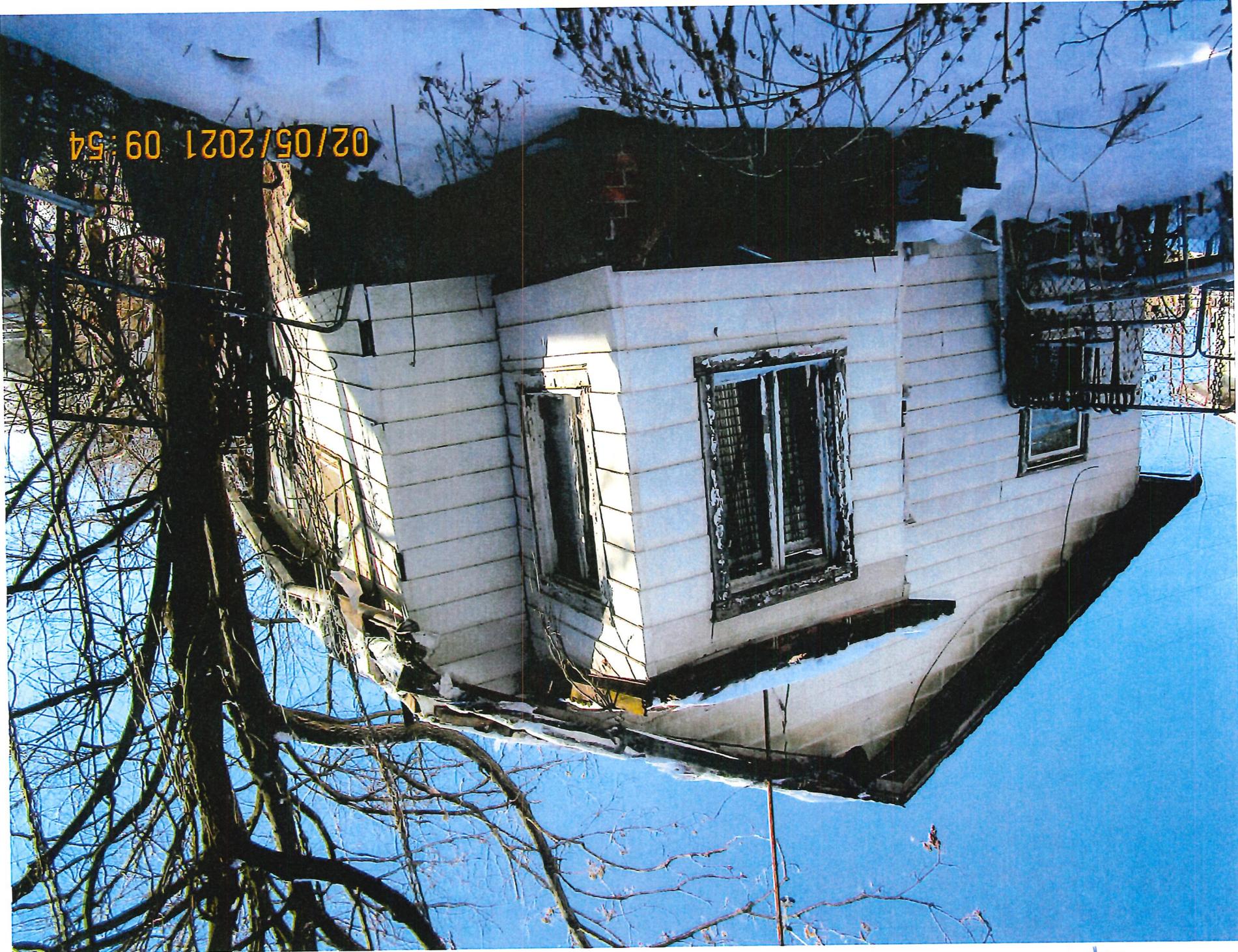
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1548 2nd place



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